

## AGENDA

### CITY OF HAWAIIAN GARDENS PLANNING COMMISSION

#### REGULAR MEETING

## VIRTUAL VIDEO TELECONFERENCE\*

WEDNESDAY, JULY 8, 2020 AT 6:00 P.M.

**Meeting Location:** City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California – **VIA VIRTUAL VIDEO TELECONFERENCE\***

**PLEASE NOTE THAT PURSUANT TO THE GOVERNOR OF THE STATE OF CALIFORNIA'S EXECUTIVE ORDER N-25-20 AND N-29-20, AND IN THE INTEREST OF THE PUBLIC HEALTH AND SAFETY, MEMBERS OF THE PLANNING COMMISSION AND OR STAFF MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE.**

**\*\* DUE TO THE EVOLVING SITUATION WITH THE COVID-19 NOVEL CORONAVIRUS AND HEALTH ORDERS FROM THE STATE OF CALIFORNIA AND L.A. COUNTY HEALTH DEPARTMENT, THE CITY OF HAWAIIAN GARDENS PLANNING COMMISSION MEETING SHALL ONLY BE AVAILABLE TO THE PUBLIC REMOTELY\*\***

The meeting can be viewed via various platforms as follows:

City of Hawaiian Gardens local cable/channel:

- ATT – 99
- FRONTIER – 16
- SPECTRUM – 36
- 

Live Stream via City website at: [www.hgcity.org](http://www.hgcity.org)

**\*Please Note:** To join in, please use your computer, tablet or mobile device and go to the website at <https://zoom.us/join> and enter the meeting ID: 8916396592. Those persons desiring to testify in favor of or in opposition to any of the public hearing items will be given an opportunity to do so. However, persons may submit comments in advance prior to the meeting by emailing the planner at [knguyen@hgcity.org](mailto:knguyen@hgcity.org) by 4:00 p.m. on the date of the meeting.\* A staff member will read these public comment submissions into the record during the "public comments" portion of the agenda, provided that such comments (a) are submitted and received no later than 4:00 p.m. on July 8, 2020; (b) are no longer than 250 words; and (c) in accordance with Government Code section 54954.3(a), relate only to items listed on the agenda. Public comment submissions not meeting each of these criteria will not be read into the record.

If you are unable to participate via <https://zoom.us/join> or cannot submit an email comments please contact Associate Planner Kevin Nguyen at [knguyen@hgcity.org](mailto:knguyen@hgcity.org) or 562-420-2641 Extension 246 and accommodations to ensure participation will be made.

#### PUBLIC HEARING(S) – PUBLIC COMMENTS

TO SUBMIT/PROVIDE PUBLIC COMMENTS PERTAINING TO PUBLIC HEARING(S):

*For public comments & questions, it is advised to submit using one of the following options:*

- *Via E-Comment on the City of Hawaiian Gardens website. A person may leave a written comment to be read during the Public Hearing public comment section.*
- *\*Written Correspondence may also be delivered to the City Hall Drop Box or received via mail. All written correspondence MUST be received by no later than Wednesday, July 8, 2020 at 4:00PM. Please reference the hearing title and date of hearing in any written correspondence.*

#### AGENDA GENERAL PUBLIC COMMENTS (NON PUBLIC HEARING ITEMS)

TO SUBMIT/PROVIDE PUBLIC COMMENTS PERTAINING TO NON-PUBLIC HEARING(S):

*For public comments & questions, it is advised to submit using one of the following options:*

- *Via E-Comment on the City of Hawaiian Gardens website. A person may leave a written comment to be read during the Agenda General Public Comment section. The designated staff will read the submissions into the record during the "Public Comments" portion of the agenda, provided that such comments meet the following criteria:*
  - *Submitted and receive no later than 5:00PM on July 8, 2020.*
  - *No longer than 250 words;*
  - *In accordance with California Government Code Section 54954.3(a), relate only to items listed on the agenda.*
  - *Public Comment submissions not meeting each of the above listed criteria will not be read into the record*

*E-Comments are preferred.*

- *\*Written Correspondence may also be delivered to the City Hall Drop Box or received via mail. All written correspondence MUST be received by no later than Wednesday, July 8, 2020 at 4:00PM. Please reference the hearing title and date of hearing in any written correspondence.*

**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL**

<b>Chairmember</b>	<b>Grant Winford</b>
<b>Vice Chairmember</b>	<b>Priscilla Kwan</b>
<b>Commissioner</b>	<b>Anna Rodriguez</b>
<b>Commissioner</b>	<b>Donna Schultze</b>
<b>Commissioner</b>	<b>Sammy So</b>

**1. AGENDA ORGANIZATION**

This is the time for the Planning Commission to discuss any changes in the order of agenda items.

**2. ORAL COMMUNICATIONS**

This is the time reserved for members of the public the opportunity to address the Planning Commission regarding any subject that is not a public hearing item. (Time Limit: Maximum of three (3) minutes per speaker; total time allocated is 15 minutes.)

**Please see the Public Comment section at the beginning of the agenda for criteria to submit comments, as a result of the COVID-19 Coronavirus pandemic situation.**

**3. PUBLIC HEARINGS**

**NONE**

**4. CONSENT CALENDAR**

Items listed on the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item may be removed from the Consent Calendar and will be considered separately.

The Planning Commission, upon approval of the Consent Calendar will waive reading in full of all resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

**4a. RESOLUTION NO. 2020-016/CASES NO. PLNG2018-0001DRB AND CASE NO. PLNG2018-0033CUP – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO ALLOW A ONE-YEAR EXTENSION OF THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND DESIGN REVIEW, FOR A PATIO ADDITION AND REMODEL OF AN EXISTING RELIGIOUS FACILITY**

**(TEMPLE GAYATRI), ON PROPERTY LOCATED AT 22116 PIONEER BOULEVARD, CITY OF HAWAIIAN GARDENS, CA 90716.**

**PLANNING COMMISSION ACTION:** Waive further reading and Adopt Resolution No. 2020-016, Recommending approval of a one-year extension to Cases No. PLNG2018-0001DRB and PLNG2018-0033CUP.

- 4b.** Approval of the minutes for the Regular Planning Commission meetings of July 8, 2020.

**PLANNING COMMISSION ACTION:** Receive and File.

- 5. ORAL STAFF REPORTS**
- 6. ORAL COMMISSIONER REPORTS**
- 7. ADJOURNMENT**

To the regular Planning Commission meeting of July 22, 2020 at 6:00 p.m.



**CITY OF HAWAIIAN GARDENS  
PLANNING COMMISSION  
STAFF REPORT**

Agenda Item No.: 4A  
Meeting Date: July 8 2020  
CD Director JC

**TO:** Honorable Chairman and Members of the Planning Commission

**THRU:** Joseph Colombo, Director of Community Development

**FROM:** Kevin Nguyen, Associate Planner II

**SUBJECT:** RESOLUTION NO. 2020-016; CASE NO. PLNG2018-0001-DRB AND PLNG2018-0033-CUP - A REQUEST TO ALLOW A ONE-YEAR EXTENSION OF THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND DESIGN REVIEW, FOR A PATIO ADDITION AND REMODEL OF AN EXISTING RELIGIOUS FACILITY (TEMPLE GAYATRI), ON PROPERTY LOCATED AT 22116 PIONEER BLVD, HAWAIIAN GARDENS, CA 90716

**DATE:** July 8, 2020

**SUMMARY**

The applicant, Manilal Padhiar, is requesting a one (1) year extension for the previously approved entitlements (PLNG2018-0033-Conditional Use Permit for the operation and expansion of an existing religious facility and PLNG2018-0001-Design Review Board for the architectural design of the temple's facility) granted by the Planning Commission Resolution No. 2018-006 and Resolution No. 2018-007. The applicant indicated that he has retained a contractor for the project and now he needs more time to commence the project and pursue to completion.

**DISCUSSION**

The proposed project involves the architectural design improvements to the existing building façade, adding a 1,411 square foot patio cover structure, and providing 572 square feet of new landscaping. The existing site is currently developed with three structures consisting of an existing temple (1,312 sq. ft.), an existing residence unit (900 sq. ft.) with a patio (633 sq. ft.) and a storage building (470 sq. ft.). The existing structure has been used as a temple for religious assembly for the past 40 years by a non-profit Hindu religious organization. The proposed improvements will enhance the existing temple with needed improvements to improve the aesthetics of the building constructed in 1944.

On July 25, 2018 the Planning Commission adopted Resolution No. 2018-006 and Resolution No. 2018-007 approving the proposed improvements at the subject site.

Pursuant to the Hawaiian Gardens Municipal Code Section 18.100.020(L), expiration of unused entitlements shall apply when a valid building permit has not been issued and construction has not been pursued and completed within one (1) year from the approval date. As of today, no building permits have been issued for the project and therefore, the approved entitlements, have officially been expired.

It is important to note that the project plans have been approved by the Building & Safety Division but because of the unforeseen circumstances, the applicant cannot commence the project in a timely manner. The applicant stated that he needs additional time to pull permits and start construction. On June 18, 2020, the applicant submitted a written request to extend the above entitlements for one year from today's date.

This one-year extension would allow the previously approved entitlements for the project to continue to July 8, 2021, subject to the Conditions of Approval set forth by the Planning Commission Resolution No. 2018-006 and Resolution No. 2018-007. Also, the request allows the applicant/owner more time to prepare, construct, and complete the project by the approved deadline.

### **CONCLUSION**

Staff recommends that the Planning Commission adopt a Resolution approving the request for a one-year extension of existing Conditional Use Permits (PLNG2018-0001-DRB and PLNG2018-0033-CUP) until July 8, 2021, subject to Conditions of Approval – Attachments “A” and “B”.

#### Attachments:

1. Planning Commission Resolution No. 2020-016
2. Attachment “A-1” – Conditions of Approval
3. Staff Report dated July 25, 2018
4. Project Plans

**RESOLUTION NO. 2020-016**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A REQUEST BY MANILAL PADHIAR, TO ALLOW A ONE-YEAR EXTENSION OF THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND DESIGN REVIEW, FOR A PATIO ADDITION AND REMODEL OF AN EXISTING RELIGIOUS FACILITY (TEMPLE GAYATRI), ON PROPERTY LOCATED AT 22116 PIONEER BLVD, HAWAIIAN GARDENS, CA 90716**

**WHEREAS**, Mr. Manilal Padhiar has made a request for a one-year extension of the previously approved entitlements for the improvements at an existing religious facility (Temple Gayatri) on property located at 22116 Pioneer Boulevard; and,

**WHEREAS**, the property is currently located within the "Church" zoning district and the Assembly Land Use Element Designation of the General Plan; and,

**WHEREAS**, on July 25, 2018 the City of Hawaiian Gardens Planning Commission adopted Resolution No. 2018-006 and Resolution No. 2018-007, thereby approving Design Review and Conditional Use Permit applications for the improvements at an existing religious facility; and,

**WHEREAS**, the Planning Commission of the City of Hawaiian Gardens recognizes that instances where permit holders who are diligently pursuing the use authorized pursuant to a City issued permit will exceed the automatic expiration time periods to secure the operation of the use despite their best efforts to comply and meet the applicable permit expiration deadlines; and,

**WHEREAS**, on July 8, 2020, the Planning Commission of the City of Hawaiian Gardens held a hearing relative to the extension of Case No. PLNG2018-0001 and Case No. PLNG2018-0033.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Hawaiian Gardens as follows:

**SECTION 1.** The Planning Commission of the City of Hawaiian Gardens finds that the request for a one-year extension to the time limit set forth in Planning Commission Resolution No. 2018-006 and Resolution No. 2018-007, are consistent with Section 18.100.020(M) of the Hawaiian Gardens Municipal Code as the findings made and the conditions imposed by the original approvals are still valid as follows:

1. The subject property is zoned under the Church and more specifically as an "Assembly" designation on the current City of Hawaiian Gardens Zoning Map, thus the use is in conformance with the Zoning Map as it intends for churches, temples and place of worship developments.
2. The applicant/owner indicated that he would continue to pursue and develop the project in a manner that is not detrimental to adjacent uses and structures within the vicinity of the site.

3. All original conditions of approval under Resolution No. 2018-006 and Resolution No. 2018-007 are still valid and shall remain in full force and effect.

**SECTION 2.** The Planning Commission of the City of Hawaiian Gardens hereby extends a one-year time limit for Planning Commission Resolution No. 2018-006 and Resolution No. 2018-007, subject to the conditions contained in Attachment "A" and Attachment "A-1".

**SECTION 3.** The Planning Commission Chairman of the City of Hawaiian Gardens is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

**PASSED, APPROVED, AND ADOPTED** by the Hawaiian Gardens Planning Commission on the 8<sup>th</sup> day of July 2020.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
PLANNING SECRETARY

I, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2020-016 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 8<sup>th</sup> day of July 2020, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
PLANNING SECRETARY  
CITY OF HAWAIIAN GARDENS



**ATTACHMENT 'A-1'****Conditions of Approval  
Case Number PLNG2018-0001-DRB and PLNG2018-0033-CUP**

The Planning Commission hereby approves a one-year extension to Case No. PLNG2018-0001-DRB and Case No. PLNG2018-0033-CUP for the proposed improvements at an existing religious facility, on property located at 22116 Pioneer Blvd, subject to the following conditions.

**Planning:**

1. All of the conditions listed in the Standard List of Conditions and below shall be complied with by the applicant/developer and all property owners of the subject property, prior to the issuance of any occupancy permit and/or business license.
2. This one-year extension allows the previously approved Cases PLNG2018-0001-DRB and PLNG2018-0033-CUP for the project to continue to July 8, 2021.
3. All original conditions of approval for the project under Resolution No. 2018-006 and Resolution No. 2018-007 are still valid and in full force.
4. The owner/applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution, to challenge the determination made by City under the California Environmental Quality Act or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.



**CITY OF HAWAIIAN GARDENS  
PLANNING COMMISSION  
STAFF REPORT**

Agenda Item No.: 4a-b  
Meeting Date: 7-25-18  
CD Director: JC

**TO:** Honorable Chairman and Members of the Planning Commission

**THRU:** Joseph Colombo, Director of Community Development

**FROM:** Manuel A. Mancha, Contract Planner *man*

**SUBJECT:** **RESOLUTION NO. 2018-006; CASE NO. 2018-0001DRB – ARCHITECTURAL REVIEW TO REMODEL THE EXTERIOR OF AN EXISTING RELIGIOUS ASSEMBLY FACILITY AND NEW PATIO COVER ON PROPERTY LOCATED AT 22110-16 PIONEER BOULEVARD, HAWAIIAN GARDENS, CA 90716.**

**RESOLUTION NO. 2018-007; CASE NO. PLNG2018-0033CUP - A REQUEST TO APPROVE A CONDITIONAL USE PERMIT (CUP), SUBMITTED BY MANILAL PADHIAR TO REMODEL AN EXISTING RELIGIOUS ASSEMBLY FACILITY AND CONSTRUCT A NEW 1,411 SQ. FT. PATIO COVER ON PROPERTY LOCATED AT 22110-16 PIONEER BOULEVARD, HAWAIIAN GARDENS, CA 90716.**

**DATE:** July 25, 2018

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**RECOMMENDATION**

That the Planning Commission: Approve Resolution No. 2018-006, thereby approving Case No. 2018-0001DRB – architectural review to remodel an existing religious assembly facility and construct a new patio cover; and

**APPROVE** Resolution No. 2018-007, thereby recommending approval of Conditional Use Permit Case No. PLNG2018-0033CUP to remodel an existing religious assembly facility and construct a new patio cover.

**APPLICANT**

Manilal Padhiar  
17782 Metzler Lane  
Huntington Beach CA 92647

## **SUMMARY**

On March 22, 2014, the City of Hawaiian Gardens Community Development Department received an application for Development Review to consider new architectural design improvements to the existing façade and a new 1,411 sq. ft. patio cover and a application for a Conditional Use Permit to remodel an existing religious assembly facility and construct a new patio cover on property located at 22110-16 Pioneer Boulevard in the City of Hawaiian Gardens.

The site is located within the General Plan Land Use designation for Public/Quasi-Public as "Assembly" and "P-F" (Public Facility) under the Zoning map. The proposed façade/new patio improvements and use of the property are permitted under the existing zoning designation subject to a conditional use permit.

The proposed project meets all development standards for the proposed improvements; Staff is able to support the required findings under Development Review and the Conditional Use Permit. Therefore, staff is recommending that the Planning Commission approve Case Number Nos. 2018-0001DRB and PLNG2018-0033CUP, subject to the attached recommended conditions of approval.

## **BACKGROUND**

The subject site is located on the east side of Pioneer Boulevard between 221st Street and 223<sup>rd</sup> Street. The site is surrounded by existing residential houses to the north, south and east side of the property in question and towards the west side of the property is City Hall.

The existing site is currently developed with three structures consisting of an existing temple (1,312 sq. ft.), an existing residence unit (900 sq. ft.) with a patio (633 sq. ft.) and a storage building (470 sq. ft.). The dimension of the subject site has a lot width of 100 ft with a lot depth of 100 ft., totaling 10,000 sq. ft. in size. The proposed patio cover is located at the rear of the religious assembly facility which is 1,411 sq. ft. in size.

The existing structure has been use as a temple for religious assembly for the past 38 years by a non-profit Hindu religious organization. The temple is open daily from 8:00 am to 12:00 pm and from 4:00 pm to 8:00 pm providing services to its members. The proposed improvements will enhance the existing temple with needed improvements to improve the aesthetics of the building constructed in 1944.

The subject site currently provides parking for the existing religious assembly facility and does not require additional parking for the new patio cover. The proposed patio cover is considered to be an open space area, providing shade during recreational gatherings. The patio area and the religious assembly facility will not be used at the same time, in that the same people will occupy the same area at different times during and after services. The temple is the main use of the property with the patio cover area as a secondary use.

## **ANALYSIS**

### **Development Review**

Per Section 18.100.010.C of the Hawaiian Gardens Municipal Code (HGMC) the approval authority for site plan review lies with the Director of Community Development. Due to the fact that the proposal is a completely new façade improvement, the Director has decided to refer the application for design review to the Planning Commission. The Director will still have final approval of the site plan.

It is Staff's intent that the Planning Commission focus and consider only the exterior architecture of the proposed improvements to the façade and new patio cover, including but not limited to colors and materials, overall architectural design, and the bulk and massing of the building. It should be noted that there still may be some outstanding corrections required prior to final site plan approval and the issuance of a building permit.

### **PROPOSED PROJECT**

As the plans indicate, the existing religious assembly facility has incorporated traditional Hindu architectural features as part of the exterior improvements. Hindu architecture has many varieties of style, though the basic nature of the Hindu temple remains the same. The entrance to the religious assembly or *garbhagriha* is crowned with a tower-like structure (*shikhara*). The shrine building often includes an ambulatory for *parikrama* (circumambulation), a mandapa congregation hall, and sometimes an antarala antechamber and porch between *garbhagriha* and mandapa.

Hindu temple architecture reflects a synthesis of arts, the ideals of dharma, beliefs, values and the way of life cherished under Hinduism. The temple is a place for Tirtha - pilgrimage. All the cosmic elements that create and celebrate life in Hindu pantheon, are present in a Hindu temple. The form and meanings of architectural elements in a Hindu temple are designed to function as the place where it is the link between man and the divine, to help his progress to spiritual knowledge and truth.

As part of the above mentioned architectural exterior improvements, the applicant is also proposing stone veneer at the base of the building, stucco walls, decorative doorway/window trim and decorative cornice/emblems to enhance the building.

Additional landscape will be provided along the interior side of the temple and at the rear of the property with new plant material. The applicant is proposing to add 572 sq. ft. of new landscaping on the subject site. A condition has been added to the resolution requiring the applicant to submit a landscape plan showing planter location, plant material (trees, turf and shrubs) and irrigation. The landscape plan must be reviewed and approved by staff prior to issuance of any building permits.

## DESIGN GUIDELINES

The Hawaiian Gardens Municipal Code provides for broad discretion regarding the architectural design of commercial and residential buildings under the site plan approval process. Specifically Section 18.100.030.F.2 of the Hawaiian Gardens Municipal Code (HGMC) provides the following:

The Community Development Director and Planning Commission may also consider and take into account the exterior architectural design, general exterior appearance, landscaping, texture of surface materials and exterior construction, shape and bulk, and other physical characteristics, including the location and type of public utility facilities; and if it is found that the proposed site plan, including the considerations enumerated, would interfere with the orderly development of the City, such site plan shall be rejected or shall be modified or conditioned before approval so as to remove such objections. These changes may include: A revised elevations reducing building height, bulk or mass, increased setbacks, changes in building materials, changes in roof lines, increased usable open space, increased screening of other on-site structures, trash receptacles, mechanical equipment, etc., increased landscaping, change in color or any other changes or additions that the City feels necessary to further the goals of the site plan review process.

In addition, Section 18.70.090 of the HGMC indicates that design guidelines have been developed to promote high quality development, protect the City from the adverse effects of poor design, encourage originality, creativity, and compatibility within neighborhoods, and to enhance the beauty, livability and prosperity of the community.

The proposal is in compliance with the design guidelines as follows:

### **General Provisions (HGMC18.70.090.B):**

There are numerous General Provisions in the HGMC pertaining to design. Many of these provisions are required as part of the plan checking process and are not related to the architecture of the building. The following are the general provisions of which Staff believes the proposed project is consistent as related to the design of the building:

**General Provision Number 1:** Development shall be compatible with the character of the neighborhood and surrounding sites and shall not be detrimental to the orderly and harmonious development of the surrounding areas and of the City. The height and bulk of any proposed building and structure on site shall be in scale and proportion with surrounding structures and not dominate the site or neighborhood.

*The exterior improvements to the religious assembly facility will incorporate a number of architectural features such as exterior stucco finish, decorative window/door treatment, stone veneer, and decorative pilasters. The height and bulk of the Shikhara (tower) will not exceed the height permitted by the surrounding residential zone. The height permitted in the residential zone is 30 ft; the proposed Shikhara is 29'8". Therefore, the proposed improvements will not*

*be detrimental to the orderly and harmonious development of the surrounding areas and of the City.*

General Provision Number 9: Building elevations, design characteristics and other architectural and aesthetic features shall not be unsightly, undesirable, or obnoxious in appearance; shall create an orderly and aesthetically pleasing environment; and shall be harmonious and compatible with existing development in the area.

*The proposed building elevation will incorporated traditional Hindu architectural features as part of the exterior improvements. Hindu architecture has many varieties of style, though the basic nature of the Hindu temple remains the same. The exterior improvements consist of a remodel of the entrance (garbhagriha) with a tower-like structure (shikhara), stone veneer at the base of the building, stucco walls, decorative doorway/window trim and decorative cornice/emblems. The proposed improvements will not be unsightly, undesirable, or obnoxious in appearance creating an orderly and aesthetically pleasing environment; and shall be harmonious and compatible with existing development in the area.*

General Provision Number 10: New development and remodeling shall be designed in such a way to upgrade the appearance of the area.

*The proposed remodel of the existing religious assembly facility and the new patio cover will use colors and materials that are earth tone in nature (browns and yellows), exterior stucco finish, decorative cornice, pilaster columns and stone veneer will enhance to appearance of the existing elevations to create an aesthetically please structure, improving the appearance of the surrounding neighborhood along Pioneer Boulevard.*

**Design Standards and Guidelines (HGMC18.70.090.C):**

Guideline Number 1: In addition to the height and setback requirements for each zone, changes in material, height, projections in the vertical and horizontal plane or similar façade changes are required on visible exterior walls.

*The proposed improvements include a number of changes to the height, projection and vertical plane by remodeling of the building entrance and building roof. The proposed improvements will construct a new parapet around the entire roof line to give the appearance of a flat roof. Also, the proposed tower (Shikhara) is larger than the existing dome that currently existing. These changes will revitalize a building that was constructed 74 years, which is used for religious assembly purposes.*

**CONDITIONAL USE PERMIT**

As mentioned above, the existing site is currently developed with three structures consisting of an existing temple, an existing residence unit with patio and a storage

building. The proposed patio cover is located at the rear of the religious assembly facility.

The existing structure has been use as a temple for religious assembly for the past 38 years by a non-profit Hindu religious organization providing service to its members daily. Improvements to the existing building will enhance the existing temple improving the aesthetics of the building constructed in 1944.

As proposed, the project meets all development standards as required by the Zoning code of the City of Hawaiian Gardens for the proposed improvements. The design and architecture features proposed for the religious assembly facility meets the intent of the architecture design guidelines of the City. Conditions of Approval are proposed to further ensure the public health, safety and welfare is considered and protected.

### **ENVIRONMENTAL ANALYSIS**

The project is Categorically Exempt from CEQA Guidelines under the following Sections:

1. Section 15301 (Class 1 - Existing Facilities) from the requirements of the California Environmental Quality Act based on Staff's determination that the project involves alteration of existing private facilities.
2. Section 15303 (Class 3 - New Construction) involving construction of limited new, small structures (Patio Cover).

### **FINDINGS OF FACTS**

Section 18.100.090.D of the Hawaiian Gardens Municipal Code stipulates that the Planning Commission shall consider applications for a Conditional Use Permit and may, with such conditions as are found necessary, approve the use, provided the use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare, or be materially detrimental to the property of other persons located in the vicinity of such use. In making such determination, the Planning Commission shall make three findings. A review of the subject application in light of these findings is detailed as follows:

#### **Case Number PLNG2018-0033CUP**

1. That the proposed use is consistent with the General Plan.

***FINDING:*** Under the General Plan Land Use Element designates the subject site as Public/Quasi-Public "Assembly." The proposed project is a religious assembly facility consistent will all zoning regulations and goals and objective of the General Plan Land Use Element, and thus is consistent with the Hawaiian Garden's General Plan.

*The General Plan of the City of Hawaiian Gardens poses certain goal and objectives, which reflect the expectations and wishes of the City with respect to land uses and infrastructure. Specifically, the project is consistent with the following:*



Land Use Element- Policy 1.1- Accommodate new development in accordance with the Land Use Map.

*The General Plan Land Use Map designates the subject properties as Public/Quasi-Public "Assembly." Currently, the existing building is being used as a temple for religious assembly, which is a conditionally permitted use consistent with this General Plan goals and objectives and zoning regulations.*

Land Use Element- Policy 1.2- Preserve and maintain existing parks, institutions, and cultural facilities.

*The proposed improvements will preserve and maintain an existing structure that is currently being used as a place for religious assembly with needed façade improvement that will enhance the appearance of the building as well as the surrounding neighborhoods.*

Land Use Element- Policy 7.4- Require that all commercial building facades facing residential parcels be designed to continue the architectural character established for the main street facing elevations and be aesthetically pleasing.

*The proposed improvements to the building elevations will be incorporated on all four sides of the temple providing an aesthetically pleasing view visible to the public street as well as to the adjacent residential properties in the neighborhood.*

2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures, and will be compatible with the character of the surrounding area

**FINDING:** *As indicated on the site plan, careful consideration was made in the design and placement of the patio cover to ensure compatibility with surrounding and adjacent uses. Conditions will be placed on the project to ensure that the proposed improvements will not adversely affect or become detrimental to adjacent uses, buildings, or structures protecting the health, safety and general welfare of the residents of the City.*

3. That the proposed site is adequate in size and shape to accommodate the land use development features prescribed in this Zoning Code to integrate the use with existing and planned uses in the vicinity.

**FINDING:** *The site is adequate in size and shape to accommodate the proposed exterior improvements to the religious assembly facility and the new patio cover. All requirements of the Zoning Code are met, with additional conditions of approval being placed on the development to help integrate the use with existing land uses as well as the existing development.*



**RECOMMENDATION**

Staff recommends that the Planning Commission adopts Resolution Number 2018-006 Case No. 2018-0001DRB for Development Review and Resolution Number 2018-007 Case No. PLNG2014-0108CUP for Conditional Use Permit as conditioned, to allow the proposed improvements, in that the proposed project meets the required findings under the City of Hawaiian Gardens Municipal Code.

**Attachments:**

1. Resolution No. 2018-006 (Development Review) and Resolution No. 2018-007 (Conditional Use Permit)
2. Attachment A: Conditions of Approval
3. Standard List of Conditions
4. Project Design Package: Site plan, elevations, and engineering drawings

**RESOLUTION NO. 2018-006**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE ARCHITECTURAL DESIGN FOR FAÇADE IMPROVEMENTS TO AN EXISTING RELIGIOUS ASSEMBLY FACILITY AND A NEW 1,411 SQ. FT. PATIO COVER AT 22110-16 PIONEER BOULEVARD IN THE CITY OF HAWAIIAN GARDENS, CALIFORNIA, 90716.**

**WHEREAS**, Manilal Padhiar submitted plans proposing exterior architectural improvements to an existing religious assembly facility and a new 1,411 sq. ft. patio cover for property located at 22110-16 Pioneer Boulevard; and

**WHEREAS**, the Director deferred the approval of the proposed architectural design to the Planning Commission; and

**WHEREAS**, on July 25, 2018, the Planning Commission of the City of Hawaiian Gardens held a hearing relative to the design of the project associated with Case Number 2018-0001DRB; and

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Hawaiian Gardens as follows:

**SECTION 1.** The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301 under existing private facilities. The proposed project is to all the remodel of an existing religious assembly facility and a new patio cover.

**SECTION 2.** The Planning Commission of the City of Hawaiian Gardens **HEREBY FINDS AND DETERMINES** that Case No. 2018-0001DRB will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

**SECTION 3.** The Planning Commission of the City of Hawaiian Gardens **HEREBY FINDS AND DETERMINES** that Case Number 2018-0001DRB satisfies the criteria of Section 18.70.090.B et seq. based on compatibility with the following design guidelines:

**General Provisions (HGMC18.70.090.B):**

There are numerous General Provisions in the HGMC pertaining to design. Many of these provisions are required as part of the plan checking process and are not related to the architecture of the building. The following are the general provisions of which Staff believes the proposed project is consistent as related to the design of the building:

General Provision Number 1: Development shall be compatible with the character of the neighborhood and surrounding sites and shall not be detrimental to the orderly and harmonious development of the surrounding areas and of the City. The height and bulk of

any proposed building and structure on site shall be in scale and proportion with surrounding structures and not dominate the site or neighborhood.

*The exterior improvements to the religious assembly facility will incorporate a number of architectural features such as exterior stucco finish, decorative window/door treatment, stone veneer, and decorative pilasters. The height and bulk of the Shikhara (tower) will not exceed the height permitted by the surrounding residential zone. The height permitted in the residential zone is 30 ft; the proposed Shikhara is 29'8". Therefore, the proposed improvements will not be detrimental to the orderly and harmonious development of the surrounding areas and of the City.*

**General Provision Number 9:** Building elevations, design characteristics and other architectural and aesthetic features shall not be unsightly, undesirable, or obnoxious in appearance; shall create an orderly and aesthetically pleasing environment; and shall be harmonious and compatible with existing development in the area.

*The proposed building elevation will incorporate traditional Hindu architectural features as part of the exterior improvements. Hindu architecture has many varieties of style, though the basic nature of the Hindu temple remains the same.*

*The exterior improvements consist of a remodel of the entrance (garbhagriha) with a tower-like structure (shikhara), stone veneer at the base of the building, stucco walls, decorative doorway/window trim and decorative cornice/embrims. The proposed improvements will not be unsightly, undesirable, or obnoxious in appearance creating an orderly and aesthetically pleasing environment; and shall be harmonious and compatible with existing development in the area.*

**General Provision Number 10:** New development and remodeling shall be designed in such a way to upgrade the appearance of the area.

*The proposed remodel of the existing religious assembly facility and the new patio cover will use colors and materials that are earth tone in nature (browns and yellows), exterior stucco finish, decorative cornice, pilaster columns and stone veneer will enhance to appearance of the existing elevations to create an aesthetically please structure, improving the appearance of the surrounding neighborhood along Pioneer Boulevard.*

**Design Standards and Guidelines (HGMC18.70.090.C):**

**Guideline Number 1:** In addition to the height and setback requirements for each zone, changes in material, height, projections in the vertical and horizontal plane or similar façade changes are required on visible exterior walls.

*The proposed improvements include a number of changes to the height, projection and vertical plane by remodeling of the building entrance and building roof. The proposed improvements will construct a new parapet around the entire roof line to give the appearance of a flat roof. Also, the proposed tower (Shikhara) is larger than the existing dome that currently existing. These changes will revitalize a building that was constructed 74 years, which is used for religious assembly purposes.*

**SECTION 4.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number 2018-0001DRB, approving the architectural design to remodel an existing religious assembly facility and construct a new patio cover subject to the following conditions:

1. The proposed plans and colors and materials as presented shall be made a part of this approval. The Director of Community Development shall be allowed to approve minor changes to the plans including colors and materials at his or her discretion. All elevations will be keyed to the final colors and materials board.
2. Any and all outstanding corrections shall be made to the plans prior to final approval of the site plan, which will include standard conditions of approval as applicable.
3. Any architectural changes required by the Planning Commission as a result of the hearing shall be made to the plans to the satisfaction of the Director of Community Development.
4. The final architectural plans shall be designed to include all elements of the proposed rendering approved by the Planning Commission including but not limited to window treatments, stacked stone, lighting, design of the columns, designer entry door and adjacent windows, landscaping and fencing.
5. The plans shall be resubmitted for a full review by the Planning Division prior to submittal to the Building Division.

**SECTION 5.** The Planning Commission Secretary shall certify to the adoption of this resolution.

**PASSED, APPROVED, AND ADOPTED** by the Hawaiian Gardens Planning Commission on this 25th day of July 2018.


  
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DONNA SCHULTZE  
CHAIRMEMBER

ATTEST:

  
\_\_\_\_\_  
BRENDA BECERRA  
PLANNING SECRETARY

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2018-006 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 25th day of July 2018, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

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

  
BREDA BECERRA  
PLANNING SECRETARY  
CITY OF HAWAIIAN GARDENS

**RESOLUTION NO. 2018-007**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS APPROVING CONDITIONAL USE PERMIT CASE No. PLNG2018-0033CUP TO REMODEL AN EXISTING RELIGIOUS ASSEMBLY FACILITY AND CONSTRUCT A NEW 1,411 SQ. FT. PATIO COVER ON PROPERTY LOCATED AT 22110-16 PIONEER BOULEVARD, HAWAIIAN GARDENS, CA 90716.**

**WHEREAS**, Manilal Padhiar is requesting a Conditional Use Permit to remodel an existing religious assembly facility and construct a new 1,411 sq. ft. patio cover on property located at 22110-16 Pioneer Boulevard, Hawaiian Gardens, CA 90716; and

**WHEREAS**, the property is located within the "PF" (Public Facility) zoning district; and

**WHEREAS**, The proposed improvements are permitted in the "PF" zoning district with the approval of a Conditional Use Permit (CUP) pursuant to Chapter 18.60.050 of the Hawaiian Gardens Municipal Code; and

**WHEREAS**, the Community Development Department finds that the proposed improvements will not be detrimental to the public health, safety, and welfare of the City and its inhabitants, subject to the conditions of approval; and

**WHEREAS**, on July 25, 2018, the Planning Commission of the City of Hawaiian Gardens held a public hearing to receive oral and written testimony relative to Conditional Use Permit Case No. PLNG2018-0033CUP.

**THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The Planning Commission does hereby make the following findings of fact:

- A. The applicant, Manilal Padhiar, has requested approval of Conditional Use Permit Case No. PLNG2018-0033CUP to remodel an existing religious assembly facility and construct a new patio cover on property located at 22110-16 Pioneer Boulevard, Hawaiian Gardens, CA 90716.
- B. The site is located at 22110-16 Pioneer Boulevard near the Civic Center on the east side of Pioneer Boulevard between 221st Street and 223<sup>rd</sup> Street.
- C. The property has a General Plan designation of Public Facility and is zoned "PF" (Public Facility).
- D. A determination has been made that the proposed project is Categorically Exempt (CEQA, Section 15301 – Existing Facilities and Section 15303-Small structures) and will not have a significant impact on the environment, and a Notice of Exemption is recommended for approval.

- E. The Planning Commission of the City of Hawaiian Gardens held a duly noticed public hearing on July 25, 2018, to review and consider the staff report prepared for the project and receive public testimony.

**SECTION 2.** Based on oral and written testimony and other evidence received at the public hearing held for the project, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission does hereby make the following findings on Conditional Use Permit Case No. PLNG2018-0033CUP pursuant to Section 18.100.090D of the Zoning Code, as follows:

1. That the proposed use is consistent with the General Plan.

***FINDING:*** Under the General Plan Land Use Element designates the subject site as Public/Quasi-Public "Assembly." The proposed project is a religious assembly facility consistent with all zoning regulations and goals and objective of the General Plan Land Use Element, and thus is consistent with the Hawaiian Garden's General Plan.

*The General Plan of the City of Hawaiian Gardens poses certain goal and objectives, which reflect the expectations and wishes of the City with respect to land uses and infrastructure. Specifically, the project is consistent with the following:*

Land Use Element- Policy 1.1- Accommodate new development in accordance with the Land Use Map.

*The General Plan Land Use Map designates the subject properties as Public/Quasi-Public "Assembly." Currently, the existing building is being used as a temple for religious assembly, which is a conditionally permitted use consistent with this General Plan goals and objectives and zoning regulations.*

Land Use Element- Policy 1.2- Preserve and maintain existing parks, institutions, and cultural facilities.

*The proposed improvements will preserve and maintain an existing structure that is currently being used as a place for religious assembly with needed façade improvement that will enhance the appearance of the building as well as the surrounding neighborhoods.*

Land Use Element- Policy 7.4- Require that all commercial building facades facing residential parcels be designed to continue the architectural character established for the main street facing elevations and be aesthetically pleasing.

*The proposed improvements to the building elevations will be incorporated on all four sides of the temple providing an aesthetically pleasing view visible to the public street as well as to the adjacent residential properties in the neighborhood.*

2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures, and will be compatible with the character of the surrounding area

**FINDING:** *As indicated on the site plan, careful consideration was made in the design and placement of the patio cover to ensure compatibility with surrounding and adjacent uses. Conditions will be placed on the project to ensure that the proposed improvements will not adversely affect or become detrimental to adjacent uses, buildings, or structures protecting the health, safety and general welfare of the residents of the City.*

3. That the proposed site is adequate in size and shape to accommodate the land use development features prescribed in this Zoning Code to integrate the use with existing and planned uses in the vicinity.

**FINDING:** *The site is adequate in size and shape to accommodate the proposed exterior improvements to the religious assembly facility and the new patio cover. All requirements of the Zoning Code are met, with additional conditions of approval being placed on the development to help integrate the use with existing land uses as well as the existing development.*

SECTION 3. The Planning Commission of the City of Hawaiian Gardens does hereby approve Conditional Use Permit Case No. PLNG2018-0033CUP, subject to the findings included within this resolution and subject to the Conditions of Approval incorporated herein by reference.

SECTION 4. The Planning Commission Secretary shall certify to the adoption of this resolution.

**PASSED, APPROVED, AND ADOPTED** by the Hawaiian Gardens Planning Commission on this 25th day of July 2018.

ATTEST:

  
BRENDA BECERRA  
PLANNING SECRETARY

  
DONNA SCHULTZE  
CHAIRMEMBER



I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2018-007 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 25th day of July 2018, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

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

  
\_\_\_\_\_  
BRENDA BECERRA  
PLANNING SECRETARY  
CITY OF HAWAIIAN GARDENS

**ATTACHMENT A**  
**Conditions of Approval**  
**Case No. PLNG2018-0033CUP**

The Director of Community Development hereby approves of Case No. **PLNG2018-0033CUP**, subject to the following conditions necessary to protect the public's health, safety, and general welfare.

**Planning Department:**

1. The applicant shall sign a written statement stating that he has read, understands, and agrees to the conditions of the granting of this Conditional Use Permit within twenty (20) days of the approval, or this approval shall become null and void.
2. This Conditional Use Permit may be reviewed and amended by the Director of Community Development at anytime for the purpose of imposing new conditions to mitigate potential adverse impacts.
3. All of the conditions listed in the Standard List of Conditions and as well as "Attachment A" shall be complied with by the applicant, business operator(s) and proprietors of the subject property.
4. The business owner shall be responsible for maintaining both the interior and exterior of the location clean from all trash and debris.
5. The interior and exterior of the premises shall be maintained and cleaned in order to prevent any objectionable smells or odors.
6. The business operation conducted on the property shall not be objectionable by reason of noise, smells, dust, mud, smoke, vibration, light, glare, or other similar causes. Should the business operation become objectionable by reason of noise, odor, smells, smoke, vibration, light, glare or any other cause, it shall be cause for the issuance of a citation or prosecution of the responsible person or business, and/or revocation of this conditional use permit by the City of Hawaiian Gardens.
7. All business operations conducted on the property shall not cause excessive noise, in violation of the City Noise Ordinance (Chapter 9.29). Violation of the City Noise Ordinance shall be cause for the issuance of a citation or prosecution of the responsible party or business, and/or revocation of this conditional use permit by the City of Hawaiian Gardens.
8. Any questions of intent or interpretation of any conditions shall be resolved by the Director of Community Development.
9. It is not the intent of this approval to supersede and or replace any previously approved entitlements and associated conditions for the subject property. The Director of

Community Development, or his designee, shall have the sole discretion to determine which conditions shall apply should conflicts arise between this approval and any other entitlements on the property.

10. The exterior of the existing religious assembly facility shall incorporate sufficient security lighting and shall be reviewed and approved by the Community Development Director or his designee.
11. The non-permitted shade structure at the rear of the property shall be removed prior to the issuance of a building permit for the proposed improvements.
12. The applicant shall legalize the converted garage and rear storage addition (80 sq. ft.) by submitting detailed plans to the Building Division for review and approval. The building permits for the proposed improvements will not be finalized until the applicant has obtained a building permit for the existing conversion.
13. The non-permitted laundry room/sink and bathroom at the rear of the residential house shall be removed or legalized prior to the commencement of the proposed improvements.
14. The proposed new restroom must meet all of the State requirements under ADA (American Disability Act) prior to the final approval of the building permit.
15. All signage must be reviewed and approved by the Planning Staff under a separate building permit for signage.
16. A detailed landscape plan showing all existing and proposed landscape planter areas shall be provided for review and approval of the Community Development Director.
17. The applicant shall submit a detailed plant material list and irrigation plan for all new planter areas for reviewed and approved of the Community Development Director prior to the issuance of any building permit.
18. The applicant shall remove the Italian Cypress trees located along the front of the property and replace them with drought tolerant shrubs. A 36" box tree shall added to the front landscape area to replace the existing Italian Cypress.

**STANDARD LIST OF CONDITIONS**

DATE:	June 25, 2018
OWNER(S):	Gayatri Pariwar
PERMITTEE:	
APPLICANT:	Manilal Padhiar
PROJECT ADDRESS:	22110-16 Pioneer Boulevard Hawaiian Gardens, CA 90716

All projects approved by the City of Hawaiian Gardens shall meet the standard conditions that have been checked unless specifically exempted by the Hawaiian Gardens Municipal Code (HGMC). The standard conditions checked below must be complied with prior to the issuance of an occupancy permit or business license unless noted otherwise. Call the CDD if you have any questions concerning specific conditions on this list at (562) 420-2641.

Todos los proyectos aprobados por la Ciudad de Hawaiian Gardens deben cumplir las condiciones marcadas a menos de que sean específicamente exento por las reglas municipales de la Ciudad de Hawaiian Gardens. Las condiciones regulares mencionadas en los párrafos siguientes deben cumplirse antes de obtener un permiso para ocupar el negocio/residencia menos de que sea notado de otra manera. Llame al Departamento de Desarrollo de la Comunidad si tiene preguntas acerca de específicas condiciones en esta lista llame al (562) 420-2641.

The Property Owner, Permittee and Applicant shall comply with all conditions of approval for the following entitlement (s):

	Case Number	Resolution Number	Approval Date
Tract Number			
Parcel Map Number			
Variance Number (s)			
CUP Number (s)	PLNG2018-0033CUP	2018-007	
Plot Plan Number (s)			
Special Use Permit			
Minor Exception			
Minor Use Permit			

REQUIRED	DONE	
		<b>I. GENERAL PROJECT CONDITIONS</b>
		A. This Conditional Use Permit shall allow the State Alcohol Beverage Control (ABC) to grant a license allowing the sale of beer (Type 41- On-Sale Beer and Wine for Bona Fide Public Eating Place) for on-site consumption at the proposed restaurant located at 12117-12119 Carson St., Hawaiian Gardens, CA 90716. This entitlement shall only allow the service of alcohol at an eating establishment.
X		B. Approval is based on Permittee's/Applicant's PRELIMINARY Site plan, Floor plan, Elevations, as approved by the City Planning Commission. The plans are part of the standard list of conditions and are approved only as a preliminary drawing. Final construction plans will require approval from the Community Development Director. If during plan check substantial corrections are made to the approved preliminary plans from the Building and Safety Division and Fire Department, the Community Development Director may cause the project to be null/voided or resubmitted for review at the discretion of the approving body.
X		C. The development shall comply with the requirements of Hawaiian Gardens Municipal Code (HGMC), Title 18 of the HGMC, and the C-4 Zoning District and these conditions of approval.
X		D. Any revisions to the approved plans must be resubmitted for review and approval by the Community Development Department, prior to the issuance of an occupancy permit, business license, or sign off of a building permit.
X		E. Within sixty (60) days of approval of this entitlement, the Permittee shall submit to the Community Development Department for review and approval three (3) copies of revised plans, similar to those identified in Condition I.B., with any amendments required by these conditions of approval included.
X		F. In the event that the herein specified entitlement and construction (Case Numbers PLNG2018XXXX) is not completed within one (1) year from the date of approval of this application, such approval shall automatically become null and void.
		G. This entitlement shall expire on. Continued use of the property thereafter shall be subject to regulations in effect at that time. At least six (6) months prior to the expiration of this entitlement and the event the Permittee intends to continue operations after this date, a new Conditional Use Permit application shall be filed with the City of Hawaiian Gardens. The application shall request a continuance of the use permitted under this entitlement.
X		H. Approval shall not take effect for any purpose until the Applicant, Permittee, business owner(s), and/or property owner(s) have filed with the City of Hawaiian Gardens an affidavit stating that he/she/they are aware of and accept all of the conditions set forth in the letter of approval, this standard list of conditions, any additional conditions of approval, and any environmental mitigation measures. The notarized affidavit (s) shall be submitted within THIRTY (30) calendar days of the date of approval of this application. If the notarized affidavit is not submitted within the identified days, such entitlement shall automatically become null and void.
X		I. Approval does not relieve the Permittee, business owner(s), property owner(s), and/or unit tenants from compliance with other Federal, State, Regional, County, and/or City requirements.
X		J. Permittee is required to hire applicable state licensed contractors to perform the job as per the approved plans using standard conventional construction methods as accepted by the industry. All contractors and subcontractors are to obtain a business license from the business license clerk. A list of contractors with contact information is to be submitted to the business license clerk for reference and file prior to the issuance of a building permit.
X		K. Permittee shall comply with the City of Hawaiian Gardens Business License Ordinance and cooperate with the City to obtain compliance by contractors and tenants.

REQUIRED	DONE	
		L. The days and hours of operation of the business shall be from 10:30 AM to 12:00 AM seven days a week. Alcohol service shall cease by 11:30 PM.
		M. NO ISSUANCE OF A TEMPORARY PERMIT, AN OCCUPANCY PERMIT, A BUSINESS LICENSE, SIGN OFF OF A BUILDING PERMIT, or OPERATION OF THE BUSINESS will be granted or allowed until ALL IMPROVEMENTS required by this approval have been completed, inspected, and approved by the appropriate department.
X		N. Violation of any of the conditions of this permit shall be cause for the issuance of a stop work order, citation, prosecution, and/or revocation of all rights thereunder by the City of Hawaiian Gardens.
X		O. The City may inspect the subject site at least one time each year to review conformance with the project's conditions of approval and/or environmental mitigation measures. Findings of said investigation may be reported to the City Council for receipt and/or action.
X		P. Community Development Department shall have full access to inspect subject establishment during all operating hours to ensure compliance with conditions of approval.
		Q. Prior to the issuance of a building permit, the Permittee shall provide documentation that they own all the property or have control of the property, that is part of these applications or have approval from the property owner(s) of the property for the proposed use.
		R. Prior to the submittal of an application for a grading permit, building permit, or encroachment permit, the Permittee shall provide to the Director of Community Development three complete and final sets of construction related drawings.
X		S. The Community Development Director is authorized to make minor modifications to the approved concept design plans or any of the conditions of approval if such changes shall achieve substantially the same results as would strict compliance with said plans and conditions. Any conflicts between the plans and conditions of approval shall be resolved by the Community Development Director.
X		T. The property shall be developed and maintained and operated in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
X		U. Failure to conform to the any of these conditions of approval may result in code enforcement proceedings with fines upon conviction as provided by law. For more information contact the Community Development Department at (562) 420-2641.
X		V. Due to the nature of the proposed use, unforeseen impacts may be created which may necessitate additional conditions of approval that could limit the activity or business. Additional conditions of approval may be imposed by the Community Development Director. Any conditions of approval imposed by the Community Development Director shall be agreed to by the project Permittee and/or tenant(s). If no agreement is reached, the matter can be appealed to the City Council. Until such appeal, the new condition shall remain in effect until a decision is rendered by the City Council. If no agreement is reached after presentation to the City Council, the land use entitlement(s) shall be subject to a revocation hearing, where it may be determined to be null and void.
		W. No business shall locate on the premises or attempt to conduct business without first securing a business license, approved by the Community Development Director. A violation of this section will invalidate the entire Special Use Permit (SUP) and citations may be issued to the Permittee, property owner(s) and/or business owner(s).
X		X. If in the opinion of the Community Development Director a new business relocates in the center which could create impacts that can not be mitigated or could operate in a manner as to interfere with other businesses or uses in the vicinity, that use or business shall not be permitted.
		Y. NOTICE - This parcel is within a homeowner's association community. The covenants, conditions and restrictions (CCR's) of the association may require that you secure approval from the City. The City assumes no liability for any failure to contact your association.

REQUIRED	DONE		
X		Z	The business operation conducted on the property shall not be objectionable by reason of noise, odor, smells, dust, mud, smoke, vibration, light, glare, or other similar causes. Should the business operation become objectionable by reason of noise, odor, smells, dust, mud, smoke, vibration, light, glare, or other similar causes, it shall be cause for the issuance of a citation or prosecution of the responsible person or business, and/or revocation of this entitlement (s) by the City of Hawaiian Gardens.
X		AA	All business operations conducted on the property shall not cause excessive noise, in violation of the City Noise Ordinance (Chapter 9.29). Violation of the City Noise Ordinance shall be cause for the issuance of a citation or prosecution of the responsible person or business, and/or revocation of this conditional use permit by the City of Hawaiian Gardens.
X		BB	If during the term of this entitlement, there is a change in operation, fact, policy or method that would substantially alter the information given in the application, such entitlement shall be deemed terminated and a new entitlement application must be submitted to continue operation.
X		CC	The Permittee shall defend, indemnify, and hold harmless the City of Hawaiian Gardens, its agents, its officers, and employees from any claim, action, or proceeding against the City of Hawaiian Gardens or its agents, its officers, and employees to attack, set aside, void, or annul this approval.
X		DD.	In the event that any claim, action, or proceeding described above is filed against the City of Hawaiian Gardens, the Permittee shall within ten (10) days of the filing shall be paid to the City of Hawaiian Gardens an initial deposit of five thousand dollars (\$5,000) from which actual costs shall be billed and deducted for the purpose of defraying the expense involved with the City's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the Permittee or Permittee's counsel. The Permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
X			1. If during litigation, the actual costs incurred reach eight percent (80%) of the amount on deposit, the Permittee shall deposit additional funds to bring the balance up to the amount of the initial deposit (\$5,000). There is no limit on the supplemental deposits that may be required prior to completion of litigation.
X			2. The cost for collection and duplication of records and other related documents will be paid by the Permittee.
X			3. At the sole discretion of the Permittee, the amount of the initial and supplemental deposits may exceed the minimum amounts defined herein.
X		EE	If any provision of this entitlement is held or declared to be invalid, the entitlement permit shall be void and the privileges granted thereunder shall lapse.
X		FF	In the event that there are conflicts between required approved final plans and the provisions of this Standard List of Conditions, then the Standard List of Conditions will be the guiding document for the entitlement of this application.
			<b>II. PLANNING DIVISION STANDARDS</b>
X		A.	Community Development Department staff shall have access to the subject property at anytime during construction or operation to monitor progress.
		B.	Prior to the issuance of an occupancy permit, the Permittee shall provide at least one (1) trash receptacles/dumpsters are to be located at East Property Line. The exact type of trash receptacle and enclosure shall be subject to the approval of the Community Development Department.

REQUIRED	DONE	
		C. A new six-foot high masonry wall shall be constructed along the: ___ North; ___ South; ___ East ___ West property line (s) subject to review and approval of the Community Development Department. Separate plans shall be designed, reviewed and approved by the Community Development Department. This color and still of the fence will be subject to Design Review by the Community Development Department. A CHAIN MAY BE PLACED ACROSS THE DRIVEWAY WHEN THE AUTOMOTIVE REPAIR FACILITY IS CLOSED. NO FENCES OR GATES ALONG THE WESTERN PROPERTY LINE ARE APPROVED WITH THIS ENTITLEMENT.
		D. No fences or walls may be built without first securing approval from the Community Development Department. Any new fence or wall will be subject to Design Review by the Community Development Department.
		E. An enclosed refuse area shall be provided within the restaurant and shall be maintained in manner consistent with requirements of the solid waste collection service provider and Fire and Health departments.
		G. All vehicle care, maintenance, and repair work shall be conducted within the proposed garage. No outside vehicle care, maintenance or repair shall be allowed.
X		H. Architectural details of doors and window mullions shall be reviewed and approved by the Community Development Department.
X		I. Permittee shall provide address numbers for the building(s), to the specifications of the Community Development Department. Address numbers shall be installed prior to the issuance of an occupancy permit.
		J. There shall be created "private" open space, a minimum of eighty (80) square feet, adjacent to each second floor residence. The open space shall have a minimum dimension of five feet (5'0").
		K. There shall be created "public" open space, a minimum of one hundred twenty (120) square feet per unit (a minimum of 960 square feet). The open space shall have a minimum dimension of eight feet (8'0").
		L. The proposed fire place may extend a maximum of two feet (2'0") into the side yard setback. There shall be a minimum of three feet (3'0") between the property line and the fire place.
		M. There shall be no subdivision of the rental units or buildings. There will be no other business located at this address.
X		N. There shall be no permanent (i.e., more than three [3] hours) storage of vehicles, trailers, equipment, or personal goods within the drive aisles of this facility. No overnight parking.
X		O. No hazardous materials (i.e., motor oils, gasoline, transmission fluids, household cleaning, gardening/landscaping products, etc.) shall be stored outside of the business. All materials shall be contained within a fireproof locker.
X		P. All barbed wire on or surrounding the property shall be removed and properly disposed of.
		Q. Prior to the issuance of an occupancy permit or final of the building permit, the existing fence in the front yard, shall be removed and brought into conformance with the requirements of the Hawaiian Gardens Municipal Code. Of interest is the chain link fence in the front yard that is broken and/or otherwise in disrepair. All fencing materials shall be in accordance with the requirements of the Hawaiian Gardens Municipal Code.
X		R. All exterior lighting shall be shielded and directed away from adjoining uses to prevent direct illumination and/or glare.
X		S. All proposed roof equipment shall be screened.
		T. A six foot chainlink fence will be allowed on the property until the conclusion of the construction.



REQUIRED	DONE	
X		U. The applicant has submitted plans for a remodel/expansion or new construction. Should the building be substantially demolished, new plans will need to be submitted for design review to the Planning Department. New conditions of approval may arise and will be made part of this application.
		V. There shall be no selling of vehicles, or vehicles displayed for selling at the subject property.
		W. The property owner shall participate in the City of Hawaiian Gardens Commercial Rehabilitation Program. Should the property owner choose not to participate in the program, or the program is no longer funded by the Redevelopment Agency, the owner and applicant shall make improvements to the property as part of this entitlement, including but not limited to the upgrading of the front façade (Carson Street side), reconstruction of the parking lot, screening of all rooftop equipment, removal of nonconforming signs, and the painting, stucco, and general repair of all buildings. Improvements shall be to the satisfaction of the Director of Community Development. Failure to do so shall void the subject entitlements.
		X. Only the southerly-facing entrances shall be used for ingress/egress. Doors adjacent to Tilbury Street shall not be utilized during normal business hours by patrons.
		Y. The business shall provide at least one (1) licensed uniformed security guard after 10:00 P.M. The guards shall be required to patrol all public areas in the immediate vicinity and all-off street parking facilities used by the patrons of the business.
		Z. No one under the age of twenty-one (21) shall be permitted in the establishment.
		<b>III. PARKING/ACCESS STANDARDS</b>
		A. All parking spaces shall meet the requirements of Chapter 18.70.010 as it relates to size (width, length) aisle width, etc. unless otherwise reduced. Regular parking spaces shall be a minimum of 9'0" wide, exclusive of the 4-inch wide striping.
		B. The project shall provide a minimum of eleven (11) off-street parking spaces for customer parking of which will not be used for car rental display purposes. The site shall provide handicap parking spaces in accordance with ADA requirements.
		C. There shall be no outside storage of vehicle parts, equipment, trailers, trash or debris, supplies, equipment, or materials. There shall be no outside storage of abandoned, inoperable, or wrecked vehicles. <b>NO OVERNIGHT PARKING.</b>
		D. Prior to the issuance of an occupancy permit or sign off of the final permit, the closed drive aprons on between _____ and _____ will be closed and replaced with new curb & gutter. The open drive aprons on Seine and Devlin will be replaced to correspond with the parking access/rolling gates. The driveway and sidewalk shall be constructed of portland cement. The driveway and sidewalk shall be constructed in accordance with LA County Public Works Standards, and thereafter maintained in good serviceable condition. As necessary, obtain an encroachment permit from the City Engineer Division.
		E. All designated parking spaces shall be separated by 4-inch wide striping to show the layout of the intended parking stalls. Such striping shall be maintained in a clear, visible and orderly manner at all times.
		F. Handicapped parking spaces shall be provided and improved pursuant to the standards of the California Accessibility Standards Interpretive Manual.
		G. A minimum of 10% of the required parking area shall be landscaped and maintained in accordance with Section 18.24.040 HGMC.

REQUIRED	DONE		
		I.	All non-residential development >25,000 sq. ft. shall be subject to Chapter 18.52 of the HGMC regarding Travel Demand Measures (TDM).
		J.	All Permittees subject to TDMs shall submit a monitoring agreement to the specifications of the City Attorney and Community Development Department, which shall be binding upon the Permittee with respect to the implementation of the required Trip Reduction Measures specified therein.
		K.	Prior to release of occupancy, the Community Development Director shall issue a certificate of compliance with the Trip Reduction Measures as required.
		L.	A letter from the property owner(s) authorizing parking enforcement shall be submitted prior to the issuance of a Certificate of Occupancy and/or business license.
			<b>IV. SIGN STANDARDS</b>
X		A.	No signs of any kind or advertising shall be placed on the subject property without first obtaining approval of the City. All signs shall be developed in accordance with the Hawaiian Gardens Municipal Code (HGMC) and Title 18 of the HGMC.
		B.	Prior to the issuance of a building permit, the Permittee shall affix signs indicating no parking in the drive aisle/fire lane of the subject site.
X		C.	The property owner(s) shall be responsible for removal of the sign(s) within five (5) days after vacation of the site by the tenant. Removal of the wall sign shall include the repair of the wall surface back to the original condition.
X		D.	Signs shall be in accordance with the Master Sign Program which sets regulations for signs at The Gardens commercial center.
X		E.	The Permittee shall install and maintain the following signage. Signage shall be installed at the front entrance to the building. Signage shall be of a minimum dimension of 2'0" by 2'0", with letters a minimum of one inch (1") in height. Prior to installation of the signs, the signs and text, and proposed location shall be approved by the Community Development Department. The Community Development Department shall be contacted to inspect the property to ensure installation of the signage, prior to the issuance of a business license. a. "No Loitering permitted." b. "Maximum Occupancy of this business is (number too be determined by LACFD/HGB&S)." c. "This business is under camera/video surveillance."
X		F.	All structures, walls, and fences on the subject property shall remain free of all unapproved signs and extraneous markings or drawings. The Permittee shall remove all unapproved signs and extraneous markings or drawings within twenty-four (24) hours of notification by the City of Hawaiian Gardens, weather permitting. Paint utilized in the covering of such markings shall be of a color that matches the color on adjacent surfaces. Prior to issuance of a business license the graffiti located on the front walls shall be removed.
		G.	There shall be no advertisement of alcoholic beverages on the exterior walls or windows of the business. No 'temporary' signs shall be displayed advertising alcoholic beverages. The placement of portable or temporary signs or banners on the property is prohibited.
		H.	No raceway signs will be allowed. Painted wall signs, human held signs and strobe lights will not be permitted with this development.
			<b>V. LANDSCAPING &amp; IRRIGATION STANDARDS</b>

REQUIRED	DONE	
		A. The applicant will provide a plan for improved landscaping within the existing planters located on the western side of the property. Final landscape and irrigation plans shall be reviewed and approved by the Community Development Department prior to the issuance of a building permit. The size, species, and quantity of landscaping materials and trees shall be determined by the Community Development Director's discretionary review. A plan with soil preparation notes, tree staking, etc. shall be included in the plan.
X		B. Plant varieties shall be as shown on approved landscaping drawings, unless changed by conditions of approval. All quantities shall be verified by actual count. Plants, including trees, shrubs, and ground cover shall have been grown in nurseries inspected by the California Department of Agriculture. Inspection and approval of plants is required. The City may reject plants, if defective or not in compliance with these standards.
X		C. A permanent maintenance program of all landscaping shall be provided insuring regular irrigation, fertilization and weed abatement.
		D. The applicant will provide two streets subject to review & approval of the Community Development Department. Street trees shall be installed along Norwalk Blvd. The specific type (species/genus), number and location of these street trees shall be coordinated with the Community Development Department. The tree(s) must be planted prior to issuance of an occupancy permit or final of the building permit. Root control barriers shall be required of all trees planted within the public right-of-way, or within five feet (5'0") of the public right-of-way, if planted on private property. Root barrier shall be a minimum of twenty-four inches (24") wide and 0.080 inches thick, and made of high impact polyethylene or polypropylene, with double top edge, and manufactured for root barrier purposes. Sheeting shall have integrally molded root deflector ribbing and integrally molded Joiner strips.
		E. All required yard areas and unpaved open areas shall be landscaped with turf, trees and shrubs and shall be maintained as necessary, with an automatic irrigation system, controlled with a timer.
		F. No trees shall be removed other than those shown on the approved plans,
X		G. Landscape materials and irrigation systems are to be inspected by a city representative prior to final issuance of a certificate of occupancy.
		H. Existing Palm Trees on the property shall be retained and incorporated into the project's landscaping, if practical. If removed, the palm trees will be replaced on a one-to-one ratio.
X		I. The project will comply with the requirements of Chapter 13.18, related to water conservation of landscaping.
X		J. All trees shall be a minimum twenty-four (24") or thirty-six inch (36") box, as shown on the approved landscaping plans. Twenty-four inch trees shall be a minimum of 10'-0" in height. Such trees shall have a minimum average trunk diameter, measured twelve inches (12") above grade, of one and one-half inches (1 ½ "). No tree shall have a trunk diameter of less than one inch (1"). Such trees shall have a minimum branch canopy of 5'- 0" in diameter. Thirty-six inch trees shall be a minimum of 15'-0" in height. Such trees shall have a minimum average trunk diameter, measured twelve inches (12") above grade, of two inches (2"). No tree shall have a trunk diameter of less than one and one-half inches (1 ½ "). Such trees shall have a minimum branch canopy of 7'- 6" in diameter. Documentation as to the size of these trees shall be provided during final inspection of the landscaping and irrigation system.
		K. If non-canopy type trees are proposed (i.e., palms, etc.) on a case by case basis sizes of these trees will be determined.
X		L. All shrubs shall be a minimum one (1) or five (5) gallons, as shown on the approved landscaping plans. Documentation as to the size of these shrubs shall be provided during final inspection of the landscaping and irrigation system
X		M. All ground covers shall, after one year, provide one hundred percent (100%) coverage.

REQUIRED	DONE	
		N. Prior to issuance of an occupancy permit, the entire property shall be landscaped and irrigation system installed in accordance to the approved plans and approved by a representative of the Community Development Department.
		O. The Permittee's Landscaping Contractor shall maintain all landscaping for a minimum of ninety (90) days. This period shall start at the sign off of the landscaping by the Community Development Department.
		P. All trees of 24-inch size or larger, to include palms, shall be guaranteed for one (1) year. Guarantee period shall start on date the Permittee's Landscaping Contractor is relieved of maintenance responsibility.
		Q. All plants that show signs of failure to grow due to improper maintenance, injury or damage from any cause, including vandalism, so as to render them unsuitable for the purposes shall be immediately replaced.
		R. All existing landscaped area shall be replaced to the specifications set forth by the Community Development Department.
		S. Applicant will provide two additional palm trees in the Hawaiian Ave frontyard setback. This will provide for a total of four (4) Palm Trees. The may be Washingtonia, Queen, or King Palms with a minimum height of then (10) feet.
X		T. Prior to the final of all Building and Safety permits, the applicant/property owner will submit a landscape plan that fully identifies the current landscape conditions of the subject property. The Community Development Director may then require additional landscaping materials, at his discretion. The entire property shall then be landscaped with an irrigation system installed in accordance to the approved plans and permanently maintained.
		U. Prior to the issuing of Building Permits, the applicant will immediately implement all recommendations outlined in the "Palm Health Evaluation Report." Of immediate concern is: <ol style="list-style-type: none"> <li>1. Soil Level and Mulching – many of the tree wells are under the sidewalk.</li> <li>2. Fertilization – due to malnutrition, 'pencilng' has been outlined.</li> </ol>
<b>VI. PROPERTY MAINTENANCE STANDARDS</b>		
X		A. The Permittee shall maintain, and upgrade as necessary, the property as required by the City Zoning, Health, Building and Fire Codes.
		B. Prior to issuance of a building permit, the Permittee shall provide a color and materials board for review and approved by the Community Development Department. The construction shall comply with the approved color and materials board.
		C. The Permittee shall provide one (1) licensed uniformed security guard (s) during the hours of 10:00 P.M. to closing time. The guards shall be required to patrol all public areas in the immediate vicinity and all off-street parking facilities used by patrons of the business.
X		D. The proposed addition shall be painted and stuccoed to match proposed color board.
		E. The windows shall be replaced and be functional to the satisfaction of the Community Development Director.
		F. Within thirty (30) days of approval of this permit, the property shall be brought into compliance with the HGMC. No building permit will be issued until such time as the property has been brought into compliance with the HGMC. Of interest is the removal of all weeds, debris, trash, and junk located through out the property, more specifically in the rear yard. Prior to issuance of a building permit, the Permittee shall schedule a site visit to determine compliance with this condition of approval.
		G. NOTICE - This parcel is within a homeowners association community. The covenants, conditions and restrictions (CCR's) of the association may require that you secure approval from the City. The City assumes no liability for any failure to contact your association.

REQUIRED	DONE	
		H. There shall be no outside display of goods being sold, without obtaining the necessary approvals from the City of Hawaiian Gardens.
		I. There shall be no outside display of goods or materials, this to include on-site sidewalks and parking areas and public right-of-way.
X		J. The permittee shall maintain the property in a neat and orderly fashion. The permittee shall maintain the property free of litter, trash, debris, and junk.
		K. After the demolition of the existing garage, but prior to the digging of the foundation for the proposed garage, the travel trailer located at the rear of the property shall be removed and property disposed of or property stored.
		L. Located in southeast corner of the property is an accessory structure. Prior to issuance of a building permit the accessory structure shall be demolished and all rubbish and debris properly disposed of.
		M. The carport located at the northeast corner of the property does not have permits issued by the Building and Safety Division. Prior to issuance of a final permit for the room addition, the carport must be demolished.
<b>VII. ALCOHOLIC BEVERAGE STANDARDS</b>		
		A. No alcoholic beverages shall be sold for the purposes of consumption offsite. No alcoholic beverages shall be sold or consumed outside the building interior.
		B. All requirements of the State Alcohol Beverage Control Board shall be complied with at all times.
		C. The Permittee shall install and maintain the following signage. Signage shall be installed at the front entrance to the building. Signage shall be of a minimum dimension of 2'0" by 2'0", with letters a minimum of one inch (1") in height. The signage shall be in English and the predominate language of the customers OR neighborhood. Prior to installation of the signs, the signs and text, and proposed location shall be approved by the Community Development Department. The Community Development Department shall be contacted to inspect the property to ensure installation of the signage, prior to the issuance of a business license. a. "No Loitering permitted." b. "Consumption of alcoholic beverages outside of the business is prohibited." c. "Maximum Occupancy of this business is (number to be determined by HGB&S)."
		D. Alcoholic beverages may only be sold on the premises during normal business hours. Consumption of the beer or wine shall only occur within the restaurant. No beverages shall be removed from the restaurant for consumption off-site.
		E. Alcoholic beverages may only be sold and consumed on the premises (within the restaurant) during normal business hours, which will be confined to 10:30 AM to 12:00 AM seven days a week. Alcohol service shall cease by 11:30 PM.
		F. The sale and consumption of alcoholic beverages shall only take place on premises, in conjunction with the operation of the existing restaurant and in conjunction with a meal. No bar or lounge area is permitted without specific approval by the Community Development Department.
		G. There shall be no live entertainment, dancing, coin-operated amusement devices (i.e., video games, etc.), or similar devices or activities on the premises at any time unless explicitly approved by the Community Development Department.
		H. The subject property shall not contain a bar, or the establishment of a bar for the consumption of alcoholic beverages.

REQUIRED	DONE	
		<p>J. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee(s) shall at all times maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Los Angeles County Sheriff's Department, California Alcohol Beverage Control or City of Hawaiian Gardens on demand.</p>
		<p>K. A copy of this petition must be kept on the premises at all times and must be produced immediately upon the request of any City of Hawaiian Gardens Code Enforcement Officer, Los Angeles County Sheriff's Department, or Department of Alcoholic Beverage Control. The business manager and all employees shall be knowledgeable of the conditions herein.</p>
		<p>L. All alcoholic beverages display areas shall be restricted to the area shown on the approved business floor plan. No display or sale of alcoholic beverages shall be made from an ice tub. No alcoholic beverages shall be displayed within ten feet (10'0") of the front door.</p>
		<p>M. The Permittee shall not sell beer, wine or liquor in containers less than 750 millimeters or twelve ounces (12 oz.). All beers shall not be sold less than six-pack quantities. No miniatures of any type shall be sold.</p>
		<p>N. There shall be no advertisement of alcoholic beverages on the exterior walls or windows of the business. No 'temporary' signs shall be displayed advertising alcoholic beverages. The placement of portable or temporary signs or banners on the property is prohibited.</p>
		<p>O. Telephone numbers of the local law enforcement agency shall be posted adjacent to the cashier's area(s) of the restaurant, bar, etc.</p>
		<p>P. The Permittee, business manager, and all employees over the age of eighteen (18) shall participate in the License Education on Alcohol and Drugs Program (LEAD) provided by the California Department of Alcoholic Beverage Control. The training shall be on-going and all new employees shall be required to attend. The licensee shall display a certificate or plaque in the lobby of the establishment indicating participation in the program.</p>
<p><b>VIII. BUILDING &amp; SAFETY DIVISION STANDARDS</b></p>		
<p>X</p>		<p>A. Any construction related permits (i.e., Demolition, Grading, Building, Electrical, Plumbing, Mechanical, etc.), if needed, will not be issued in connection with any project until such time as all plan check fees, school fees, and all other applicable fees are paid in full.</p>
<p>X</p>		<p>B. The hours of construction shall be limited from 7:00 a.m. to 7:00 p.m. Monday - Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction shall be permitted on Sunday and City Observed Holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residential uses. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise on adjacent residences.</p>
		<p>C. Within thirty (30) days of approval, the Permittee/business owner shall apply for a 'Pre-Inspection' inspection from the Division of Building and Safety for to inspect all buildings on the property and identify items that do not comply with the current building safety requirements for the specified occupancy group. Any items not in compliance with the Building and Safety Codes shall be brought into conformance prior to issuance of an Occupancy Permit of final of the Building Permit for the property.</p>
		<p>D. Prior to the issuance of a business license for any new automotive care and repair business, the Building and Safety Division shall inspect all buildings on the property and identify items that do not comply with the current building safety requirements for the specified occupancy group. Any corrections required by the Building Official shall be complied with prior to the issuance of a business license for any new automotive care and repair business.</p>
<p>X</p>		<p>E. All roof top appurtenances and equipment shall be adequately screened from view to the satisfaction of the Community Development Department.</p>

REQUIRED	DONE	
		F. All new single family homes shall be dry plumbed for solar.
X		G. Prior to issuance of an occupancy permit, all restrooms, and other water consuming uses shall be provided with water conservation fixtures such as low-flush toilets and low-flow faucets. The water heater and lines shall be insulated.
		H. No new utility meters, service points, or mechanical equipment, trash cans, or other personal items shall be placed adjacent to the EAST side of the commercial building, to permit access/FIRE LANE along this property line.
X		I. Design, engineering, and construction of any building shall be in conformance with the Uniform Building Code and the Building Codes of the City of Hawaiian Gardens.
X		J. The Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.
		If, during the construction of this project, ANY driveway, driveway apron, sidewalk, or the half-street in front of the subject property is damaged, then the applicant shall replace/repair to the satisfaction of the City Engineer.
		<b>IX. ENGINEERING DIVISION STANDARDS</b>
		A. The property shall be graded to drain to the street or approved easement, but in no case shall such drainage be allowed to sheet flow across the public sidewalk. A grading and/or drainage plan shall be submitted to and approved by the Building Official/City Engineer, and such grading and drainage shall take place in accordance with such approved plan.
		B. Dedicate, if not already dedicated ??? feet from the approved centerline for ??? Street/Avenue, to the satisfaction of the City Engineer. The Permittee shall hire a Civil Engineer or Land Surveyor to prepare the legal description for the street dedicated and shall the use the forms provided by the City.
		C. Dedicate street easements, storm drain easements, public utility easements, sewer easements, bikeway easement or other identified easement to the satisfaction of the City Engineer, ??? feet in width. The Permittee shall not grant any public utility easements that may have priority over the public easement hereby offered, unless the public utility shall first execute a subordination of the prior rights to the City of Hawaiian Gardens. The Permittee shall hire a Civil Engineer or Land Surveyor to prepare the legal description for the easement to be dedicated and shall the use the forms provided by the City.
		D. Water service facilities, including appropriate backflow prevention devices, shall be installed to the satisfaction of the City Engineer.
		E. Sanitary sewer facilities shall be installed to the satisfaction of the City Engineer.
		F. The Permittee shall provide the City with a Backflow Device Test Form, filled out by the licensed tester before any final permits are released.
		G. The Final Tract/Parcel Map 61861 shall be recorded with the Los Angeles County recorder prior to the issuance of building permits.
		H. Prior to the recordation of the final map or issuance of a building permit, 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. A grading and drainage plan must be provided for this property to have an independent drainage system to the public street, to a public drainage facility, or by means of an approved drainage easement. Historical or existing storm water flow from adjacent lots must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement.

REQUIRED	DONE	
		I. A new drive approach shall be constructed. Drive approaches shall be at least 24' wide. Existing, but unused drive approaches on Carson Street shall be closed with full curb, gutter and sidewalk. All curb, gutter and sidewalk along Carson Street shall be demolished and reconstructed to the satisfaction of the City Engineer. Stamped decorative concrete shall be used. Color to be selected by Community Development Director
		J. The Permittee shall resurface the half street width in front of the project after all utility cuts have been made and the back fill compaction reports have been submitted and approved by the City of Hawaiian Gardens. If one or more utility trenches extend past the centerline of the street, the resurfacing shall be extended to cover this excavation beyond centerline.
		K. Prior to the recordation of the final map, submit a copy of the project's Covenants, Conditions, and Restrictions (CCR's) for review and approval by the City of Hawaiian Gardens. Provide within the CCR's methods for the continued maintenance of common areas, including driveways, lighting, and landscaping, to the satisfaction of the City of Hawaiian Gardens.
		L. This tentative map is approved for ONE commercial parcel.
		M. The Permittee shall comply with the National Pollutant Discharge Elimination System (NPDES), the requirements of the Regional Water Quality Control Board, and the City of Hawaiian Gardens.
		N. The Permittee shall provide reciprocal easements of ingress and egress over the common driveway for the benefit of lots served.
X		O. The Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.
		P. Prior to the recordation of the final map or issuance of a building permit, the applicant shall provide a drainage plan for review and approval by the City Engineer. The plan must provide for the elimination of any sheet flows or ponding, provide for contributory drainage from adjacent properties, and provide for proper distribution of drainage. Any changes that occur between the time of the approval of the final map and issuance of a building permit must be incorporated into the drainage plan.
		Q. All on-site drainage will drain to Norwalk Blvd. Drainage across public right-of-way is prohibited. Drainage devices in public right-of-way shall be approved by City Engineer.
<b>X. UTILITIES AND GRADING STANDARDS</b>		
		A. There shall be no new exterior telephones or newspaper racks on the property.
X		B. Exterior lighting fixtures shall be installed to provide ample security and safety lighting should the need arise as determined by the Director of Community Development. All lighting fixtures shall be controlled by a timer or clock and adjusted as needed as the seasons change.
		C. Easements for the following underground utilities shall be provided: Water __: Sewer __: Storm Drain __: Others, as specified Cable__ :Electric_ .
X		D. All new utilities shall be placed underground including facilities and wires for the supply and distribution of electrical energy, telephone, cable, etc. No new conduits shall be placed on the exterior of the building.
		E. Permittee shall provide for installation of cable television conduits and facilities to the satisfaction of the City Administrator or designee.
		F. No finals will be given until all as-built site improvement plans have been submitted to the Public Works Division.
		G. All un-necessary utility poles shall be removed from the property, to the satisfaction of the Community Development Director.



REQUIRED	DONE	
		H. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Water should occur at least twice a day, with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (greater than 20 MPH) to prevent excessive amounts of dust. Any materials transported from or to the site shall be sufficiently watered or securely covered to prevent excessive amounts of dust.
		I. The applicant shall install a bus pad in accordance with the Long Beach Transit Agency's Design Guidelines for Bus Facilities. The location of the bus pad will be coordinated with the City Engineer and LBTA Stops and Zones Section.
		J. Prior to the issuance of a building permit, the applicant shall submit a utility plan outlining the existing public utilities in the project area and identifying areas that are substandard to support the development of the project. Areas of concern include, but are not limited to street lighting, fire service (hydrants, mains), and sewage disposal. The utility plan shall be submitted for review and approval by the City Engineer. The plan must provide for the elimination of any substandard utilities that may serve the site. The utility plan required prior to the approval of a final map may be used. All utilities shall be placed underground.
		K. During construction, the applicant/property owner will slurry seal the entire parking lot to City of Hawaiian Gardens to the satisfaction of the Community Development Department. Thereafter the property will be slurry sealed and re-stripped every four (4) years.
<b>XI. FIRE DEPARTMENT STANDARDS</b>		
X		A. Permittee and property owner(s) shall obtain Fire Department inspection and approval prior to the issuance of an occupancy permit or business license. Any conditions imposed by the Fire Department shall become a requirement of this entitlement.
X		B. Occupancy shall not exceed those limits established by the Building and Safety Division and/or Fire Department.
X		C. A set of construction drawings approved by the Building and Safety Division must be on file with the Fire Department prior to issuance of any building permits.
X		D. The required on-site minimum fire flow shall be installed and made available to the satisfaction of the Fire Chief and City Engineer prior to storage or construction involving combustible materials.
		E. Fire sprinkler system hook-ups and post indicator/OS & Y valves must be approved by the Fire Department.
		F. Fire lanes shall be provided and serviceable. Fire lanes shall be constructed to support the imposed loads of fire apparatus, with all-weather driving surfaces. No motor vehicles shall be parked in the adjacent alley, or the property's driveways or drive aisles or otherwise block access by emergency vehicles.
		G. A uniform access system (i.e., Knox box) shall be provided to permit access to the subject property by safety personnel (i.e., Los Angeles County Fire Department, Los Angeles County Sheriff's Department, etc.). Location and type of system shall be coordinated through these agencies.
<b>XII. PUBLIC SAFETY STANDARDS</b>		
		A. The Permittee shall maintain an unobstructed view through the front windows of the business. Window tenting may be applied subject to approval by the Community Development Department. A maximum of twenty-five percent (25%) of the window may be used for signage and advertising.
		B. The Permittee/Property Owner shall maintain adequate lighting in the business suite and the adjacent parking lot. All parking lot lighting shall be directed toward the parking lot pavement and not at adjacent properties or uses.

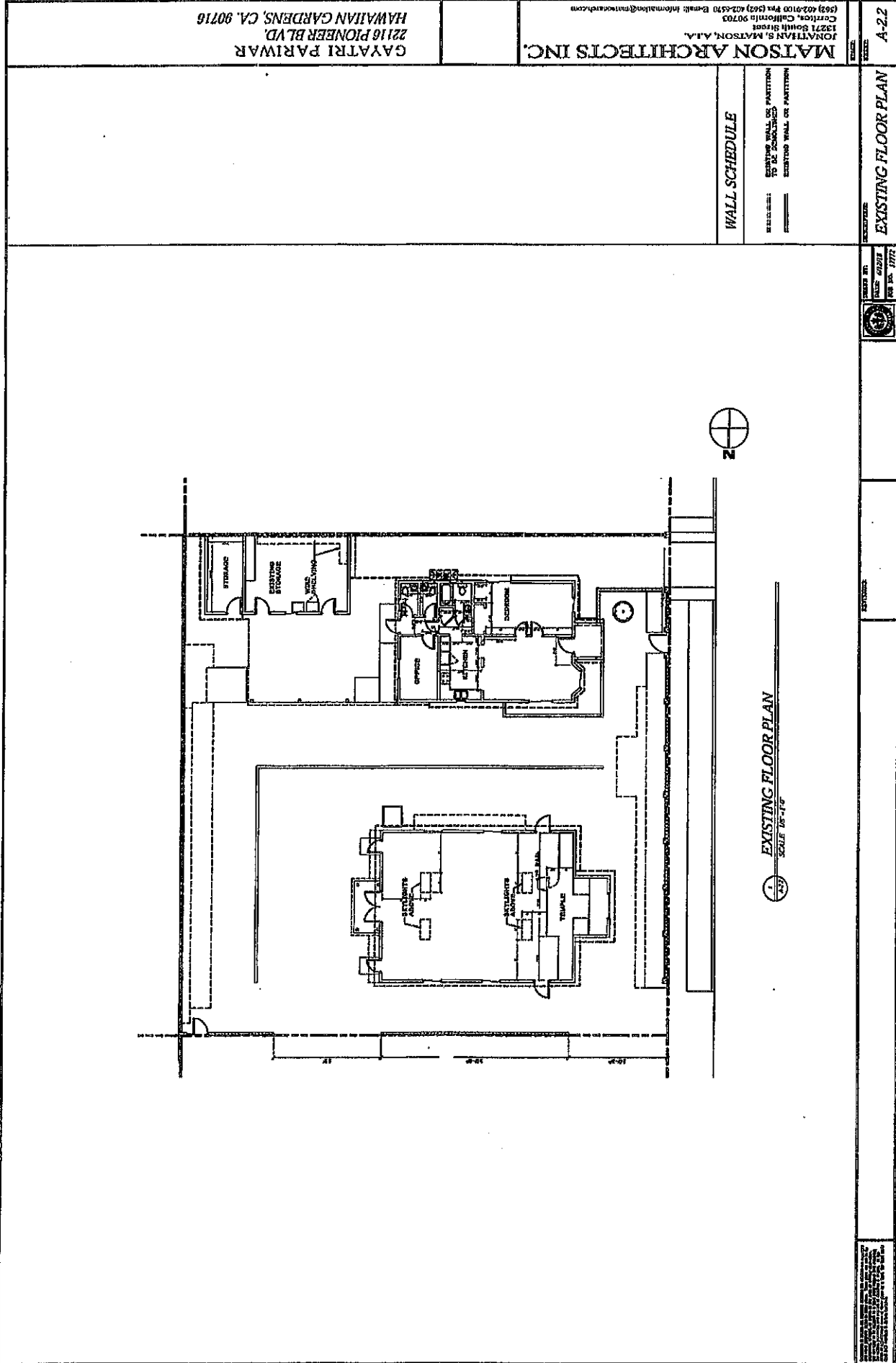
REQUIRED	DONE		
X		C.	The front door shall remain open, unlocked and unobstructed during business hours.
		D.	No access to the business shall be permitted through the rear doors (facing Tilbury Street). The rear doors shall be used for emergency exiting only.
		E.	For the safety of the customers and others at the commercial center, the Permittee shall provide a public safety plan to the Community Development Department for review and approval. The plan shall include security measures to address public safety concerns raised by the Los Angeles County Sheriff's Department and these conditions of approval. The plan shall be approved prior to the issuance of a business license.
X		F.	For the safety of the customers and others at the commercial center, the Permittee shall establish a camera/video surveillance system acceptable and accessible by the Community Development Department and the Los Angeles County Sheriff's Department. The surveillance system shall be installed prior to the issuance of a business license.
		G.	The Permittee shall provide sufficient security measures to effectively regulate interior and exterior loitering or lingering, parking lot congestion, disturbing noise and light, loud conversations and criminal activities.
		H.	A uniform access system (i.e., Knox box) shall be provided to permit access to the subject property by safety personnel (i.e., Los Angeles County Fire Department, Los Angeles County Sheriff's Department, etc.). Location and type of system shall be coordinated through these agencies.
X		I.	A security system may be installed as long as it does not create any impact to the surrounding properties. Any alarm system that is audible shall be prohibited.
			<b>XIII. ENVIRONMENTAL STANDARDS</b>
		A.	All environmental mitigation measures adopted in connection with the following applications shall be incorporated into the design and operation of the property:
		B.	Permittee shall prepare a written monitoring program consistent with the provisions of Sec. 21081.6, of the Public Resources Code. This program shall be prepared to the specifications of the Community Development Department, and shall include at a minimum the following items:
		1.	Permittee shall prepare a "mitigation agreement" to the specifications of the City Attorney, which shall be binding upon the Permittee with respect to the implementation of all mitigation measures specified therein.
		2.	Failure to complete all actions required by the approved environmental documents in the timely manner shall be considered grounds for forfeit.
		3.	The Planning Director or designee shall be responsible for determining conformance for purposes of this requirement.
		4.	In the event of mitigation measures extending beyond occupancy of the project, said cash guarantee shall be held for a period not to exceed five (5) years. At such time, Permittee may request return of the bond upon certification that all mitigation measures are completed
		C.	Prior to issuance of an occupancy permit, the Community Development Director shall issue a certification of compliance with the approved monitoring program.
		D.	All new businesses must contact the Southern California Air Quality Management District (SCAQMD) and/or Los Angeles County Fire Department (Hazardous Materials) for information relative to their business. Verification of permits or a letter of exemption must be submitted to the Community Development Department prior to occupancy or issuance of a business license.

REQUIRED	DONE	
		E. Permittee and all property tenants shall be required to establish a waste reduction and recycling plan to help reduce the municipal waste stream. The plan shall be submitted to the Community Development Department for review and approval prior to occupancy of any suite in the building. A progress report shall be submitted on a quarterly basis. The plan shall include reduction of both hazardous and non-hazardous materials.
X		F. This project could generate a sufficient amount of demolition and construction waste. In order to comply with the California Integrated Waste management Act (AB 939), the Permittee and/or property owner (s) shall develop and implement a Job Site Recycling and Waste Reduction Plan, to ensure that solid waste generated are reduced, recycled and reused. Prior to the issuance of a construction related permit (i.e., Demolition, Grading, Building, Electrical, Plumbing, Mechanical, etc.), the Permittee and/or property owner(s) shall comply with the requirements of Chapter 6.14 (Construction and Demolition Recycling) of HGMC, as it relates to construction materials reduction, recycling and recycled.
		G. Prior to the issuance of a grading or demolition permit, the Permittee shall submit an approved Phase I Environmental Assessment report for the property and structures found on the property, to identify any hazardous materials that may have been utilized (i.e. asbestos, lead based paints, etc.). The report must include a summary as to the potential for this type of contamination, and if existing propose methods to remove and properly dispose of the materials. These materials, if found, shall be removed and disposed of in accordance with current local, state, and federal laws and regulations. Approval must be obtained from the necessary State and County Agencies (i.e., Water Quality Control Board, County Health Services, etc.). If soil contamination is found, the Permittee shall perform remediation to the full satisfaction of the Approving Agencies.
		H. Prior to the recordation of a final map, or issuance of a building permit, the applicant shall submit a soil's report to evaluate the project's soils. The seismic safety element of the Hawaiian Gardens General Plan indicates that this area of the City has the potential for liquefaction. This report must include a summary as to the potential for liquefaction. Any changes occurring between the approval of the final map and issuance of a building permit must be incorporated into the soil's report.
		I. Prior to the recordation of a final map or the issuance of a building permit, the applicant shall submit an engineering study indicating the need for increased construction methodologies to counter act the effect of ground shaking on the project's building. Results of the study will be incorporated into the project's design and engineering of its building.
		J. The Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.
		K. All Automotive Service use wastes shall be handled, stored, and disposed of in accordance with applicable City, County, State, and Federal regulations, ordinances, and laws. A copy of the waste procedure will be submitted with the initial Business License application.

Failure to conform to approved conditions or an adopted monitoring program may result in any of the following actions as otherwise provided by law: stop order; code enforcement proceedings, with fines upon conviction as provided by law; revocation of conditional use permit or variance approval as provided by law; and other actions as provided in the Hawaiian Gardens Municipal Code, applicable state and federal statutes. For more information, contact the Community Development Department at (562) 420-2641.







WALL SCHEDULE

EXISTING WALL OR PARTITION  
 NEW WALL OR PARTITION  
 EXISTING WALL OR PARTITION

EXISTING FLOOR PLAN

DRAWN BY: [Signature]  
 DATE: 02/10/10  
 OR: 02/10/10



PROJECT NO.: [Number]  
 SHEET NO.: [Number]

CONTRACT NO.: [Number]

SCALE: 1/8" = 1'-0"

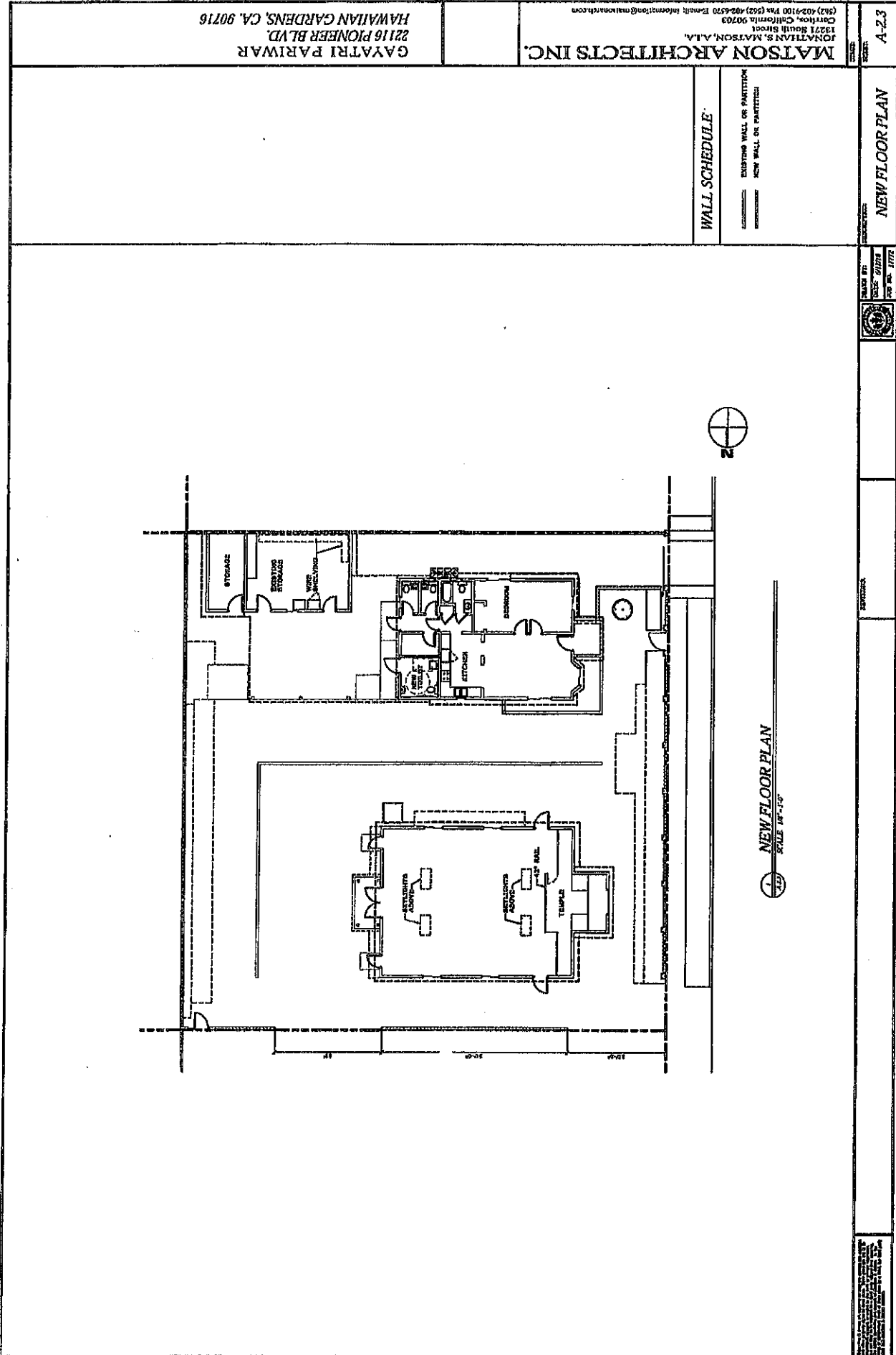
EXISTING FLOOR PLAN

MATSON ARCHITECTS INC.

13271 South Street  
 Corona, California 92703  
 (951) 422-9100 Fax (951) 422-5370 Email: info@matsonarch.com

GAYATRI PARIWAR  
 22116 PIONEER BLVD.  
 HAWAIIAN GARDENS, CA. 90716

MATSON ARCHITECTS INC.  
 JONATHAN S. MATSON, AIA.  
 13271 South Street  
 Corona, California 92703  
 (951) 422-9100 Fax (951) 422-5370 Email: info@matsonarch.com



**MATSON ARCHITECTS INC.**  
 JONATHAN S. MATSON, AIA  
 13271 South Street  
 Corona, California 92703  
 (952) 402-9100 Fax (952) 402-6370 Email: info@matsonarch.com

**GAYATRI PARIWAR**  
 22116 PIONEER BLVD.  
 HAWAIIAN GARDENS, CA 90716

PROJECT: **NEW FLOOR PLAN**  
 SHEET: **A-23**

DATE: 07/20/12  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

NOT TO SCALE  
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE  
 ALL WALLS TO BE CONCRETE UNLESS NOTED OTHERWISE  
 ALL FLOORS TO BE POLISHED CONCRETE UNLESS NOTED OTHERWISE  
 ALL CEILING TO BE 8'0" UNLESS NOTED OTHERWISE  
 ALL DOORS TO BE 3'0" UNLESS NOTED OTHERWISE  
 ALL WINDOWS TO BE 6'0" UNLESS NOTED OTHERWISE  
 ALL PARTITIONS TO BE 1/2" GYP BOARD UNLESS NOTED OTHERWISE  
 ALL PARTITIONS TO BE 1/2" GYP BOARD UNLESS NOTED OTHERWISE  
 ALL PARTITIONS TO BE 1/2" GYP BOARD UNLESS NOTED OTHERWISE



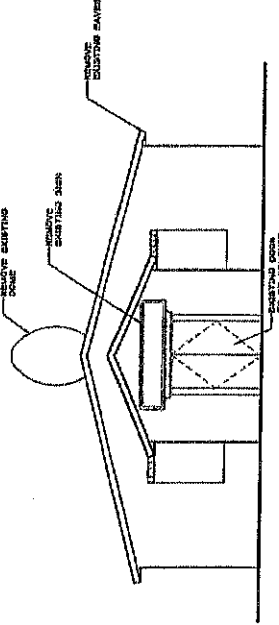
**PAINT COLORS**

- ① SHERWIN WILLIAMS PORTABELLO WHITE
- ② SHERWIN WILLIAMS BOUNDARY CAMEL SW/844
- ③ SHERWIN WILLIAMS CLASSICAL YELLOW 6500C
- ④ SHERWIN WILLIAMS AFTERNOON SMOKES

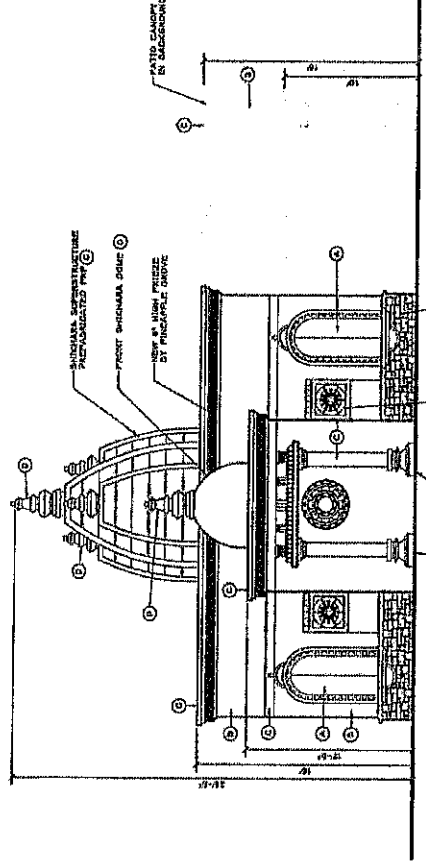
GAYATRI PARIWAR  
2216 PIONEER BLVD.  
HAWAIIAN GARDENS, CA. 90710

MATSON ARCHITECTS INC.  
JONATHAN S. MATSON, AIA  
13271 SOUTH STREET  
COSTA MESA, CALIFORNIA 92626  
(562) 402-9189 Fax (562) 402-4578 E-mail: info@matsonarchitect.com

SCALE: ARCHITECTURE: A-3.0  
DATE: 11/22/10  
JOB NO: 11022



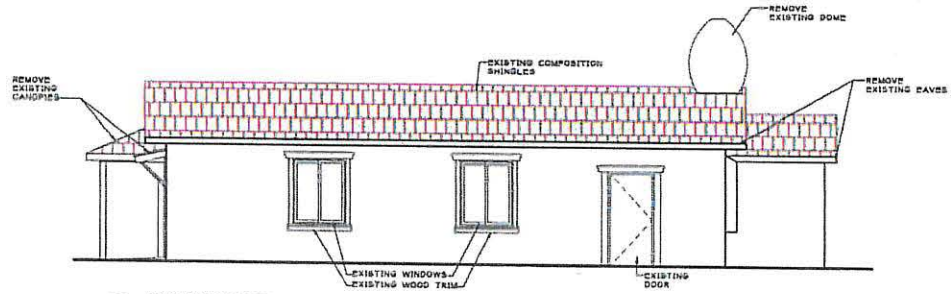
1. EXISTING TEMPLE WEST ELEVATION  
SCALE: 1/4" = 1'-0"



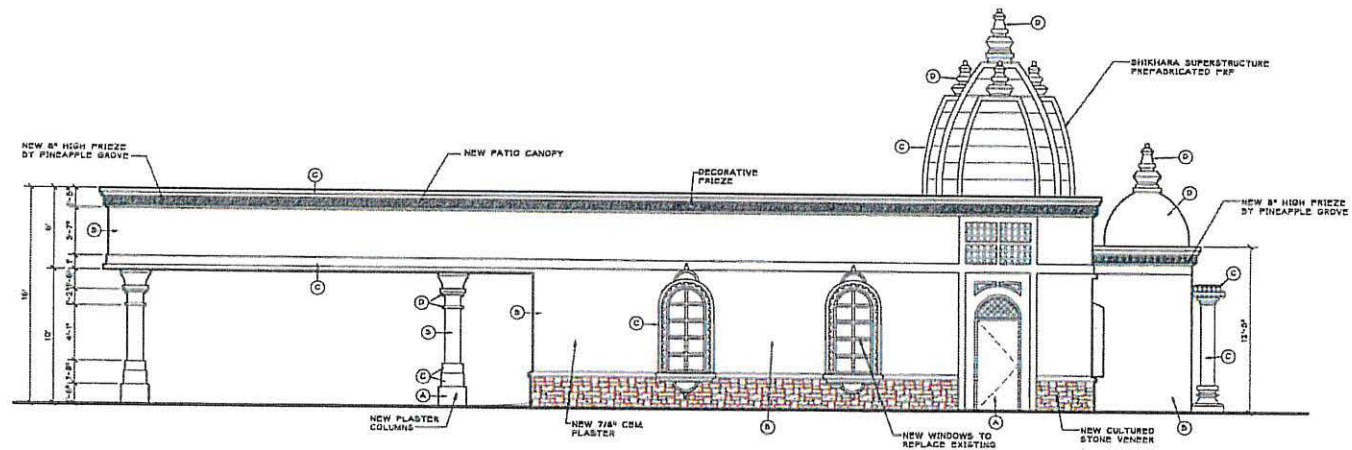
2. PROPOSED TEMPLE WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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**EXISTING TEMPLE NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



**PROPOSED TEMPLE NORTH ELEVATION**  
SCALE 1/4" = 1'-0"

**PAINT COLORS**

- Ⓐ SHERWIN WILLIAMS PORTAZELLO SW6101
- Ⓑ SHERWIN WILLIAMS DROMEDARY CAUL SW7654
- Ⓒ SHERWIN WILLIAMS CLASSICAL YELLOW SW2363
- Ⓓ SHERWIN WILLIAMS AFTERNOON SW6673

GAYATRI PARIWAR  
22116 PIONEER BLVD.  
HAWAIIAN GARDENS, CA. 90716

**MATSON ARCHITECTS INC.**  
JONATHAN S. MATSON, A.I.A.  
12711 Southminster  
Cape Canaveral, FL 32913  
(561) 412-9188 Fax (561) 412-2470 E-mail: info@matsonarch.com

Architects & Builders shall represent, warrant, defend, indemnify and hold harmless the other party to this agreement from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the other party to this agreement as a result of or in connection with the performance or non-performance of the professional services provided by the Architect or Builder under this agreement. This obligation shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for an employee or by or for third parties (including workers' compensation acts, disability benefit acts or employee benefit acts). Notwithstanding to whom any claim or suit is asserted against or brought by a third party, the Architect or Builder shall remain obligated to the other party to this agreement to perform the obligations set forth in this agreement. This obligation shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for an employee or by or for third parties (including workers' compensation acts, disability benefit acts or employee benefit acts). Notwithstanding to whom any claim or suit is asserted against or brought by a third party, the Architect or Builder shall remain obligated to the other party to this agreement to perform the obligations set forth in this agreement.

REVISIONS:

DESIGN BY: [Logo]  
DATE: 03/15  
JOB NO: 17712

DESCRIPTION:  
**EXISTING AND NEW NORTH ELEVATION**

STAGE:  
SHEET:  
**A-3.1**



**PAINT COLORS**

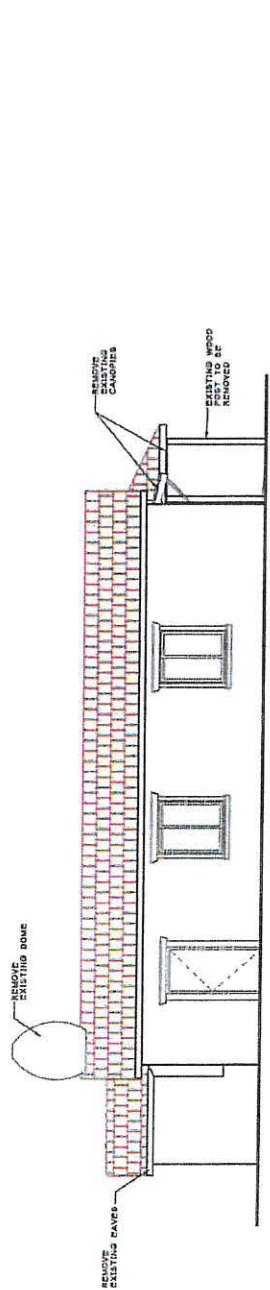
- Ⓐ SHOWN WILLIAMS PORTABELLO SWAGE
- Ⓑ SHOWN WILLIAMS DROMEDARY CAMEL
- Ⓒ SHOWN WILLIAMS CLASSICAL YELLOW SW2845
- Ⓓ SHOWN WILLIAMS AFTERNOON SWEETS

GAYATRI PARIWAR  
22116 PIONEER BLVD.  
HAWAIIAN GARDENS, CA. 90716

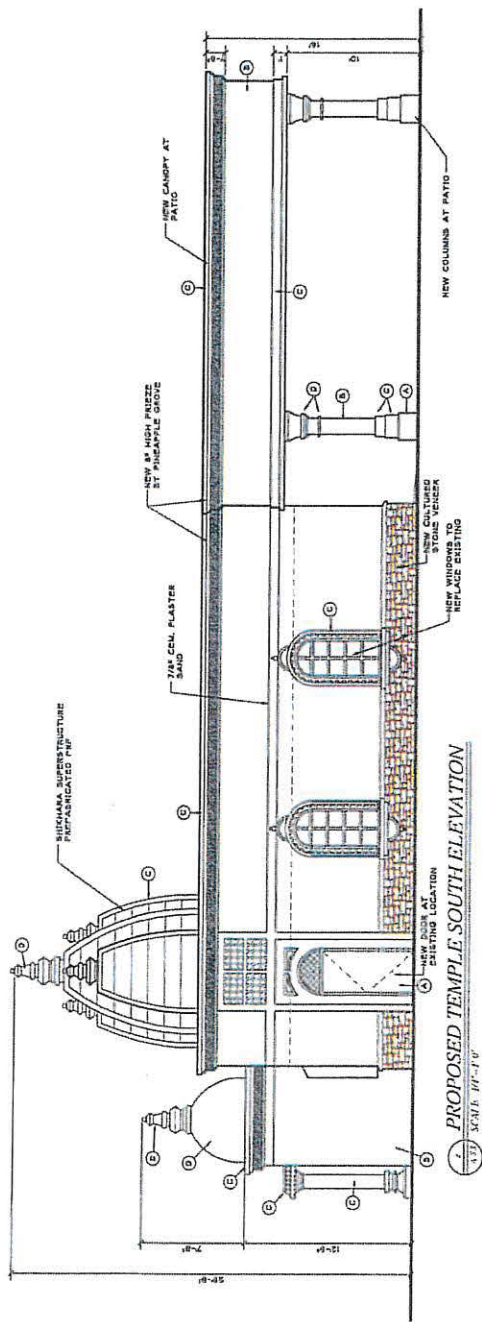
MATSON ARCHITECTS INC.  
JONATHAN S. MATSON, A.I.A.  
12711 South Street  
Cerritos, California 90703  
(925) 462-9100 Fax: (925) 462-5170 Email: info@matson-arch.com

DATE: 5/17/18  
PROJECT NO: 1717C  
SHEET: A-3.3

EXISTING AND NEW SOUTH ELEVATION



EXISTING TEMPLE SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



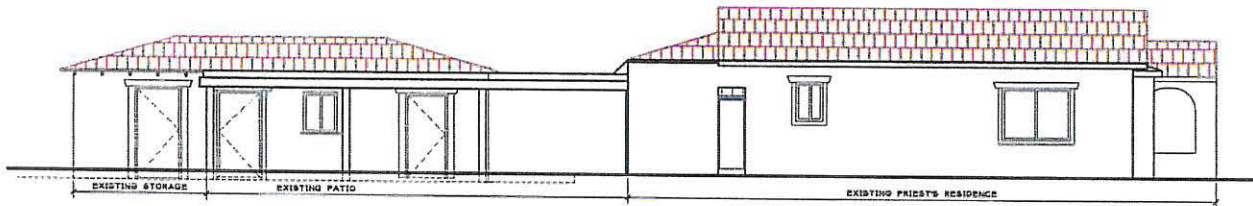
PROPOSED TEMPLE SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



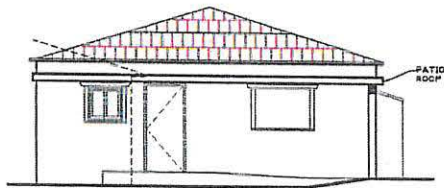
DATE: 5/17/18  
PROJECT NO: 1717C

REVISIONS

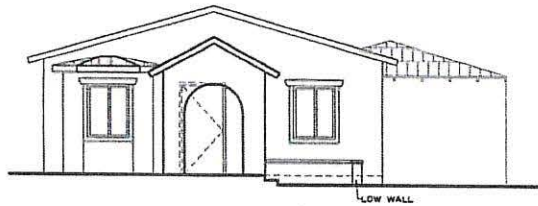
NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.



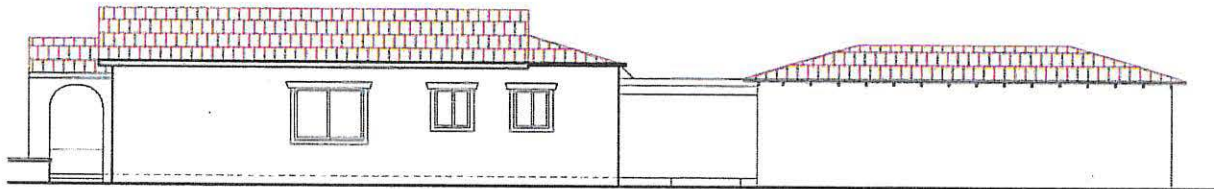
1 **EXISTING RESIDENCE AND STORAGE NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



2 **EXISTING RESIDENCE EAST ELEVATION**  
SCALE 1/4" = 1'-0"



3 **EXISTING RESIDENCE WEST ELEVATION**  
SCALE 1/4" = 1'-0"



4 **EXISTING RESIDENCE AND STORAGE SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

GAYATRI PARIWAR  
22116 PIONEER BLVD.  
HAWAIIAN GARDENS, CA. 90716

MATSON ARCHITECTS INC.  
JONATHAN S. MATSON, A.I.A.  
13271 South Street  
Cerritos, California 90703  
(652) 402-0188 Fax (652) 402-0350 E-mail: information@matsonarch.com

1. All drawings are based on field notes, site photos and other information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. 2. The architect is not responsible for the accuracy of the information provided by the client. 3. The architect is not responsible for the accuracy of the information provided by the client. 4. The architect is not responsible for the accuracy of the information provided by the client.

REVISIONS			
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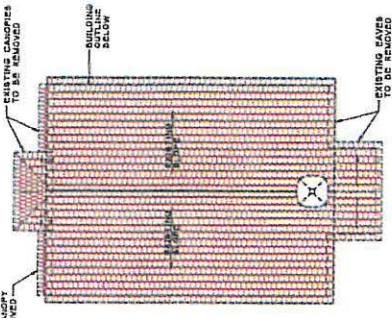
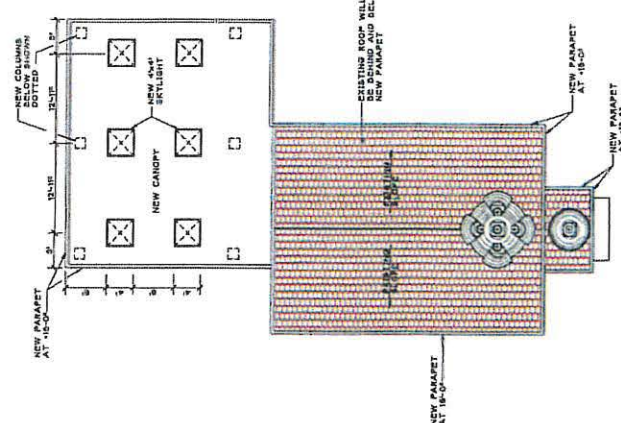


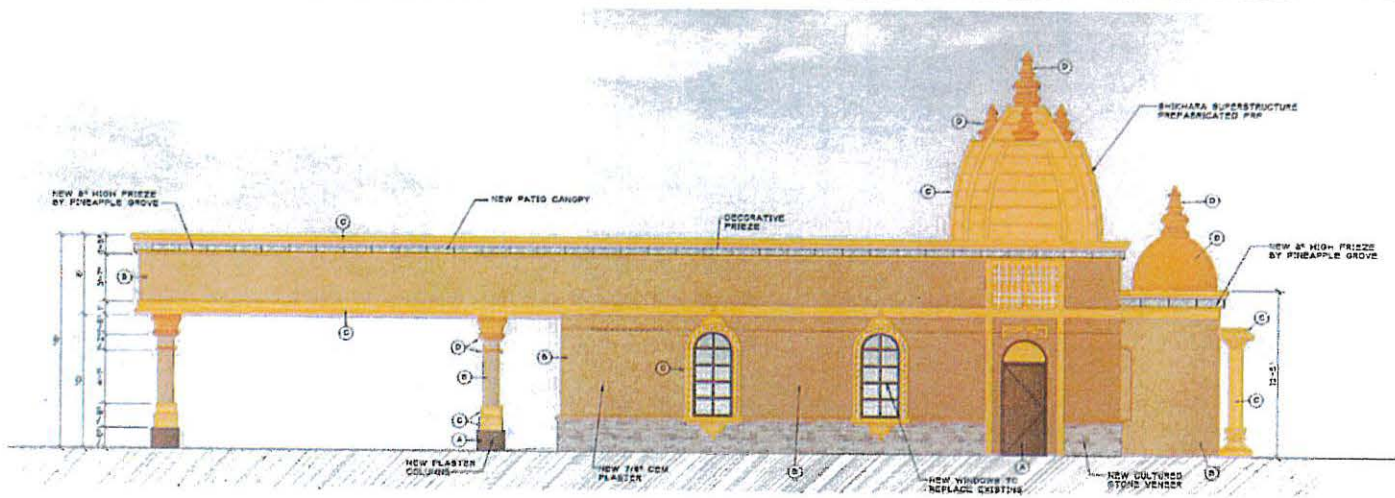
DRAWN BY:  
DATE: 1/23/18  
JOB NO: 17172

DESCRIPTION:  
**EXISTING ELEVATIONS  
RESIDENCE AND STORAGE**

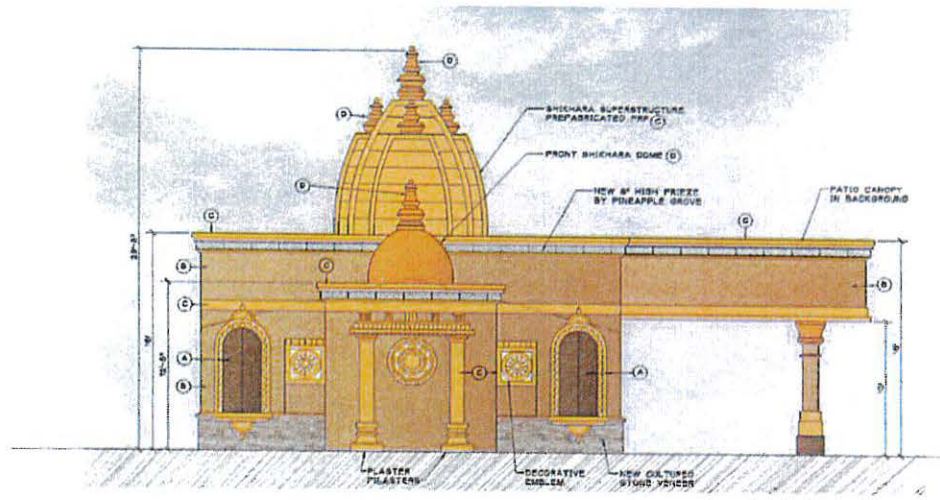
STAGE:  
SHEET:  
A-3.4



<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 11/11/11</p> <p>PROJECT: EXISTING AND NEW ROOF PLANS</p> <p>DATE: 11/11/11</p> <p>BY: [Signature]</p> <p>NO. 11111</p>	<p>MATSON ARCHITECTS INC.</p> <p>13271 South Street Cerritos, California 90703 (562) 402-9160 Fax (562) 402-6370 Email: info@matsonarch.com</p>	<p>GAYATRI PARIWAR 22116 PIONEER BLVD. HAWAIIAN GARDENS, CA. 90716</p>
	<p>EXISTING ROOF PLAN</p> <p>11/11/11</p> 	<p>PROPOSED ROOF PLAN</p> <p>11/11/11</p> 



1  
A3  
PROPOSED TEMPLE NORTH ELEVATION  
SCALE: 1/4"=1'-0"



2  
A3  
PROPOSED TEMPLE WEST ELEVATION  
SCALE: 1/4"=1'-0"

**PAINT COLORS**

- (A) SHERWIN WILLIAMS PORTABELLO SW605
- (B) SHERWIN WILLIAMS BROWNDARY CAVEL SW7024
- (C) SHERWIN WILLIAMS CLASSICAL YELLOW SW2865
- (D) SHERWIN WILLIAMS AFTERNOON SW6672

**GAYATRI PARIWAR**  
22116 PIONEER BLVD.  
HAWAIIAN GARDENS, CA. 90716

**MATSON ARCHITECTS INC.**  
PO BOX 1111 S. MATSON, A.L.A.  
Cerritos, California 90703  
(562) 902-9180 Fax (562) 402-6370 E-mail: info@matsonarch.com

1. Architect & Owner shall coordinate with all other agencies for permits and approvals. All work shall comply with applicable codes, laws, ordinances, rules and regulations. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

DESIGN BY  
DATE: 3/20/18  
JOB NO. 17772

DESCRIPTION:  
**PROPOSED NORTH AND WEST ELEVATIONS**

STAGE  
SHEET  
**A-3.0**



**MATSON ARCHITECTS INC.**  
 JONATHAN S. MATSON, AIA  
 13271 South Street  
 Corona, California 92703  
 (951) 493-9100 Fax (951) 493-6370 Email: info@matsonarch.com

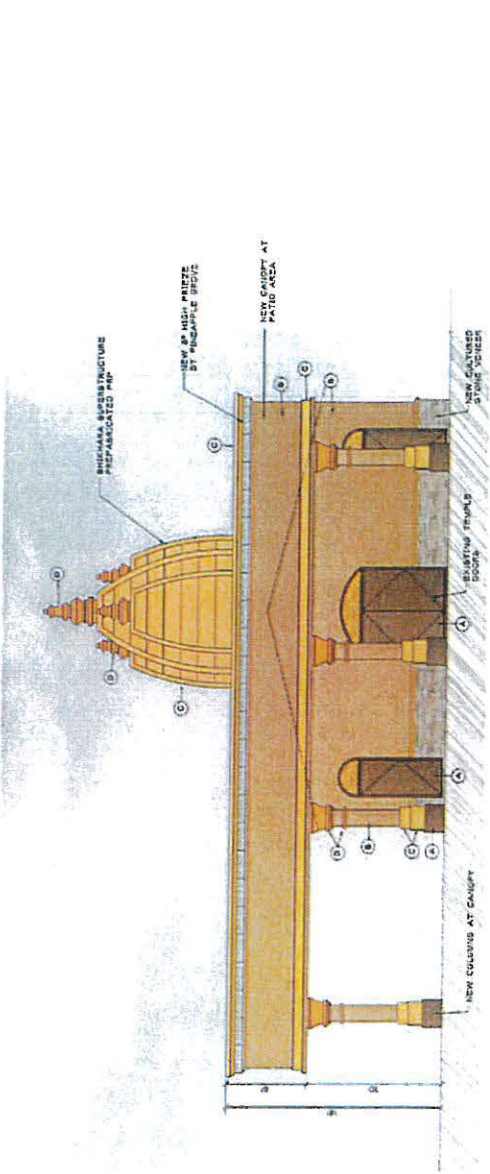
**GAYATRI PARIWAR**  
 22116 PIONEER BLVD.  
 HAWAIIAN GARDENS, CA. 90716

SCALE SHEET  
 A-3.1

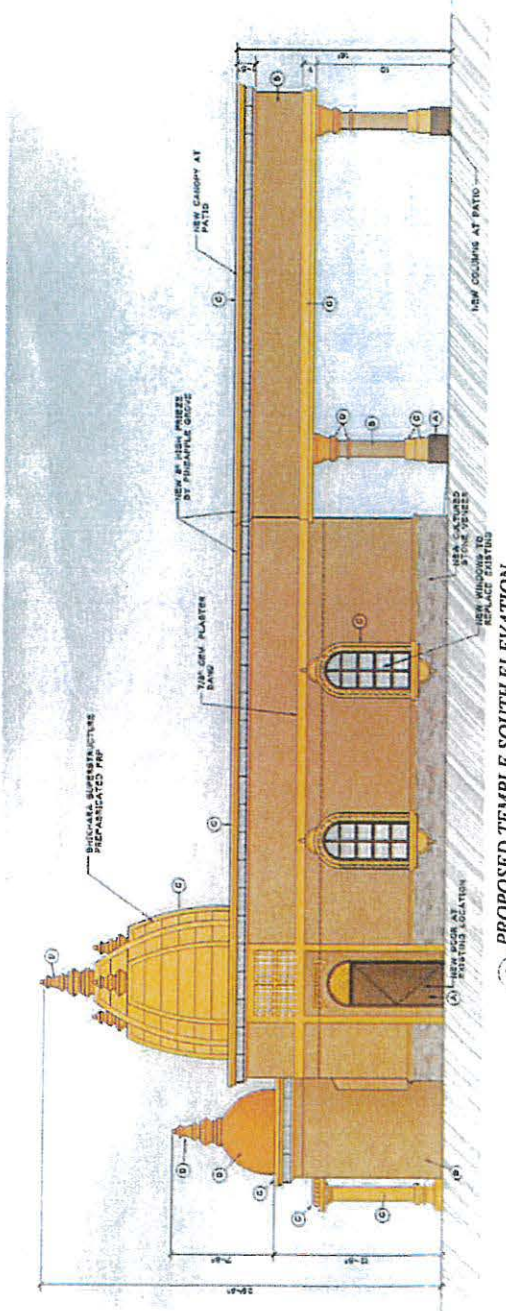
**PAINT COLORS**

- ④ SHERWIN WILLIAMS PORTAFELLO SW602
- ⑤ SHERWIN WILLIAMS BROWNSHAW CLAYEL 8078B4
- ⑥ SHERWIN WILLIAMS CLASSICAL YELLOW 5034S
- ⑦ SHERWIN WILLIAMS AFTERNOON SW627

PROPOSED SOUTH AND EAST ELEVATIONS



1. PROPOSED TEMPLE EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



2. PROPOSED TEMPLE SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

DATE: JAN 2012  
 DRAWN BY: JSM

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 2. ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.  
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS APPROVED BY THE ARCHITECT.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

**VIRTUAL/TELECONFERENCE  
REGULAR MEETING**

**CITY OF HAWAIIAN GARDENS  
PLANNING COMMISSION**

**TUESDAY, APRIL 22, 2020 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 Winford on Wednesday, April 22, 2020 at 6:05 PM via ZOOM video conferencing, City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California.

**FLAG SALUTE**

The Flag Salute was led by Commissioner Schultze.

**ROLL CALL**

**VIA TELECONFERENCE:**

<b>PRESENT:</b>	<b>Chair Member</b>	<b>Grant Winford</b>
	<b>Vice Chair Member</b>	<b>Priscilla Kwan</b>
	<b>Commissioner</b>	<b>Anna Rodriguez</b>
	<b>Commissioner</b>	<b>Donna Schultze</b>

<b>ABSENT:</b>	<b>Commissioner</b>	<b>Sammy So</b>
----------------	---------------------	-----------------

Brenda Becerra, Planning Secretary, announced a quorum.

**EXCUSED ABSENCE OF COMMISSIONER SO**

Commissioner Rodriguez made a motion to excuse Commissioner So, second by Vice Chair member Kwan motion carried by voice vote

**1. AGENDA ORGANIZATION**

None

**2. ORAL COMMUNICATIONS**

No one addressed the Planning Commission.



**3. PUBLIC HEARING(S)**

3a. ADOPT RESOLUTION NO. 2020-011

CONSIDERING CASE NO. PLNG2020-0016CUP (CONDITIONAL USE PERMIT), A REQUEST TO ALLOW A NEW RESTAURANT (KICKIN' CRAB) TO OPERATE WITH A CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE 41 LICENSE (ON SALE BEER & WINE, PUBLIC EATING PLACE) FOR BUSINESS LOCATED AT 12130 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA.

Kevin Nguyen, Associate Planner II, presented the Staff Report along with a PowerPoint presentation.

Some of the discussion items where focused on security cameras, signage in reference to sale of alcohol, hours of operation, parking, total occupancy of restaurant and if any written or oral communication was received from the public.

PUBLIC HEARING - OPEN

Patrick Reardon, 11662 Luau Lane, Cypress, CA, owner, via teleconference addressed the Planning Commissioner's concerns, indicated his restaurant is a family type restaurant and he agrees with all the conditions. If approved he will invite all to tour the restaurant and try their food.

Some of the items discussed where hours of operation, last call for alcohol, hiring locals, security cameras, and parking for delivery services.

No one else addressed the Planning Commission for the Public Hearing.

Commissioner Schultze made a motion to close the public hearing, seconded by Commissioner Rodriguez, approved by roll call vote.

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

Motion carried. 4-0-1, Commissioner So was absent.

PUBLIC HEARING - CLOSED

It was moved by Vice Chair member Kwan, seconded by Commissioner Schultze, and approved by voice vote to adopt Resolution No. 2020-011/Case No. PLNG2020-

0016CUP.

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

Motion carried. 4-0-1, Commissioner So was absent.

Joseph Colombo, Community Development Director, addressed the applicant and indicated that the Planning Commission had approved the entitlement and indicated there is a 10-day grace period for an appeal.

The following Public Hearing items 3b through 3e were presented and discussed at one time and voted upon separately:

3b. ADOPT RESOLUTION NO. 2020-012

CONSIDERING CASE NO. PLNG2019-033CUP (CONDITIONAL USE PERMIT), RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT, ALLOWING THE CONSTRUCTION AND OPERATION OF A NEW 71-ROOM HOLIDAY INN EXPRESS & SUITES AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ASSOCIATED MITIGATED NEGATIVE DECLARATION (MND) FOR THE HOTEL PROJECT LOCATED AT 22434 NORWALK BLVD., CITY OF HAWAIIAN GARDENS, CALIFORNIA.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-012.

3c. APPROVAL OF RESOLUTION NO. 2020-013

CONSIDERING CASE NO. PLNG2019-0034VAR (VARIANCE), RECOMMENDING APPROVAL OF A VARIANCE ALLOWING A REDUCTION OF THE REQUIRED ON-SITE PARKING FROM 76 TO 64 SPACES, FOR THE NEW HOLIDAY INN EXPRESS & SUITES AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ASSOCIATED MITIGATED NEGATIVE DECLARATION (MND) FO THE HOTEL PROJECT LOCATED AT 22434 NORWALK BLVD., CITY OF HAWAIIAN GARDENS, CALIFORNIA.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-013

3d. APPROVAL OF RESOLUTION NO. 2020-014

CONSIDERING CASE NO. PLNG2019-0035VAR (VARIANCE), RECOMMENDING APPROVAL OF A VARIANCE ALLOWING A HOLIDAY INN EXPRESS & SUITE TO EXCEED THE MAXIMUM ALLOWABLE BUILDING HEIGHT FROM 45 FEET TO 53 FEET AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ASSOCIATED MITIGATED NEGATIVE DECLARATION (MND) FOR THE HOTEL PROJECT LOCATED AT 22434 NORWALK BLVD., CITY OF HAWAIIAN GARDENS, CALIFORNIA.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-014

3e. APPROVAL OF RESOLUTION NO. 2020-015

CONSIDERING CASE NO. PLNG2020-0024DA (DEVELOPMENT AGREEMENT), RECOMMENDING APPROVAL OF A DEVELOPMENT AGREEMENT TO THE CITY COUNCIL AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ASSOCIATED MITIGATED NEGATIVE DECLARATION (MND) FOR THE HOTEL PROJECT LOCATED AT 22434 NORWALK BLVD., CITY OF HAWAIIAN GARDENS, CALIFORNIA.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-015

Joseph Colombo, Community Development Director, addressed the Planning Commission and indicated that all entitlements, if approved, will be presented to City Council for approval.

Kevin Nguyen, Associate Planner II, presented the Staff Report along with a PowerPoint presentation.

Some of the discussion items were focused on the fence height around the swimming pool, the parking reduction, building height, color of building, safety of students walking from school on 226<sup>th</sup> street and room capacity on both the multipurpose room and the meeting room. If any written or oral communication was received from public.

PUBLIC HEARING - OPEN

Nishant Shah, representing applicant, along with Nitel Patel, and Architect joined via teleconference. Mr. Shah addressed the Planning Commissioners' concerns; he described the Hotel in detail and indicated they are a 3-star hotel and explained their employee count during the day and evening. He indicated he will work with staff regarding the safety pedestrian crossing sign, and he agrees with all the conditions.

Architect addressed their concerns regarding the color of building.

Joseph Colombo, Community Development Director, added condition to Attachment "A" Conditions of Approval to address the safety pedestrian crossing signs as follows:

- 8. The owner/operator shall install permanent warning signs in prominent locations near the hotel's driveway approaches to alert drivers of pedestrians crossing the public sidewalks. Said signs shall be erected in accordance with the Hawaiian Gardens Municipal Code Section 18.90.050. The Community Development Director shall review and approve any proposed signs prior to issuance of permits.

Dr. Roy Egari, joined via teleconference, he spoke in favor of the project, he indicated it was a great project for the City. The City has done an excellent job, Mayor and staff are doing a fantastic job for the City.

Ernie Hernandez, City Manager, joined via teleconference, he thanked the Planning Commissioners for their due diligence, he indicated the projects presented were very important projects for the City and thanked them for their service.

No one else addressed the Planning Commission for the Public Hearing.

Commissioner Schultze made a motion to close the public hearing, seconded by Commissioner Rodriguez, approved by roll call vote.

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

Motion carried. 4-0-1 Commissioner So was absent.

PUBLIC HEARING – CLOSED

RESOLUTION NO. 2020-012

It was moved by Vice Chair member Kwan, seconded by Commissioner Schultze, and approved by voice vote to adopt Resolution No. 2020-012/Case No. PLNG2019-0033CUP, as amended.

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

Motion carried. 4-0-1 Commissioner So was absent.

RESOLUTION NO. 2020-013

It was moved by Commissioner Rodriguez, seconded by Commissioner Schultze, and approved by voice vote to adopt Resolution No. 2020-013/Case No. PLNG2019-0034VAR, as amended.

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

Motion carried. 4-0-1, Commissioner So was absent.

RESOLUTION NO. 2020-014

It was moved by Commissioner Schultze, seconded by Commissioner Rodriguez, and approved by voice vote to adopt Resolution No. 2020-014/Case No. PLNG2019-0035VAR, as amended.

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

Motion carried. 4-0-1, Commissioner So was absent.

RESOLUTION NO. 2020-015

It was moved by Vice Chair member Kwan, seconded by Commissioner Rodriguez, and approved by voice vote to adopt Resolution No. 2020-015/Case No. PLNG2020-0024DA, as amended.

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

Motion carried. 4-0-1, Commissioner So was absent

Joseph Colombo, Community Development Director, addressed the applicant and indicated that all entitlements were approved by the Planning Commission, and will be scheduled for a public hearing before the city council on May 12 via teleconference. He thanked everyone who participated and the City is excited about new project.

Chair member Winford indicated this project will be a great gateway into the community, and will create a great impact on that area.

**4. CONSENT CALENDAR**

The Planning Commission, upon approval of the Consent Calendar will waive full reading and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

**4a. APPROVAL OF THE MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING OF APRIL 7, 2020**

PLANNING COMMISSION ACTION: Receive and File

It was moved by Commissioner Schultze, seconded by Commissioner Rodriguez, and approved by roll call vote to adopt the Consent Calendar as presented.

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

Motioned carried, 4-0-1. Commissioner So was absent.

**5. ORAL STAFF REPORTS**

Chair member Winford inquired if there were any projections for any upcoming meetings soon, stated he was getting used to and liking the virtual meetings. Joseph Colombo, Community Development Director, addressed his inquiry.

**6. COMMISSIONER REPORTS**

Commissioner Schultze thanked staff for a very thorough packet.

Commissioner Rodriguez also thanked staff and for everyone to be safe, agrees with Chair member Winford that she really likes the virtual meetings.

Vice Chair member Kwan thanked all staff involved in meetings and requested status of the storage facility. Inquired if City Hall was doing drive-thru for annual licenses due to the office being closed. She reported that at certain businesses as you enter their store everyone's temperature is being taken. She thanked first responders and everyone to keep safe. Joseph Colombo, Community Development Director, addressed her concern.

**7. ADJOURNMENT**

Commissioner Schultze made a motion to adjourn the meeting at 8:20 p.m., seconded by Commissioner Rodriguez to the next scheduled meeting of May 13, 2020. Carried by voice vote.

Respectfully submitted:

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Jamie Donaldson, Planning Secretary

**APPROVED:**

\_\_\_\_\_  
Grant Winford, Chairperson

ATTEST:

\_\_\_\_\_  
Jamie Donaldson, Planning Secretary