

**MINUTES
CITY OF HAWAIIAN GARDENS
PLANNING COMMISSION MEETING
April 10, 2019**

CALL TO ORDER

Chair member So, 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 Chair member Winford led the pledge of allegiance.

ROLL CALL

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

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

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

3. PUBLIC HEARINGS

Chair member So recused himself due to conflict of interest and left the chambers.

Vice Chair member Winford read items 3a-3d into the record and were voted upon separately.

3a. RESOLUTION NO. 2019-009/CASE NO. PLNG2018-0089CUP – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO CONSTRUCT AND OPERATE A FIVE-STORY 95,805 SQ. FT. SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, HAWAIIAN GARDENS, CA 90716

3b. RESOLUTION NO. 2019-010/CASE NO. PLNG2018-0090VAR – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO EXCEED THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR A NEW SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CA 90716

3c. RESOLUTION NO. 2019-011/CASE NO. PLNG2018-0090VAR - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO REDUCE THE REQUIRED ON-SITE PARKING FOR A NEW SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CA 90716

3d. RESOLUTION NO. 2019-012/CASE NO. PLNG2018-0091TPM (TENTATIVE PARCEL MAP NO. 82353) - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO CONSOLIDATE THREE(3) EXISTING LOTS INTO SINGLE LOT FOR THE DEVELOPMENT OF A SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON

STREET, CITY OF HAWAIIAN GARDENS, CA 90716

Kevin Nguyen, Associate Planner II, addressed the Commission and presented the staff report along with a power point presentation relative to Case No. PLNG2018-0089CUP, PLNG2018-0090VAR(parking), PLGN2108-0090VAR(height) and PLNG2018-0091TPM. He also indicated that Case No. PLNG2018-0091TPM (Tentative Parcel Map) if recommended for approval by the Planning Commission, the item will be taken to City Council for final approval.

Kevin Nguyen, Associate Planner II, indicated there was a revision on Attachment "A" as follows:

8. The Owner/Applicant shall construct faux windows on the ~~south~~ and east building elevations. Said windows shall have architectural features that match faux window on the north building elevation.

Some of the items discussed were the height of building, reduction of parking, traffic impact study, undergrounding utility poles and property safety standards. Community Development Director Colombo also reiterated that the applicant is requesting for Condition #1 on Attachment "A" be modified and/or removed in reference to the two existing power poles. Community Development Director indicated he still needs to meet with Edison therefore he will not be eliminating that condition.

Vice Chairmember Winford opened the public hearing.

Mr. Brian Kearney, Johnson Development, 2296 E. Maple Ave., El Segundo, CA, stepped forward gave a brief summary on their firm. He indicated they conducted a community outreach within the 300 foot radius of project and they did not receive any negative feedback or concerns on project. They are requesting the removal and/or modification of Attachment "A" Condition #1 under Utilities, the requirement to underground all the utilities including the power poles that are not on property but on right-away on Hawaiian Avenue. He also indicated he has a couple of speakers that will be speaking on their behalf.

John Piles, Miranda Utilities Services, owner, spoke on behalf of applicant and indicated that this project and the undergrounding part of the condition poses a complexity issue with developer based on what is existing. He described the process and the issues of undergrounding the utility poles the applicant will be facing along with adjacent business and residents.

Joseph Colombo, Community Development Director, reiterated that he will not delete that condition; he will check and meet with Edison. Community Development Director amended Attachment "A" Conditions of Approval by adding the following:

Utilities:

1. 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. This includes the two existing power poles located on Hawaiian Avenue, adjacent to the project site. *Subject to determination by the Community Development Director.*

City Attorney indicated that Director stepped out and Planner will be sitting in his place.

Commissioner Schultze motioned to close the public hearing, second by Commissioner Kwan carried by voice vote.

It was moved by Commissioner Kwan, seconded by Commissioner Schultze to adopt Resolution No. 2019-009/Case No. PLNG2018-0089CUP with modifications to Conditions of Approval and Attachment "A" and carried by roll call vote:

AYES: Winford, Kwan, Rodriguez, Schultze
NOES: None

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ABSTAIN: None
RECUSE: So

Motion carried.

It was moved to by Commissioner Schultze, seconded by Commissioner Kwan to adopt Resolution No. 2019-010/Case No. PLNG2018-0090VAR with modifications to Conditions of Approval and Attachment "A" and carried by roll call vote:

AYES: Winford, Kwan, Rodriguez, Schultze
NOES: None
ABSTAIN: None
RECUSE: So

Motion carried.

It was moved by Commissioner Rodriguez, seconded by Commissioner Schultze to adopt Resolution No. 2019-011/Case No. PLNG2018-0090VAR with modifications to Conditions of Approval and Attachment "A" and carried by roll call vote:

AYES: Winford, Kwan, Rodriguez, Schultze
NOES: None
ABSTAIN: None
RECUSE: So

Motion carried.

It was moved by Vice Chair member Winford, seconded by Commissioner Schultze to adopt Resolution No. 2019-012/Case No. PLNG2018-0091TPM with modifications to Conditions of Approval and Attachment "A" and carried by roll call vote:

AYES: Winford, Kwan, Rodriguez, Schultze
NOES: None
ABSTAIN: None
RECUSE: So

Motion carried.

Chairmember So joined the meeting at 7:06pm

4. STAFF REPORTS

NONE

5. COMMISSIONER REPORTS

Commissioner Schultze indicated there is a new florescent sign at Delicias San Pedro Restaurant, 11962 Carson Street, that states "Chilakillers", wanted to know if city approved sign. Associate Planner addressed her concern.

Commissioner Rodriguez indicated there are several vacant businesses at the 24hr Fitness center due to high rents and wanted to know if there was anything the City can do to promote new businesses. Associate Planner II indicated he will present to Community Development Director. She also indicated that there was no need to include large material in her packet and she would like to pick up agenda packet in the future.

Commissioner Kwan welcomed Commissioner Rodriguez, thanked staff for monthly reports and for future meetings if material is large there is no need to include in her packet and inquired about RV parking Ordinance. Associate Planner II addressed her concerns.


Vice Chair member Winford hoping to see everyone at City's parade and festival.

Chair member So welcomed Commissioner Rodriguez.


6. ADJOURNMENT

With no further business to discuss, Commissioner Schultze made a motion to adjourn the meeting at 7:25 p.m., seconded by Vice Chair member Winford to the next scheduled meeting of April 24, 2019. Carried by voice vote.

APPROVED:



Grant Winford
Vice Chairmember



Brenda Becerra
Planning Secretary