

**MINUTES**

**CITY OF HAWAIIAN GARDENS  
PLANNING COMMISSION**

**REGULAR MEETING**

**WEDNESDAY, OCTOBER 9, 2019 AT 6:00 P.M.**

**CALL TO ORDER**

The Regular meeting of the Planning Commission of the City of Hawaiian Gardens was called to order by Chair member So on Wednesday, October 9, 2019 at 6:00 PM in the City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California

**FLAG SALUTE**

The Flag Salute was led by Commissioner Rodriguez.

**ROLL CALL**

**PRESENT**

Chair member	Sammy So
Vice Chair member	Grant Winford
Commissioner	Priscilla Kwan
Commissioner	Anna Rodriguez
Commissioner	Donna Schultze

Brenda Becerra, Planning Secretary, announced a quorum.

**1. AGENDA ORGANIZATION**

There were no changes to the Agenda Organization.

**2. ORAL COMMUNICATIONS**

Priscilla Kwan, homeowner of Parkside Townhomes, spoke in regards to circulating a petition asking Board members to reconsider and involve the homeowners for selection of exterior color.

**3. APPROVAL OF MINUTES (ITEM 3A TABLED FROM AUGUST 28, 2019 MEETING)**

3a. It was moved by Vice Chair member Winford, seconded by Commissioner Schultze, and approved by voice vote to approve the minutes of February 13, 2019.

Motion carried, 5-0

3b. It was moved by Commissioner Rodriguez, seconded by Commissioner Kwan, and approved by voice vote to approve the minutes of August 28, 2019.

Motion carried, 5-0

**4. PUBLIC HEARINGS**

4a. **RESOLUTION NO. 2019-018- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO CONSIDER A TEXT AMENDMENT TO MUNICIPAL CODE SECTION 18.90.080 (ACCESSORY DWELLING UNITS) AND OTHER APPLICABLE SECTIONS OF TITLE 18 (ZONING) THAT ADDRESS ACCESSORY DWELLING UNITS, GRANNY FLATS, AND GUEST HOUSES.**

Planning Commission Minutes  
Meeting of October 9, 2019

Joseph Colombo, Community Development Director, gave a brief summary on Resolution No. 2019-018 which will repeal section 18.90.080 of the Hawaiian Gardens Municipal Code adopting amendments to the City's accessory dwelling unit (ADU) regulations to comply with State Laws.

Laura Stetson, AICP, Principal, MIG, 537 S. Raymond Ave, Pasadena, CA 91105, reported that as of that evening the Governor had signed a few housing bills that would negate everything she was going to present that evening. The new laws would be in effect the first part of January 2020. She presented staff report with the amended new laws as passed by Governor that evening.

She briefly reported there were four new laws that passed and there are some conflicts that need to be reconciled. She indicated the Planning Commissioners had two options; First option is to understand that the draft ADU Ordinance must comply with state law and make provisions; Second option is to make provisions and bring back to the Planning Commission before forwarding to City Council.

Joseph Colombo, Community Development Director, briefly reiterated what Laura Stetson had presented and indicated this is a moving target for years to come, there are still more bills in the pipeline. The Governor has basically taken control and the City needs to comply with state law.

David Pierucci, Deputy City Attorney, explained some of the bills as discussed AB68, AB587, AB670, AB881 and SB13. He indicated that the laws that were passed today do not provide more flexibility for cities.

Discussion was focused on Health and Safety standards and impact on street parking.

PUBLIC HEARING OPENED

No one came forward to address the Planning Commission for the Public Hearing

Vice Chair member Winford made a motion to close the public hearing, seconded by Commissioner Kwan, approved by voice call.

It was moved by Commissioner Kwan, seconded by Commissioner Schultze and approved by roll call vote to adopt Resolution No. 2019-018 as drafted by staff with the recommended changes.

City Attorney clarified for the record that the motion indicates supporting the draft Ordinance and before it goes to city council it will be updated to reflect the new laws that will go into effect January 1, 2020; Commissioner Kwan and Commissioner Schultze maker of the motion agreed:

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

Motion carried, 4-1

Joseph Colombo, Community Development Director, indicated the adopted Resolution No. 2019-018, will be transmitted to City Council at the first meeting in November, which will be November 12, 2019.

- 4b. **RESOLUTION NO. 2019-017/CASE NO. PLNG2019-0066VAR – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO DEVIATE FROM THE HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.70.010 (PARKING & LOADING), THEREBY ALLOWING THE REDUCTION OF THE REQUIRED PARKING FROM 40 TO 24 SPACES, FOR THE PROPERTY LOCATED AT 21702 NORWALK BOULEVARD, CITY OF HAWAIIAN GARDENS, CA 90716**

Jamie Donaldson, Community Development Specialist, presented staff report along with power point presentation relative to Case No. PLNG2019-0066VAR.

Some of the main discussion items where employee parking, ADA parking spaces and opening of Food 4Less parking lot.

**PUBLIC HEARING OPENED**

Mahmud Mizan and Miran Muzan, applicants stepped forward, gave a brief background on their business. They addressed the Planning Commissioner's concerns regarding their employee parking and adjacent businesses. Mr. Muzan indicated he agrees with all the conditions of approval.

No one else came forward to address the Planning Commission for the Public Hearing.

Vice Chair member Winford made a motion to close the public hearing, seconded by Commissioner Schultze, approved by voice call.

It was moved by Commissioner Schultze, seconded by Commissioner Rodriguez and approved by roll call vote to adopt Resolution No. 2019-017/Case No. PLNG2019-0066VAR:

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

Motion carried, 5-0

**5. RESOLUTIONS**

- 5a. **RESOLUTION NO. 2019-016/CASE NO. PLNG2019-0083DRB– A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE PROPOSED ARCHITECTURAL DESIGN OF A PROPOSED 2,538 SQ. FT. COMMERCIAL BUILDING ON PROPERTY LOCATED AT 12309 CARSON STREET, IN THE CITY OF HAWAIIAN GARDENS, CA**

Kevin Nguyen, Associate Planner II, presented the staff report along with power point presentation relative to Case No. PLNG2019-0083DRB.

Some of the discussion items where the property line issue and inoperable vehicles parked on property.

PUBLIC HEARING OPENED

Kevin Roh, representing owner, stepped forward and indicated he agrees with all conditions and addressed some of the Commissioners concerns.

No one else came forward to address the Planning Commission for the Public Hearing.

Chairmember Rodriguez made a motion to close the public hearing, seconded by Commissioner Kwan, approved by voice call.

It was moved by Vice Chairmember Winford, seconded by Commissioner Kwan and approved by roll call vote to adopt Resolution No. 2019-016/Case No. PLNG2019-0083DRB:

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

Motion carried, 5-0

**5b. RESOLUTION NO. 2019-015/CASE NO. PLNG2019-0040DRB– A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE PROPOSED ARCHITECTURAL REVIEW OF A NEW DEVELOPMENT PROPOSING SIX SINGLE FAMILY RESIDENCE LOCATED AT 22001 CLARETTA AVENUE, IN THE CITY OF HAWAIIAN GARDENS, CA**

Jamie Donaldson, Community Development Specialist, presented staff report along with a power point presentation relative to Case No. PLNG2019-0040DRB

Discussion was focused on the exterior color, the Commissioners recommended toning down the color and for the applicant to work with staff to accomplish this.

PUBLIC HEARING OPENED

Jose Banuelos, applicant stepped forward, 22001 Claretta Ave., Hawaiian Gardens, he indicated they are okay with toning down color and working with Planning Staff. Applicant indicated they are going to build as soon as they get all the approvals.

Maria Fernandez, property owner, stepped forward and indicated that a family member will live in one unit and others will be rentals, and hoping to build as soon as approved.

No one else came forward to address the Planning Commission for the Public Hearing.

Commissioner Schultze made a motion to close the public hearing, seconded by Vice Chair member Winford, approved by voice call.

It was moved by Commissioner Kwan, seconded by Commissioner Schultze and approved by roll call vote to adopt Resolution No. 2019-015/Case No. PLNG2019-0040DRB subject to modification to color:

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

Motion carried, 5-0

**5. ORAL STAFF REPORTS**

There were no Oral Staff Reports at this time.

**6. COMMISSIONER REPORTS**

Commissioner Rodriguez reported that she noticed the gate by the ditch next to the Parkside Townhomes had been cut and opened, she also reported that a few teachers have come up to her and are concerned as to what will be built on 211<sup>th</sup> Street and Norwalk Boulevard.


Commissioner Kwan reported that she attended the APA Conference in Santa Barbara and shared some information. She thanked staff for all staff reports.

Vice Chair member Winford would like a generalized status summary of all projects presented to the Planning Commission for approval both commercial projects and multi-dwelling units.

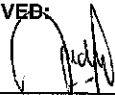
**7. ADJOURNMENT**

Commissioner Schultze made a motion to adjourn the meeting at 7:59 p.m., seconded by Commissioner Kwan to the next scheduled meeting of October 23, 2019. Carried by voice vote.


Respectfully submitted:

  
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Brenda Becerra  
Executive Secretary (CD)

APPROVED:

  
\_\_\_\_\_  
Priscilla Kwan, Acting-Chair member

Attest:

  
\_\_\_\_\_  
Brenda Becerra  
Executive Secretary (CD)