

**MINUTES  
CITY OF HAWAIIAN GARDENS  
PLANNING COMMISSION MEETING  
February 13, 2019**

**CALL TO ORDER**

Chair member Schultze, in the City Hall Large Conference Room, 21815 Pioneer Boulevard, Hawaiian Gardens, California, 90716, called the Planning Commission Meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Winford led the pledge of allegiance.

**ROLL CALL**

PRESENT:                   Chair member Schultze  
                              Vice Chair member So  
                              Commissioner Kwan  
                              Commissioner Winford

ABSENT:                   None

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

**1. REORGANIZATION OF MEMBERS OF THE PLANNING COMMISSION**

Brenda Becerra, Planning Secretary announced nominations for Chair member where open, Commissioner Winford nominated Vice Chair member So, second by Commissioner Kwan. It was carried by voice vote to have Vice Chair member So become the Chair member.

Motion carried

Commissioner Schultze nominated Commissioner Winford for Vice Chair member. It was carried by voice vote to have Commissioner Winford become Vice Chair member.

Motion carried.

**2. AGENDA ORGANIZATION**

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

**3. ORAL COMMUNICATIONS**

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

**4. APPROVAL OF MINUTES**

Vice Chair member Winford moved to approve the minutes, seconded by Commissioner Schultze, to approve the minutes of December 12, 2018 carried by voice vote.

Motion carried.

**5. RESOLUTION**

**5a. RESOLUTION NO. 2019-001/CASE NO. PLNG2019-0011DRB – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE PROPOSED ARCHITECTURAL DESIGN ASSOCIATED WITH CASE NUMBER PLNG2019-0011DRB FOR EXTERIOR CHANGES TO AN EXISTING GAS STATION CONVENIENCE STORE LOCATED AT 11804 CARSON STREET, HAWAIIAN GARDENS, CA 90716.**

Kevin Nguyen, Associate Planner, indicated that Jamie Donaldson, Contract Planner will be presenting the staff report. Jamie Donaldson, Contract Planner presented the staff report along with a power point presentation relative to Case No. PLNG2019-0011DRB.

Jay Bajarria, applicant, 1307 Voorhees Ave., Manhattan Beach & architect from ARKA Design & Build, 10801 National Blvd., Los Angeles CA 90064 stepped forward.

It was moved by Commissioner Schultze, seconded by Vice Chair member Winford and carried by roll call vote to adopt Resolution No. 2019-001/Case No. PLNG2019-0011DRB.

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

ABSTAIN: None

Motion carried.

**5b. RESOLUTION NO. 2019-008 - A REQUEST TO APPROVE A FINDING OF CONFORMANCE WITH THE GENERAL PLAN FOR CITY OF HAWAIIAN GARDENS' PURCHASE OF PUBLIC HOUSING AUTHORITY PROPERTY LOCATED AT 22434 NORWALK BOULEVARD**

Jamie Donaldson, Contract Planner, presented the staff report.

It was moved by Commissioner Schultze, seconded by Commissioner Kwan and carried by roll call vote to adopt Resolution No. 2019-008.

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

**6. PUBLIC HEARINGS**

**6a. RESOLUTION NO. 2019-002/CASE NO. PLNG2019-0001DRB – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO APPROVE THE ARCHITECTURAL DESIGN OF A PROPOSED EIGHT-UNIT APARTMENT COMPLEX ON PROPERTY LOCATED AT 22002-22006 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS, CA 90716**

Kevin Nguyen, Associate Planner II, indicated that the application has two components which where the design review and the variance component. He presented the staff report along with a power point presentation relative to Case No. PLNG2019-0001DRB & PLNG2019-0004VAR.

Doug Benash, Contract City Engineer, clarified the five foot dedication, which he indicated it is used for widening the street to mitigate the parking shortage.

Applicant stepped forward, 12700 Josephine Street, Garden Grove, he indicated that they have been working with staff with design and looking forward to construction if approved. Applicant is aware of the conditions and is in agreement with the conditions.

Kevin Lee, architect, stepped forward and explained the design.

Some of the items discussed where the five foot dedication; open space, fencing/ block wall and if there were property managers on complex.

Chairmember So closed the public hearing.

It was moved by Commissioner Kwan, seconded by Commissioner Schultz and carried by roll call vote to adopt Resolution No. 2019-002/Case No. PLNG2019-0001DRB.

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

Motion carried.

**6b. RESOLUTION NO. 2019-003/CASE NO. PLNG2019-0004VAR - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO DEVIATE FROM SECTION 18.40.040 R-3 OF THE HAWAIIAN GARDENS MUNICIPAL CODE, TO REDUCE THE REQUIRED COMMON OPEN SPACE FOR THE PROPOSED APARTMENT COMPLEX ON PROPERTY LOCATED AT 22002-22006 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS**

It was moved by Commissioner Kwan, seconded by Commissioner Schultze and carried by roll call vote to adopt Resolution No. 2019-003/Case No. PLNG2019-0004VAR.

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

Motion carried.

**6c. RESOLUTION NO. 2019-004/CASE NO. PLNG2018-0054CUP - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO APPROVE A CONDITIONAL USE PERMIT (CUP), FOR THE DEVELOPMENT OF A GASOLINE SERVICE STATION THAT OPERATES WITH A CONVENIENCE STORE (7-ELEVEN), ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

Kevin Nguyen, Associate Planner II, indicated that the application has two components which where the development of gasoline service station and sale of alcoholic beverage control license type 20. He presented the staff report along with a power point presentation relative to Case No. PLNG2018-0054CUP & PLNG2018-0104CUP.

Some of the discussion items where the delivery of gas, the traffic flow on Carson Street and the hours of alcohol sales from 2:00a.m. to 1:30a.m.

Adan Madrid, ASI Development, 5932 Bolsa Ave., Huntington Beach, CA 92649, stepped forward is aware of the conditions and is in full agreement with the conditions. He indicated alcohol sales represent a very small percentage of gross receipts for store therefore would not be averse to accepting the conditions of approval to limiting the sale of alcohol to 1:30 a.m. He indicated they are excited for project.

Chair member So closed the public hearing.

Kevin Nguyen, Associate Planner II modified Conditions of Approval Attachment "A" as follows:

*Planning:*

8. Employees on duty between the hours of 10:00 pm. and ~~2:00 a.m.~~ 1:30 a.m. who sell beer or wine shall be at least 21 years of age.
9. The sale of alcoholic beverages shall be prohibited between ~~2:00 a.m.~~ 1:30 a.m. and 6:00 a.m. daily.

Some of the discussion among Planning Commissioners where focused on the sale of alcohol from 2:00a.m. to 1:30a.m.

It was moved by Commissioner Schultze, seconded by Vice Chair member Winford and carried by roll call vote to adopt Resolution No. 2019-004/Case No. PLNG2018-0054CUP.

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

Motion carried.

**6d. RESOLUTION NO. 2019-005/CASE NO. PLNG2018-0104CUP - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO ALLOW A CONVENIENCE STORE (7-ELEVEN) TO OPERATE WITH A STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE 20 (OFF-SALE BEER & WINE) LICENSE, ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

It was moved by Vice Chair member Winford, seconded by Commissioner Schultze and carried by roll call vote to adopt Resolution No. 2019-005/Case No. PLNG2018-0104CUP with modification to Conditions of Approval Attachment "A" item 8 and 9.

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

Motion carried.

- 6e. **RESOLUTION NO. 2019-006/CASE NO. PLNG2018-0066CUP - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO EXPAND AN EXISTING RELIGIOUS FACILITY (IGLESIA C. EBEN-EZER P. CENTRAL) BY ADDING A 2,000 SQ. FT. SECOND STORY ADDITION ABOVE THE EXISTING STRUCTURE ON PROPERTY LOCATED AT 21921 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

Kevin Nguyen, Associate Planner II, indicated that the application has two components which is the expansion of the operation of an existing church by adding a second story addition and the second component is a variance requesting to reduce parking.

Some of the discussion items where the parking issue and handicap parking.

Antonio Picazo, Architect, stepped forward and indicated they are not increasing the size of the sanctuary therefore not expecting a new flow of new members; they are modifying the building and trying to making it aesthetically pleasing to city. He is in agreement with all the conditions of approval for the project.

Chair member So closed the public hearing.

It was moved by Commissioner Kwan, seconded by Commissioner Schultze and carried by roll call vote to adopt Resolution No. 2019-006/Case No. PLNG2018-0066CUP.

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

Motion carried.

- 6f. **RESOLUTION NO. 2019-007/CASE NO. PLNG2018-0112VAR - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST FROM IGLESIA C. EBEN-EZER P. CENTRAL CHURCH TO DEVIATE FROM SECTION 18.70.010 OF THE HAWAIIAN GARDENS MUNICIPAL CODE TO REDUCE THE REQUIRED ON-SITE PARKING FOR PROPERTY LOCATED AT 21921 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS**

It was moved by Commissioner Kwan, seconded by Vice Chair member Winford and carried by roll call vote to adopt Resolution No. 2019-007/Case No. PLNG2018-0112VAR.

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

Motion carried.

## 7. COMMISSIONER REPORTS

Commissioner Schultze indicated that she likes the new casino sign.

Commissioner Kwan request that in the future maybe have a shorter agenda by having more meetings, not necessarily cramming all projects in one meeting. Thanked staff for all email correspondence.

Commissioner Winford indicated that this was a great meeting, improving community by changing the image one parcel at a time. It is great how staff has been working with developers who are interested in the community.

Vice Chairmember So agreed with Vice Chair member Winford and thanked everyone for being patient as he takes his new role as Chairmember.

**8. ADJOURNMENT**

With no further business to discuss, Vice Chair member Winford made a motion to adjourn the meeting at 7:41 p.m., seconded by Commissioner Schultze to the next scheduled meeting of February 27, 2019. Carried by voice vote.

**APPROVED:**

  
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**Sammy So, Chair member**  
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Brenda Becerra, Planning Secretary