

**MINUTES**

**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>

**ABSENT:**           **Commissioner**           **Sammy So**

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 were 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) FOR 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

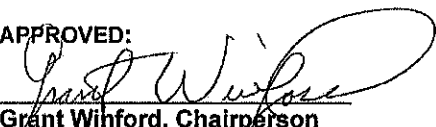
responders and everyone to keep safe. Joseph Colombo, Community Development Director, addressed her concern.

**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