

**MINUTES
CITY OF HAWAIIAN GARDENS
PLANNING COMMISSION MEETING
March 22, 2017**

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 6:02 p.m.

PLEDGE OF ALLEGIANCE

Vice Chairmember Schultze led the pledge of allegiance.

ROLL CALL

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

ABSENT: None

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

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 November 9, 2016 as presented.

4. PUBLIC HEARING

THIS AGENDA ITEM 4-A WAS MOVED OUT OF ORDER TO THE END OF THE AGENDA DUE TO THE LATE ARRIVAL OF THE APPLICANT, MOVED BY COMMISSIONER AMARO, SECONDED BY COMMISSIONER WINFORD, AND CARRIED BY VOICE VOTE

4a. RESOLUTION NO. 2017-001/CASE NO. PLNG2016-0139CUP, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A REQUEST FOR AN AMENDMENT TO A CONDITIONAL USE PERMIT (CUP) SUBMITTED BY FIVE STAR SYNERGY INCORPORATED, TO ALLOW FOR THE CONSTRUCTION OF ADDITION TO AN EXISTING CARWASH FACILITY ON THE PROPERTY LOCATED AT 12245 CARSON STREET, HAWAIIAN GARDENS, CA 90716

5. RESOLUTION

5a. RESOLUTION NO. 2017-002/CASE NO. PLNG2016-0154DRB, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE ARCHITECTURAL REVIEW OF A PROPOSED SINGLE FAMILY RESIDENCE AT 22222 JOLIET AVENUE, 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. PLNG2016-0154DRB. He indicated that staff is recommending the commission focus and consider only the exterior architecture of the proposed building, including but not limited to colors and materials overall architectural design and the bulk and massing of the building. Commissioner Amaro indicated there was a discrepancy on the address; Mr. Boudreau indicated this will be corrected on plans.

Mr. Guadalupe Burgos, 3251 Flower Street, Lynwood, CA, owner stepped forward and indicated the property is an eyesore vacant lot and is proposing a new home, he also indicated it will be for sale once completed. He has also built additional properties in the city of Los Angeles.

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After some discussion, it was moved by Commissioner Winford, seconded by Commissioner Amaro and carried by voice vote to adopt Resolution No. 2017-002/Case No. PLNG2016-0154DRB.

Motion carried.

- 5b.** *RESOLUTION NO. 2017-003/A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A FINDING OF CONFORMANCE WITH THE GENERAL PLANS FOR AN OPEN SPACE EASEMENT GRANT DEED IN CONJUNCTION WITH THE SALE OF A SUCCESSOR AGENCY PROPERTY AT 22330-22336 ARLINE AVENUE, HAWAIIAN GARDENS, CA 90716*

Donald Boudreau, Associate Planner, addressed the commission and presented the staff report along with a power point presentation relative to Resolution No. 2017-003. He indicated the property is part of the Successor Agency and has been sold; a single family home will be built on property. The easement is in conformance with the City's General Plan and the City's acceptance of the Easement will enable the City to designate, maintain, and utilize the area as open space accessible to members of the general public for open space purposes.

After some discussion, it was moved by Vice Chairmember Schultze, seconded by Commissioner Amaro and carried by voice vote to adopt Resolution No. 2017-003.

Motion carried.

- 5c.** *RESOLUTION NO. 2017-004/CASE NO. PLNG2016-0115DRB, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE ARCHITECTURAL REVIEW OF A PROPOSED ADDITION AND A NEW UNIT RESULTING IN THE CREATION OF A DUPLEX AT 22013 ARLINE AVENUE, 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. PLNG2016-0115DRB. He indicated that staff is recommending the commission focus and consider only the exterior architecture of the proposed building, including but not limited to colors and materials overall architectural design and the bulk and massing of the building. The project proposes an addition to the existing single family residence consisting of a new master bedroom and laundry room, with the new unit consisting of three bedrooms and two bathrooms. Each unit will be provided with a two car garage to be located beneath the proposed second unit. Some of the items discussed were the colorings, owner occupied, the overlapping of garage, zoning code and Fish and Game Code. Donald Boudreau, Associate Planner along with City Attorney addressed their concern.

Mr. Fabian Buenaventura, applicant for owner and designer of project, stepped forward and indicated development will give a very positive impact to the surroundings, house is aging and they will also be adding a four car garage. He believes the owner will be selling the property.

After some discussion, it was moved by Commissioner Winford, seconded by Vice Chairmember Schultze and carried by voice vote to adopt Resolution No. 2017-004/Case No. PLNG2016-0115DRB.

Motion carried.

PUBLIC HEARING

THIS AGENDA ITEM 4-A WAS MOVED OUT OF ORDER.

- 4.** *RESOLUTION NO. 2017-001/CASE NO. PLNG2016-0139CUP, A REQUEST OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A REQUEST FOR AN AMENDMENT TO A CONDITIONAL USE PERMIT (CUP) SUBMITTED BY FIVE STAR SYNERGY INCORPORATED, TO ALLOW FOR THE CONSTRUCTION OF ADDITION TO AN EXISTING CARWASH FACILITY ON THE PROPERTY LOCATED AT 12245 CARSON STREET, HAWAIIAN GARDENS, CA 90716*

Donald Boudreau, Associate Planner addressed the Planning Commission and reviewed the staff report relative to Case No. PLNG2016-0139CUP along with a PowerPoint presentation. He gave a brief history of the development of the carwash. He indicated applicant is proposing a minor addition encompassing an office, garage and storage at the existing carwash facility. Owner has indicated it would be exclusively used by his employees and himself, he also indicated the existing office is too small. Donald Boudreau, Associate Planner indicated it has been conditioned that there will be no

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additional businesses allowed, he cannot lease office, no additional office only his carwash employees.

After some discussion the Planning Commission had the following concerns:

- First floor being too close to property line due to it being in an angle
- New addition would be a separate building or connected to existing building
- Is applicant in agreement with restricted uses
- Where any notices received from public
- Will new addition interfere with business next door

Donald Boudreau, Associate Planner, addressed all their concerns and also indicated one phone call was received as indicated on staff report, they were concerned about an odor coming from carwash.

At this time it was moved by Commissioner Winford, seconded by Commissioner So, and carried by voice vote to open the Public Hearing. Motion carried to open the Public Hearing.

Karen Sumpter, 21644 Belshire Ave. Unit #E, Hawaiian Gardens, stepped forward and indicated she was concerned about what the expansion was but has no issues with the private office for employees, but has a continuing issue with the noise level of the vacuums. She indicated it was an audio assault when she is at home and hears it as soon as the carwash is open until it closes. She hears a high pitch hum all day, during the day time, evening and night. She would like to know if they can lower the decibel volume on the vacuums.

Don Boudreau, Associate Planner, addressed the commission and responded that many conditions were in place regarding noise when project was approved, applicant was required to submit an additional noise study which is on file. He also indicated that in Attachment "A" Conditions of Approval Condition #9 reads that vacuum hose connections where hoses are stored when not in use shall be properly maintained to prevent noise associated with air movement (whistling) and Condition #10 states the applicant shall participate in a thorough review of all existing conditions of approval with the Community Development Department. Any noted deficiencies will be corrected by the applicant in a timely manner.

Noel Tapia, City Attorney, addressed the commission and indicated there is also condition #3 which reads that conditions shall be in addition to all conditions and mitigation measures associated with Resolutions 077-2010 and 079-2010. All existing conditions and mitigation measures shall remain in full force and effect.

Raynold Yi, owner of Five Star Carwash, 12245 Carson Street, stepped forward and indicated he offers free vacuum and some customers do leave the vacuum nozzle on the ground and it does make noise. He indicated he will put an employee to monitor the vacuum area therefore whatever is dropped they will put back in place. He offers free windshield wipes to customers therefore he needs storage for the cases he orders, he also has no room for his employees to take a break and no office space. He also indicated the new designated enclosed parking space will be used for parking only. He agrees with all conditions of approval

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

Donald Boudreau, Associate Planner indicated to commission that he is proposing two new conditions be added to Attachment "A", Conditions of Approval as stated:

11. The owner/manager of the facility shall ensure that during the normal operating hours that there is a minimum of one employee dedicated to the monitoring of the vacuum areas to mitigate all potential noise disturbances to neighboring properties.
12. The proposed enclosed parking spaces shall remain open and available at all times for the parking of a vehicle and shall not otherwise be used for storage purposes.

It was moved by Commissioner Winford, seconded by Vice Chairmember Schultze, and carried by the following roll call vote to adopt amended Resolution No. 2017-001 as presented:

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

6. STAFF REPORT

Donald Boudreau, Associate Planner, briefly discussed some of the items on the Planning Division monthly staff report for January 2017. It was moved by Commissioner Amaro, seconded by Commissioner So and approved by voice vote to receive and file monthly report, as presented.

7. COMMISSIONER REPORTS

Commissioner Amaro has noticed that La Quinta Inn has some charter buses parked on the red zone, was wondering if red zone can be removed and changed to charter bus parking and assist them in their parking. Donald Boudreau, Associate Planner addressed his concern.

Commissioner So wanted an update on project at the empty lot on Verne Avenue. Donald Boudreau, Associate Planner addressed his concern.

Commissioner Winford thanked staff for staff reports and noticed a very tall sign in parking lot which might belong to Bingo Club which still has a message announcing their anniversary.

Vice Chairmember Schultze inquired if city regulates contents on billboards. City Attorney addressed her concern.

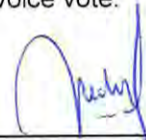
Chairmember Kwan gave a brief summary on the 2017 Planning Academy-LA Airport Marriott she attended, she indicated it was very informative and has forward some information to the Planning Secretary if Commissioners would like a copy. She would like to ajenized for the next meeting a discussion item on having the commission meet at least once a month.

Donald Boudreau, Associate Planner reported that the signs related to music at the Muse Restaurant have been removed.

8. ADJOURNMENT

With no further business to discuss, Chairmember Kwan made a motion to adjourn the meeting at 7:29 p.m., to the next scheduled meeting of April 12, 2017. Carried by voice vote.

APPROVED:



Priscilla Kwan, Chairmember



Brenda Becerra, Planning Secretary