

**MINUTES
CITY OF HAWAIIAN GARDENS
PLANNING COMMISSION MEETING
December 12, 2018**

CALL TO ORDER

Chairmember Schultze, 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

Commissioner Amaro led the pledge of allegiance.

ROLL CALL

PRESENT: Chairmember Schultze
Vice Chairmember So
Commissioner Amaro
Commissioner Kwan
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 Schultze requested oral communication from the audience. No one addressed the commission.

3. APPROVAL OF MINUTES

Commissioner Amaro moved to approve the minutes of July 25, 2018, seconded by Commissioner Winford, carried by voice vote.

Motion carried.

4. RESOLUTION

4a. RESOLUTION NO. 2018-008/CASE NO. PLNG2017-0029DRB – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING AN AMENDMENT TO CASE NO. PLNG2017-0029DRB, THEREBY ALLOWING A ONE-YEAR DEFERMENT OF COMPLIANCE TO CONDITION “H” OF THE STANDARD LIST OF CONDITIONS THAT REQUIRES THE EXISTING PARKING LOT TO BE REPAVED, FOR PROPERTY LOCATED AT 12309 CARSON STREET, HAWAIIAN GARDENS, CALIFORNIA, 90716.

Kevin Nguyen, Associate Planner II, addressed the Commission and presented the staff report along with a power point presentation relative to Case No. 2017-0029DRB.

Some of the items discussed were the timeline of Phase II project and if the office was currently occupied. Also discussed was when the project was originally approved there were no discussion that a new building was going to be added. And if there were any written or oral correspondence received for or against the project. Kevin Nguyen, Associate Planner II, addressed their concerns.

City Attorney joined meeting at 6:16pm.

Mr. Kevin Roh, Architectural Project Manager, 5463 Pioneer Blvd, Whittier, CA, stepped forward and indicated they were not aware of the issue with the property lines until they tried to submit plans for the Phase II project. He indicated it would probably take within two or three months to clear the property line issue with the County Records Office. He indicated that owner is ready to start project, and that it would probably take a year once

approved for the final construction of project.

Chairmember Schultze closed the public hearing.

After some discussion it was moved by Commissioner Kwan, seconded by Commissioner Amaro to adopt Resolution No. 2018-008/Case No. PLNG2017-0029DRB and carried by roll call vote:

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

Motion carried.

5. PUBLIC HEARING

5a. RESOLUTION NO. 2018-009/CASE NO. PLNG2018-0080TPM - A REQUEST TO APPROVE CASE NO. PLNG2018-0080 (TENTATIVE PARCEL MAP NO. 82285), THEREBY ALLOWING THE SUBDIVISION OF ONE COMMERCIAL PARCEL INTO TWO PARCELS FOR PROPERTY LOCATED AT 12345 CARSON STREET, HAWAIIAN GARDENS, CALIFORNIA 90716

Kevin Nguyen, Associate Planner II, addressed the Commission and presented the staff report along with a powerpoint presentation relative to Case No. 2018-0080TPM. He indicated there are several revised amendments to the Conditions of Approval as follows:

Los Angeles County Fire Department

- ~~2. Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.~~
3. At the time of new development ~~if applicable~~, all required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

Public Works/Engineering

- ~~5. A preliminary subdivision guarantee is required showing all fee interest holders and encumbrances. An updated title report shall be provided before the final tract/parcel map is released for filing with the County Recorder.~~
6. If applicable, monumentation of parcel map boundaries, street centerline and lot boundaries is required for a map based on a field survey.
10. At the time of new development, the owner/applicant shall provide that no easements of any time be granted over any portion of the subdivision to any agency, utility or organization (private or public), except to the City of Hawaiian Gardens prior to recordation of the tract map. The applicant shall grant easements in the name of the City shall include: 1) Vehicular easements, 2) Walkway easements, 3) Drainage easements, 4) Utility easements.

Drainage and Grading

1. At the time of new development ~~Prior to the recordation of the final map~~, grading and drainage plans must be approved to provide for contributory

drainage from adjoining properties as approved by the City Engineer, including dedication of the necessary easements.

2. At the time of new development, a grading and drainage plan must provide for each lot having an independent drainage systems to the public street, to a public drainage facility, or by means of an approved drainage easement.

Road

1. At the time of new development, the owner/applicant shall repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway approach, and pavement on street fronting this project and to the satisfaction of the City Engineer.

Sewer

3. At the time of new development ~~If applicable~~, the owner/applicant shall furnish and install sanitary sewer lateral(s) and associated facilities within the public right of way in accordance with the requirements of the Department of Public Works.
4. At the time of new development ~~If applicable~~, the owner/applicant shall pay all sewer connection fees prior to permit issuance.

Utilities

1. At the time of new development ~~If applicable~~, all existing above grade utilities including but not limited to power poles, overhead wires, telephone and cable television service shall be underground or removed from the property.
2. At the time of new development, any utilities that are in conflict with the future development shall be relocated at the developer's expense.

Water

1. If applicable and prior to the filing of the final map, there shall also be filed with the City Engineer, a statement from the water purveyor indicating owner/applicant compliance with the Fire Chief's fire flow requirements.

Kevin Nguyen, Associate Planner II indicated applicant is aware of amended conditions.

Some of the items discussed were the egress/ingress of the mobile home business and if each business had its own address. Planning Commissioner inquired if any written or verbal communication from neighbors was received for the project. Also if City was aware of any code violations and if it can be addressed in the conditions of approval. Both Kevin Nguyen, Associate Planner II and City Attorney addressed their concerns.

City attorney addressed the Commission and indicated that the Planning Commissioners could impose a condition for staff to conduct site inspections in six months to insure ongoing compliance with city property maintenance standards

Ryan Sha, Partner of Carson REI, LLC, stepped forward and reiterated that there is no construction proposed simply trying to create two legal lots. In the future if there are any new projects then they will comply with all the standard list of conditions and any new conditions. He is aware of code violation and he understands that it has been dealt with. He agrees with the amended standard list of conditions.

Chairmember Schultze closed the public hearing.

Discussion was focused on property maintenance and new address once project is approved. Kevin Nguyen, Associate Planner II, addressed the Planning Commission and recommended that instead of adding new condition, staff will bring back within six months

to a year a report of any active code violation instead of imposing a condition on the tentative tract map.

It was moved by Commissioner Kwan, seconded by Commissioner Amaro to adopt Resolution No. 2018-009/Case No. 2018-0080TPM with recommended amendments to Standard List of Conditions by staff and bring back report within six months of any property maintenance violations and the change of address once approved, carried by roll call vote:

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

Motion carried.

5b. RESOLUTION NO. 2018-010/CASE NO. PLNG2018-0047TTM- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA APPROVING CASE NO. PLNG2018-0047 (TENTATIVE TRACT MAP NO. 72944), THEREBY ALLOWING THE CONSOLIDATION OF FIVE (5) EXISTING LOTS INTO SINGLE LOT FOR THE DEVELOPMENT OF EIGHTEEN (18) RESIDENTIAL CONDOMINIUMS ON PROPERTY LOCATED AT 21821 HAWAIIAN AVENUE, ZONED R-3 (INTERMEDIATE DENSITY RESIDENTIAL)

5c. RESOLUTION NO. 2018-011/CASE NO. PLNG2018-0048CUP - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE NO. PLNG2018-0048CUP(CONDITIONAL USE PERMIT), THEREBY ALLOWING BACK BAY DEVELOPMENT, LLC TO DEVELOP EIGHTEEN (18) RESIDENTIAL CONDOMINIUMS ON PROPERTY LOCATED AT 21821 HAWAIIAN AVENUE, ZONED R-3 (INTERMEDIATE DENSITY RESIDENTIAL).

Vice Chairmember So recused himself due to conflict of interest and left the chambers.

Kevin Nguyen, Associate Planner II, addressed the Commission and presented the staff report along with a power point presentation relative to Case No. PLNG2018-0047TTM and Case No. PLNG2018-0048CUP.

Some of the items discussed were the soil contamination and clearance from the State of California Regional Water Quality Control Board. Planning Commissioners were also concerned that project had been brought to them multiple times for approval in the past and project has not been built. Kevin Nguyen, Associate Planner II addressed their concerns.

Chairmember Schultze opened the public hearing and asked for all those wishing to speak in favor of or in opposition to, to step forward, state their name and address for the record and make their comments.

Mr. Kevin Conklin, Back Bay Development, stepped forward and indicated he is the new applicant and indicated he has not purchased property but has used his own finances to pay for the remediation plan from the State of California Regional Water Quality Control Board. He is waiting for a clearance letter from State Control Board so they can start development, if project is approved by the Commission. He expects to start building homes this summer. He indicated that they had a very good experience working with City staff that they are already looking for other sites in the City. He is aware and agrees with the Conditions of Approval.

Anicia Ochoa, 21818 Hawaiian Ave, Hawaiian Gardens, stepped forward and spoke in favor of the project. She indicated she lives across the street from project and is excited

to see new project.

Chairmember Schultze closed the public hearing.

It was moved by Commissioner Kwan, seconded by Commissioner Winford to adopt Resolution No. 2018-010/Case No. 2018-0047TTM and carried by roll call vote:

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

Motion carried.

It was moved by Commissioner Amaro, seconded by Commissioner Kwan to adopt Resolution No. 2018-011/Case No. PLNG2018-0048CUP and carried by roll call vote:

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

Motion carried.

Vice Chairmember So joined the meeting.

5. STAFF REPORTS

NONE

6. COMMISSIONER REPORTS

Commissioner Winford thanked staff for city reports and welcomed Associate Planner Kevin to the City. He is excited to see new constructions that are enhancing the value of the community and wished everyone a happy holiday season.

Commissioner Amaro thanked Associate Planner Kevin for returning his calls, and indicated that the Planning Commissioners did not receive an invitation to the Employee Recognition Dinner. He also indicated if there was any way the commissioners can be provided with a City jacket or shirt or possibly a hat. He indicated that the other commissions already have one. He wished everyone a happy holiday.

Commissioner Kwan thanked staff and welcomed Kevin and thanked attorney for being present.

Vice Chair member So also welcomed Kevin and would like to put on next agenda the annual reorganization.

Chair member Schultze welcomed Kevin to the City and wished everyone a Merry Christmas and Happy New year.

7. ADJOURNMENT

With no further business to discuss, Chairmember Schultze made a motion to adjourn the meeting at 7:39 p.m., seconded by Commissioner Amaro to the next scheduled meeting of December 26, 2018. Carried by voice vote.

APPROVED:



Chairmember