

**MINUTES
CITY OF HAWAIIAN GARDENS
PLANNING COMMISSION MEETING
September 13, 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

Commissioner Winford 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

Joseph Colombo, Community Development Director requested Items 5A-5B RESOLUTIONS be heard first before Item 4A-4B PUBLIC HEARINGS. It was motioned by Commissioner Amaro, seconded by Commissioner Winford and carried by voice vote.

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 Amaro, seconded by Vice Chairmember Schultze, and carried by voice vote to approve the minutes of the regular meetings of March 22, 2017 and June 28, 2017 as presented.

4. PUBLIC HEARING

AGENDA ITEM 4-A AND 4-B WERE MOVED OUT OF ORDER TO THE END OF THE RESOLUTIONS PER THE REQUEST OF THE COMMUNITY DEVELOPMENT DIRECTOR, MOVED BY COMMISSIONER AMARO, SECONDED BY COMMISSIONER WINFORD, AND CARRIED BY VOICE VOTE

4a. RESOLUTION NO. 2017-010/CASE NO. PLNG2017-0041MUP, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A MINOR USE PERMIT (MUP) SUBMITTED BY HAWAIIAN GARDENS LAKEWOOD RETAIL LLC, TO ALLOW FOR A TENANT IMPROVEMENT TO CONVERT A VACATED GROCERY STORE (NEIGHBORHOOD WALMART MARKET) TO A 24HOUR FITNESS FACILITY AT THE PROPERTY LOCATED AT 12120 CARSON STREET, HAWAIIAN GARDENS, CA 90716

4b. RESOLUTION NO. 2017-011/CASE NO. PLNG2017-0042MUP, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A MINOR USE PERMIT (MUP), SUBMITTED BY HAWAIIAN GARDENS LAKEWOOD RETAIL LLC, TO ALLOW FOR A 21.3 PERCENT PARKING REDUCTION IN ASSOCIATION WITH A SHARED PARKING ANALYSIS FOR A PROPOSED 24 HOUR FITNESS FACILITY AT THE PROPERTY LOCATED AT 12120 CARSON STREET., HAWAIIAN GARDENS, CA 90716

5. RESOLUTION

5a. RESOLUTION NO. 2017-008/CASE NO. PLNG2016-0141DRB, 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 NEW RESIDENCE AT 12248 215TH STREET, HAWAIIAN GARDENS, CA 90716

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Donald Boudreau, Associate Planner, addressed the Commission and presented the staff report along with a power point presentation relative to Case No. PLNG2016-0141DRB. He indicated applicant is requesting approval for an additional unit at the property which will include three bedrooms and two bathrooms. Mr. Boudreau 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.

Some of the items discussed were the color scheme, multi unit zoning, and if existing unit was vacant.

Mr. Carlos Chali, 12248 215th Street, Hawaiian Gardens, owner, stepped forward and indicated the color scheme was selected by his wife; he will be living in the back unit and will be renting the front unit.

Commissioner Winford recused himself due to conflict of interest and stepped out.

After some discussion, it was moved by Commissioner Amaro, seconded by Vice Chairmember Schultze and carried by the following roll call vote to adopt Resolution No. 2017-008/Case No. PLNG2016-0141DRB.

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

Motion carried.

Commissioner Winford joined the meeting.

5b. RESOLUTION NO. 2017-009/CASE NO. PLNG2017-0029DRB, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE ARCHITECTURAL REVIEW OF EXTERIOR CHANGES TO AN EXISTING RESTAURANT IN CONJUNCTION WITH A CHANGE OF USE TO A PROPOSED DENTAL OFFICE LOCATED AT 12309 CARSON 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. PLNG2017-0029DRB. He indicated the applicant is proposing to significantly remodel the existing building façade to provide for an architectural presence representative of a dental office in lieu of the traditional look of a burger stand. 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.

Some of the items discussed were the dumping and parking in the back of property, tenant improvement inside the business and red curb parking in parking lot. Donald Boudreau, Associate Planner and Joseph Colombo, Community Development Director addressed their concerns.

Jessica Kim, Designer, stepped forward and indicated owner was not able to attend the meeting due to him being out of the country. Owner will be occupying the property and is excited waiting for approvals.

After some discussion, it was moved by Commissioner Winford, seconded by Commissioner So and carried by voice vote to adopt Resolution No. 2017-009/Case No. PLNG2017-0029DRB as presented:

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

Motion carried.

5c. RESOLUTION NO. 2017-012, 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 PLAN FOR AN OPEN SPACE EASEMENT GRANT DEED IN CONJUNCTION WITH THE SALE OF A SUCCESSOR AGENCY PROPERTY LOCATED AT 22406 CLARKDALE AVE., HAWAIIAN GARDENS, CA 90716

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Joseph Colombo, Community Development Director, addressed the commission and presented the staff report along with a power point presentation relative to Resolution No. 2017-012. He indicated the property is part of the Successor Agency and has been sold; a single family home will be built on the 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. He indicated a previous resolution for the same property was approved by the Planning Commission on June 28, 2017; however this new resolution is needed due to the previous legal description not including Lot 10 – a five square foot remnant. This was a minor oversight, where Lot 19 was not properly merged into the new property for sale.

It was moved by Commissioner Amaro, seconded by Commissioner Winford and carried by voice vote to adopt Resolution No. 2017-012 as presented:

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

Motion carried.

PUBLIC HEARING

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

4a. RESOLUTION NO. 2017-010/CASE NO. PLNG2017-0041MUP, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A MINOR USE PERMIT (MUP) SUBMITTED BY HAWAIIAN GARDENS LAKEWOOD RETAIL LLC, TO ALLOW FOR A TENANT IMPROVEMENT TO CONVERT A VACATED GROCERY STORE (NEIGHBORHOOD WALMART MARKET) TO A 24HOUR FITNESS FACILITY AT THE PROPERTY LOCATED AT 12120 CARSON STREET, HAWAIIAN GARDENS, CA 90716

4b. RESOLUTION NO. 2017-011/CASE NO. PLNG2017-0042MUP, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A MINOR USE PERMIT (MUP), SUBMITTED BY HAWAIIAN GARDENS LAKEWOOD RETAIL LLC, TO ALLOW FOR A 21.3 PERCENT PARKING REDUCTION IN ASSOCIATION WITH A SHARED PARKING ANALYSIS FOR A PROPOSED 24 HOUR FITNESS FACILITY AT THE PROPERTY LOCATED AT 12120 CARSON STREET., HAWAIIAN GARDENS, CA 90716

Donald Boudreau, Associate Planner addressed the Planning Commission and reviewed the staff report relative to Case No. PLNG2017-00041MUP and PLNG2017-0042MUP along with a PowerPoint presentation. He indicated the applicant is proposing a tenant improvement to convert an existing grocery store to a new 24 Hour Fitness facility which would entail significant changes to the interior of the building and includes new façade treatments providing for a new modern architectural look. The applicant is also requesting a reduction in the required number of parking spaces associated with a shared parking analysis, the proposal would allow for a 21.3 percent reduction in the total number of parking spaces from the total required per the Hawaiian Gardens Municipal Code. He noted some changes and/or additions that needed to be made in the list of conditions Attachment "A" conditions of approval as follows:

5. Should valid and significant parking complaints be generated by surrounding property owners and tenants, the owner and or operator shall be required to work with the City to mitigate valid parking issues including but not limited to the modification of ~~facility~~ Parking Management Plan and Property operations.
6. Should ~~any operational schedule changes~~ the use be found to generate parking demands beyond that granted by the proposed parking reduction, the fitness facility, owner and or operator shall work with the City to mitigate ~~all impacts to a level of insignificance~~ impacts as determined ~~necessary~~ by the Director of Community Development.
7. All vacancies shall be reoccupied with uses consistent with those contemplated by the LLG Parking Demand Analysis, and other uses shall not be allowed until such time the Director of Community Development can determine that the new uses will not pose parking demands in excess of those anticipated by this approval. At the Director's discretion, the applicant shall provide evidence from a qualified Engineer that any new uses will not produce excess

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parking demands. Evidence may include but not be limited to the production of addendums to the current study and or new parking demand studies. The City shall reserve the right to hire a qualified engineer of its choosing at the applicant's and or owner's expense.

10. The applicant, owner and or operator shall provide for a parking demand analysis within 6 months, and again within 1 year of the opening of the proposed fitness facility to determine parking impacts as applicable. Should the facility exhibit a parking occupancy of 90 percent or more, the applicant, owner and or operator shall develop further strategies to reduce parking demand on the shopping center property. Further studies to determine parking impacts shall be required at the discretion of the Director of Community Development. The City shall reserve the right to require further parking reduction measures and or further studies at a lower occupancy levels should parking impacts be noted or valid complaints received. The City shall retain the right to hire a traffic consultant to perform these tasks at the expense of the applicant and or owner as determined necessary.
12. The applicant, owner, and or operator shall monitor the facility with manned personnel ~~on a continuous basis~~ to ensure adherence to all conditions imposed by these approvals. A monitoring plan shall be required as part of the Parking Management Plan to the satisfaction of the Director of Community Development.
14. The applicant shall provide bicycle racks to facilitate a reduction in vehicle rips. The final number and placement shall be determined by the Director of Community Development.

Donald Boudreau, Associate Planner introduced Vanessa Munoz, PE, TE, PTOE Deputy Director of Engineering from Willdan Engineering who explained the Parking Demand Analysis and *Shared Parking* methodology.

After some discussion the Planning Commissioners had the following concerns:

- Peak hours for Planet Fitness vs 24 Hour fitness
- Parking enforced by property parking enforcement or code enforcement
- If applicant agrees with amended conditions
- If any comments or complaints were received from Planet Fitness
- Number of employees during peak hour

Donald Boudreau, Associate Planner along with Joseph Colombo, Community Development Director addressed some of their concerns.

At this time it was moved by Commissioner Amaro, seconded by Vice Chairmember Schultze, and carried by voice vote to open the Public Hearing. Motion carried to open the Public Hearing.

Jeff Lochner, Athens Property Management, stepped forward and indicated they are very excited about their new tenant. He indicated it had been very difficult finding a replacement tenant until 24 Hour Fitness approached them. He indicated they will have between 10-12 employees during peak hours. He also indicated they have a voice activated 24 hour security camera and agrees with all conditions of approval as amended.

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

It was moved by Commissioner Winford and seconded by Commissioner Amaro to adopt Resolution No. 17-010/Case No. PLNG2017-0041MUP

Some discussion was centered on sales tax that the previous business generated. Joseph Colombo, Community Development Director indicated with a lack of a major anchor tenant, the store closure has contributed to a decline of the entire center. He also explained Attachment "A" Conditions of Approval Item #26 which states the following: "The City and the project proponent have agreed that the developer will contribute to the City of Hawaiian Gardens an "in lieu of sales tax fee" in the amount of \$10,000.00 per year for the life of the proposed use. In addition, the City and the project proponent have agreed that prior to the transfer of any surplus exercise equipment to any other party from the proposed facility; the facility owner will allow the City of Hawaiian Gardens to select items from the surplus equipment for its own use. A separate agreement will be executed prior to occupancy certifying the terms and conditions of these agreements."

It was moved by Commissioner Winford and seconded by Commissioner Amaro and carried by the following roll call vote to adopt Resolution No.17-10/Case No. PLNG2017-0041MUP as amended.

AYES: Kwan, Schultze, Amaro, So, Winford

NOES: None
ABSENT: None
ABSTAIN: None

Motion carried

It was moved by Commissioner Amaro and seconded by Vice Chairmember Schultze and carried by the following roll call vote to adopt Resolution No.17-011/Case No. PLNG2017-0042MUP.

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 April 2017 as requested by the Planning Commissioners which were the Film Permits, Property Presale Reports and approved Barber Shop in Planet Fitness.

7. DISCUSSION ITEM

A request from Chairmember Kwan to discuss having a Planning Commission Meeting once a month. After a brief discussion no action was taken.

8. COMMISSIONER REPORTS

Commissioner Amaro has noticed at the Taco Bell business location they are conducting outside work, just wanted to make sure they have appropriate permits.

Commissioner Winford apologized for not disclosing sooner conflict of interest with project.

Chairmember Kwan thanked staff for the parking study.

9. ADJOURNMENT

With no further business to discuss, Chairmember Kwan made a motion to adjourn the meeting at 7:33 p.m., seconded by Vice Chairmember Schultze to the next scheduled meeting of September 27, 2017. Carried by voice vote.

APPROVED:



Priscilla Kwan, Chairmember