

**MINUTES  
CITY OF HAWAIIAN GARDENS  
PLANNING COMMISSION MEETING  
November 9, 2016**

**CALL TO ORDER**

Chairmember Kwan, in the City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California, 90716, called the Planning Commission Meeting to order at 6:08 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Winford led the pledge of allegiance.

**ROLL CALL**

**PRESENT:** Chairmember Kwan  
Vice Chairmember Schultze  
Commissioner Amaro  
Commissioner Winford

**ABSENT:** Commissioner So

Brenda Becerra, Planning Secretary announced that a quorum was present.

**EXCUSED ABSENCE OF COMMISSIONER SO**

Commissioner Winford made a motion to excuse Commissioner So, second by Commissioner Amaro motion carried by voice vote.

**1. AGENDA ORGANIZATION**

Planning Commissioners reported there were no changes in the order of the agenda at this time.

**2. ORAL COMMUNICATIONS**

Chairmember Kwan requested oral communication from the audience. No one addressed the commission.

**3. APPROVAL OF MINUTES**

It was moved by Commissioner Winford, seconded by Vice Chairmember Schultze, and carried by voice vote to approve the minutes of the regular meeting of August 10, 2016 and Special meeting of September 6, 2016, as presented.

**4. PUBLIC HEARING**

**4a. RESOLUTION NO. 2016-006/CASE NO. PLNG2016-0129CUP, A REQUEST TO APPROVE A CONDITIONAL USE PERMIT, SUBMITTED BY MITCHELL GARDNER, FOR THE DEVELOPMENT OF EIGHTEEN (18) CONDOMINIUMS ON THE PROPERTY LOCATED AT 21821 HAWAIIAN AVENUE, HAWAIIAN GARDENS, CA 90716**

Donald Boudreau, Associate Planner addressed the Commission and reviewed the staff report relative to Case No. PLNG2016-0129CUP along with a powerpoint presentation. He indicated applicant submitted a re-application of a Conditional Use Permit that was previously approved in 2014 and an approved extension in 2015 due to ongoing work associated with the California Regional Water Control Board and State Water Resources Control Board.

After some discussion the Planning Commission had the following concerns:

- Timeframe of the construction of project
- Submittal of plans for plan check
- Timeframe of project from the initial approval of CUP
- Lengthy process working with the State
- Commitment of project being built once approved to the fact that this is the third time

At this time, Chairmember Kwan opened the public hearing and asked for all those wishing to speak in favor of, or in opposition to, Case No. PLNG2016-0129CUP to step forward, state their name and address for the record and make their comments.

Mr. Mitchell Gardner, owner of the G2 Company, 108 S Orange Grove Blvd. Apt #102, Pasadena, CA 91105 stepped forward and reiterated what Mr. Boudreau had addressed. He described in detail what the process has been getting to the remediation plan, which relates to cleaning up the soil for a previously removed leaking underground fuel storage tank on the site. He indicated he has been working with the State Water Resources Control Board and they are very close to receiving "closure"

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for the site in question. He indicated he is prepared to get all permits once approved by the State. He addressed all the concerns the commission had as to the submittal of plans, building permits and start of construction.

With no further testimony, it was moved by Commissioner Winford, seconded by Vice Chairmember Schultze and carried by voice vote to close the public hearing.

After discussion, it was moved by Commissioner Winford, seconded by Vice Chairmember Schultze, and carried by the following roll call vote to adopt Resolution No. 2016-006 along with all previous approved conditions:

AYES: Kwan, Schultze, Amaro, Winford  
NOES: None  
ABSENT: So  
ABSTAIN: None

Motion carried.

**5. RESOLUTION**

**5a. RESOLUTION NO. 16-005/CASE NO. PLNG2016-0044DRB, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE ARCHITECTURAL DESIGN FOR RESIDENTIAL ADDITION FOR THE PROPERTY LOCATED AT 12341 226<sup>TH</sup> STREET, HAWAIIAN GARDENS, CA 90716**

Donald Boudreau, Associate Planner, addressed the commission and presented the staff report along with a power point presentation relative to Case No. PLNG2016-0044DRB. He indicated that staff is recommending the proposed plans, colors and materials as presented. Any and all outstanding corrections shall be made to the plans prior to final approval. The plans are approved as conceptual plans only. The proposed plans will be required to undergo further review by the City Planning Division to address any and all deficiencies.

After some discussion with commission, Ms. Julia Gonzalez, owner stepped forward and indicated addition will be owner occupied and she agrees with the color selection.

With no further testimony, it was moved by Vice Chairmember Schultze, seconded by Commissioner Amaro to close the public hearing and carried by voice vote.

After discussion, it was moved by Commissioner Amaro, seconded by Commissioner Winford and carried by the following roll call vote to adopt Resolution No. 16-005/Case No. PLNG2016-0044DRB.

AYES: Kwan, Schultze, Amaro, Winford  
NOES: None  
ABSENT: So  
RECUSED: None

Motion carried.

**7. STAFF REPORT**

none

**8. COMMISSIONER REPORTS**

Commissioner Amaro thanked staff for meeting with him regarding the variance procedure; he indicated it was very informative. He also indicated he noticed the new signs at the karaoke business and would like an update on the findings that were presented at the previous Planning Commission Meeting. He also welcomed the new City Attorney. Don Boudreau, Associate Planner indicated an update will be brought back at the next Planning Commission meeting.

Commissioner Winford indicated previously there was a discussion on sign codes and sign program and he noticed the tall sign in the Bingo parking lot and was wondering if it still meets code, staff addressed his concerns.

Chairmember Kwan indicated that the staff reports where very well written, they were interesting and written almost as creative writing which are very easy to follow. She thanked staff for the monthly reports that are being emailed to them but would like to propose that the commission meet at least

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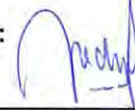
once a month. She was wondering if city had budget to send commissioners to upcoming trainings.

Noel Tapia, Assistant City Attorney briefly introduced himself to Commission and indicated he can be contact for any questions.

**9. ADJOURNMENT**

With no further business to discuss, Vice Chairmember Schultze made a motion to adjourn the meeting at 6:49 p.m., second by Commissioner Winford to the next scheduled meeting of November 23, 2016. Carried by voice vote.

**APPROVED:**



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**Priscilla Kwan, Chairmember**