

**MINUTES
CITY OF HAWAIIAN GARDENS
PLANNING COMMISSION MEETING
November 8, 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 6:00 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

ABSENT: Commissioner Winford (arrived late)

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

EXCUSED ABSENCE OF COMMISSIONER WINFORD

Commissioner Amaro made a motion to excuse Commissioner Winford, second by Vice Chairmember Schultze motion carried by voice vote.

Commissioner Winford joined meeting at 6:16 p.m.

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 Vice Chairmember Schultze, seconded by Commissioner So, and carried by voice vote to approve the minutes of the regular meetings of September 13, 2017 and October 25, 2017 as presented. Commissioner Winford was absent.

4. RESOLUTION

4a. RESOLUTION NO. 2017-013/CASE NO. PLNG2017-0156DRB, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE ARCHITECTURAL REVIEW OF AN EXTERIOR CHANGE TO AN EXISTING AUTO FACILITY IN CONJUNCTION WITH A CHANGE OF USE TO AN AUTO RENTAL FACILITY LOCATED AT 12345 CARSON STREET, HAWAIIAN GARDENS, CA 90716

Commissioner So recused himself due to conflict of interest and left the room.

Joseph Colombo, Community Development Director indicated Associate Planner would be presenting the staff report. Donald Boudreau, Associate Planner, addressed the Commission and presented the staff report along with a power point presentation relative to Case No. PLNG2017-0156DRB. He indicated applicant is requesting to significantly remodel the existing building façade from an existing auto facility in conjunction with a change of use to an auto rental facility. He indicated that the Commission focus on 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. Mr. Boudreau also indicated applicant is proposing to construct a six foot wrought iron fence around the entire perimeter of the property, although allowed by the Hawaiian Gardens Municipal Code, staff suggests that a three foot decorative fence along with a new six foot block wall along the north side of the development is appropriate and as part of the resolution staff would need direction from Commission regarding the final height of the proposed fence.

Some of the items discussed were the office and the interior carwash component along with existing service base. Mr. Boudreau addressed their concern and indicated the carwash is not available for the public only for Enterprise use; also no mechanical work will be done.

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Mr. Keith Glassman, 1111 Sartori Ave, Torrance, CA, stepped forward and indicated he appreciates the time spent with staff, he agrees with staff's recommendation with respect to building and operations but their main concern is the fencing. His reasoning for fence height is security. He indicated the recommended by-fold fence would be very expensive. He would like application approved as proposed.

Some of the items discussed with the Commission were the possibility of adding a security guard, or working with staff on the recommended fence which would be beneficial for business and does not distract from the street. It was also discussed to compromise with height instead of six foot maybe a five foot fence.

After some discussion, Community Development Director Joseph Colombo compromised to a lower fence, it would create a more attractive and more aesthetically pleasing and placing fence further back so the landscaping is not covered. If compromised to a four-foot fence rather than five feet and set it back behind the planter.

For clarification Mr. Colombo reiterated four feet fence straight setting it back or alternatively five feet with decorative stack stone with columns potentially doing it on one side on Carson and not on Claretta side. Some flexibility and continue to work with staff. Applicant agreed.

Commissioner Winford would like additional language that would prohibit more than 5 feet fence and to avoid an institutional appearance.

After some discussion, it was moved by Chairmember Kwan, seconded by Commissioner Amaro to adopt Resolution No. 2017-013/Case No. PLNG2017-0156DRB as amended by staff, Commissioner Winford would like additional language that would prohibit from exceeding more than 5 feet, maker of motion agreed with amendments, Resolution No. 2017-013 was approved by roll call vote:

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

Motion carried.

Commissioner So joined meeting at 6:38 p.m.

4b. RESOLUTION NO. 2017-014/CASE NO. PLNG2016-0112DRB, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE ARCHITECTURAL REVIEW OF AN ADDITION TO AN EXISTING COMMERCIAL FACILITY LOCATED AT 21601 THROUGH 21611 NORWALK BLVD., 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. PLNG2016-0112DRB. He indicated applicant is proposing a new expansion linking two existing buildings at 21601-21611 Norwalk Blvd, the original city hall, upon completion the project will consist of four storefronts, and a new modern façade. He indicated that the commission focus on 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.

Discussion was focused on color board, retail use, parking issues and if buildings would be brought up to current standards. It was also mentioned that it was sad to see the old north building go but improvements to building will look great. Mr. Colombo addressed their concerns and indicated there is a use now that is a massage parlor but also indicated per applicant it might not continue.

Simon Karshary, 17043 Strawberry Ave., Encino, CA 91436, applicant stepped forward, he indicated he plans on adding an addition to the existing building; it will only be retail stores. Once project is completed the lease for the massage parlor will not be renewed.

After some discussion, it was moved by Commissioner Winford, seconded by Vice Chairmember Schultze and carried by voice vote to adopt Resolution No. 2017-014/Case No. PLNG2016-0112DRB:

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

Motion carried.

4c. RESOLUTION NO. 2017-015/CASE NO. PLNG2017-0028DRB, 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 SINGLE FAMILY RESIDENCE LOCATED AT 22417 ELAINE AVENUE, HAWAIIAN GARDENS, CA 90716

Jamie Donaldson, Contract Planner, addressed the Commission and presented the staff report along with a power point presentation relative to Case No. PLNG2017-0028DRB. She indicated applicant is proposing a new development consisting of a single-family residence with an attached one-car garage, the new home will include three bedrooms, and three bathrooms. She indicated that the commission focus on 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.

Michael Johnson, 12340 Seal Beach Blvd, Seal Beach, owner stepped forward and indicated he purchased vacant lot to build new unit and will be used as a rental. Mr. Joseph Colombo, Community Development Director indicated vacant lot was formerly owned by Redevelopment Agency.

After brief discussion, it was moved by Vice Chairmember Schultze, seconded by Commissioner Amaro and carried by voice vote to adopt Resolution No. 2017-015/Case No. PLNG2017-0028DRB:

Motion carried.

4d. RESOLUTION NO. 2017-016/CASE NO. PLNG2017-0027DRB, 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 SINGLE FAMILY RESIDENCE LOCATED AT 22408 ELAINE AVENUE, HAWAIIAN GARDENS, CA 90716

Jamie Donaldson, Contract Planner, addressed the Commission and presented the staff report along with a power point presentation relative to Case No. PLNG2017-0027DRB. She indicated applicant is proposing a new development consisting of a single-family residence with an attached one-car garage, the new home will include three bedrooms, and three bathrooms. She indicated that the commission focus on 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.

Michael Johnson, 12340 Seal Beach Blvd, Seal Beach, owner stepped forward and indicated it will also be a rental and existing resident will be demolished.

After brief discussion, it was moved by Commissioner Amaro, seconded by Vice Chairmember Schultze and carried by voice vote to adopt Resolution No. 2017-016/Case No. PLNG2017-0027DRB:

Motion carried.

4e. RESOLUTION NO. 2017-017/CASE NO. PLNG2017-0139DRB, 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 SINGLE FAMILY RESIDENCE LOCATED AT 12302 221st 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. PLNG2017-0139DRB. He indicated applicant is proposing a new development consisting of a two-story single-family residence with an attached two-car garage; the new home will include four bedrooms, and three bathrooms. He indicated that the commission focus on 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.

Some of the items discussed were the fencing, if entire property will be demolished and if property was also a former Redevelopment Agency property.

Benny Arias, designer, stepped forward and indicated owner bought three properties and he will be working with the planning staff regarding the fencing.

It was moved by Commissioner Winford, seconded by Commissioner Amaro and carried by voice

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vote to adopt Resolution No. 2017-017/Case No. PLNG2017-0139DRB:

Motion carried.

5. COMMISSIONER REPORTS

Chairmember Kwan thanked staff for the staff reports.

Commissioner Amaro indicated that a picture was forward to Mr. Boudreau regarding the sale of outdoor cooking. Bingo club sign is very pleasing. He wished everyone a happy thanksgiving.


Commissioner Winford thanked staff and he indicated staff was doing an excellent job. He was inquiring if restaurant on 216th and Norwalk was permitted to have outdoor cooking on Saturdays and Sundays, he inquired if it is a permitted use.

Vice Chairmember Schulze inquired about reorganizing at next meeting due to the fact that it has been a year.

6. ADJOURNMENT

With no further business to discuss, Commissioner So made a motion to adjourn the meeting at 7:28 p.m., seconded by Commissioner Winford to the next scheduled meeting of November 22, 2017. Carried by voice vote.

APPROVED:



Donna Schultze, Chairmember