

Community Development Department – Major Projects Report

IN PLANNING REVIEW					
Project Name (Case No)	Submittal Date	Project Location	Project Description	Approving Body (Planning Commission, City Council)	Project Status (Incomplete, In review)
Artesia Square Mixed-Use Project (Case No.2024-23)	June 12, 2024	11746 South Street	A Design Review request for a Mixed-Use Project consisting of 163 dwelling units and 6,469 square feet of commercial space on the ground floor.	City Council	Incomplete on November 14, 2025; presently, staff is awaiting the applicant's response to the incomplete letter.
Handel’s Handmade Ice Cream Design Review (Case No.2026-01)	February 3, 2026	11940 South Street	A Design Review request to permit the modification of an existing commercial building to accommodate customer queuing, in conjunction with the development of a Handel’s Handmade Ice Cream location.	Planning Commission	Scheduled for the March 17 th PC meeting
AM/PM Code Amendment & Conditional Use Permit (Case No.2025-12)	August 14, 2025	16809 Pioneer Boulevard	A request to permit the amendment of the Zoning Code to amend the zoning code to allow the sale of alcohol at a gasoline service station, in conjunction with a CUP to upgrade the alcohol license from a Type 20 license (beer and wine) to a Type 21 License (beer, wine, and distilled spirits).	Planning Commission	Scheduled for the March 17 th PC meeting
183 rd Street & Arline Avenue 22-unit Residential Development (Case No.2025-18)	September 17, 2025	183 rd and Arline Avenue	Design Review requested to demolish an existing 21-unit apartment, and permit the development of a two-story, 22-unit apartment complex with underground parking.	Planning Commission	Deemed incomplete on October 8, 2025; Applicant submitted a Conditional Use Permit to deviate from the minimum density standard in the Mixed-Use Ordinance. The project is currently awaiting Planning and Engineering review.
Icehouse Remodel (Case No.2025-19)	September 23, 2025	11846 Frampton Court	Design Review requested to remodel a former icehouse into a commercial lease space.	Planning Commission	Incomplete letter sent on October 31, 2025; A topographical survey was provided, and a second incomplete notice was sent on February 5, 2026.
Yang Wang 3-unit Residential Development (Case No.2025-21)	October 1, 2025	11543 186 th Street	Design Review request to construct three residential dwelling units that range in size from 1,200 square feet to 1,391 square feet.	Planning Commission	Incomplete letter sent on February 10, 2026; Metro approval and conditions of approval obtained. Awaiting response to the last incomplete letter.

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NEC of Norwalk Boulevard and Hibbing Street	February 4, 2026	19020 Norwalk Boulevard	A request to permit the development of a 15-unit mixed-use, mixed-income development at the northeast corner of Norwalk Boulevard and Hibbing Street	Planning Commission	TBD
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PLANNING APPROVED

Project Name (Case No)	Submittal Date	Project Location	Project Description	Approved by	Approval Date
Housing Element 6th Cycle	2021	Citywide	Adoption of amendments to the 6 th Cycle Housing Element, so to bring the Housing Element into compliance with State Housing law.	City Council	CC on February 9 th & HCD approval on March 5 th
Temporary Lighting Code Update (Case No.2025-33)	November 3, 2025	Citywide	Add Section 9-2.1250 to Title 9 of the Artesia Municipal Code to establish regulations and standards for the use of temporary outdoor lighting in residential zones.	City Council	CC on March 9 th for 2 nd reading

IN BUILDING PLAN CHECK

Project Name (Permit No.)	Submittal Date	Location	Permit Type (Electrical, Plumbing, Grading, Building, Tenant Improvement)	Description	Review Phase (1 st , 2 nd , 3 rd , etc.)
TBL251130001	February 12, 2026	17901 Pioneer Boulevard, Suite A	Building Permit	The complete tenant improvement of an existing, 410-square-foot commercial retail space	Approved the week of March 2, 2026, following the project's second submittal
TBL251207001	February 17, 2026	18300 Pioneer Boulevard	Building Permit	A request to utilize a Design Review to permit the renovation, including the exterior facade, of an existing vacant jewelry store, located at 18501 Pioneer Boulevard, in the Artesia Downtown Specific Plan (ADSP) zoning district.	2 nd Submittal
BL2505010004	March 2, 2026	17901 Pioneer Boulevard, Suite K	Building Permit	The remodeling of the take-out area of an existing commercial retail space.	Approved following the second submittal.
TBL250627004	February 17, 2026	17813 Thornlake Avenue	Building Permit	Remodel of an existing, 1,352-square-foot single-family residence and a new, 802-square-foot addition to said existing residence	Approved the week of March 2, 2026
TBL250822006	October 8, 2025	11816 166 th Street	Building Permit	New single-story commercial building to accommodate two (2) restaurant spaces.	1 st submittal; corrections sent to applicant on 10/29/25; presently, staff is awaiting the submittal of the revised plans.

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Artesia Botanical Garden (TBL251017003)	January 16, 2026	11462 178 th Street	Building Permit	The Artesia Botanical Garden project will create additional recreational space for special events, public programming, community classes and private rentals for the community while preserving and enhancing local plant and tree species at 11462 178th Street.	3 rd submittal: corrections received on January 26, 2026. Staff is presently awaiting the submittal of revised plans
Potla’s Indian Bakery (TBL2509004021)	January 16, 2026	17705 Pioneer Boulevard	Building Permit	Tenant Improvement for new restaurant	Approved, pending submittal of agency approvals.
Syriac CPA (TBL251202001)	December 22, 2025	11831 Artesia Boulevard	Building Permit	Tenant Improvement for tax and accounting business	2 nd submittal: corrections sent to applicant on February 5, 2026; awaiting submittal of revised plans.

PERMIT ISSUED

Project Name (Permit No.)	Submittal Date	Location	Permit Type (Electrical, Plumbing, Grading, Building, Tenant Improvement)	Description	Issued Date
TBL250613004	July 24, 2025	18301 Pioneer Boulevard	Tenant Improvement	Tenant Improvement for the subdivision of three (3) existing commercial units.	January 8, 2026
TBL251107002	February 25, 2026	11507 187 th Street	Building Permit	Relocation of the main entry door to an existing single-family residence, as well as the enclosure of an existing porch area	Approved March 5, 2026 following the second submittal.

FUTURE PROJECTS

- 1) Zoning Code Update (Case No. 2025-09)
- 2) New Objective Development and Design Standards (Case No. 2025-09)
- 3) Sign Code Update (Case No. 2025-10)
- 4) 17821 Alburdis Avenue (Case No. 2026-03)