

**VIRTUAL/TELECONFERENCE  
SPECIAL MEETING**

**CITY OF HAWAIIAN GARDENS  
PLANNING COMMISSION**

**TUESDAY, APRIL 7, 2020 AT 6:00 P.M.**

**CALL TO ORDER**

The Special meeting of the Planning Commission of the City of Hawaiian Gardens was called to order by Chair member Winford on Tuesday, April 7, 2020 at 6:09 PM via ZOOM video conferencing, City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California.

**FLAG SALUTE**

The Flag Salute was led by Commissioner Rodriguez.

**ROLL CALL**

**VIA TELECONFERENCE:**

<b>Chair Member</b>	<b>Grant Winford</b>
<b>Vice Chair Member</b>	<b>Priscilla Kwan (audio off)</b>
<b>Commissioner</b>	<b>Anna Rodriguez</b>
<b>Commissioner</b>	<b>Donna Schultze</b>
<b>Chair Member</b>	<b>Sammy So</b>

Brenda Becerra, Planning Secretary, announced a quorum.

**1. AGENDA ORGANIZATION**

None

**2. ORAL COMMUNICATIONS**

No one addressed the Planning Commission.

**3. PUBLIC HEARING(S)**

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

**3a. ADOPT RESOLUTION NO. 2020-008**

CONSIDERING CASE NO. PLNG2019-0096MUP (MINOR USE PERMIT), A REQUEST TO ALLOW A MINOR USE PERMIT (MUP) TO ALLOW FOR A FITNESS TRAINING FACILITY, METROFLEX GYM, TO OCCUPY THE 17,640 SQUARE FOOT VACANT TENANT SPACE AT PROPERTY LOCATED AT 12551 CARSON STREET., CITY OF HAWAIIAN GARDENS, CALIFORNIA.

**PLANNING COMMISSION ACTION:** Adopt Resolution No. 2020-008.

**3b. APPROVAL OF RESOLUTION NO. 2020-009**

CONSIDERING CASE NO. PLNG2020-0019MUP (MINOR USE PERMIT), A REQUEST TO APPROVE A MINOR USE PERMIT (MUP) FOR A 23 PERCENT PARKING REDUCTION IN ASSOCIATION WITH THE PROPOSED METROFLEX GYM AT PROPERTY LOCATED AT 12551 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA.

**PLANNING COMMISSION ACTION:** Adopt Resolution No. 2020-009

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

Some of the discussion items were the existing number of members, parking reduction, hours of operation, peak hours vs nonpeak hours and special events, also if any written or oral communication was received from public.

**PUBLIC HEARING - OPEN**

Edward Avakoff, 3200 E. 59<sup>th</sup> Street, Long Beach, CA, applicant, via teleconference addressed the Planning Commission where he described the gym in detail and indicated his existing members will be following him to the new location. He also spoke in regards to parking reduction, he agrees with conditions but had some concerns with Attachment "A" Condition #4 and #6. He indicated that his Gym is community driven and very active with the community.

Some of the items discussed were ownership of building, distinction from other gyms, safety, security cameras, special events, charity donations, peak hours, items for sale and opening date of gym due to COVID-19 quarantine.

After some discussion, Joseph Colombo, Community Development Director, amended Attachment "A" Conditions of approval as follows:

4. The permitted hours of operation for the fitness facility are as follows:
  - Monday – Friday 5:00 am to 10:00 pm
  - Saturday & Sunday 7:00 am to 7:00pm
6. No more than 30 gym members shall be allowed at the fitness facility at any given time, except for special events approved through Temporary Use Permits.
7. No more than three (3) special events shall be allowed per calendar year. All special events shall require approval of a Temporary Use Permit application from the Community Development Department.
28. Within one (1) year of approval and then after every five (5) years, the Metro Flex Gym's owner/operator, together with owners of various parcels of the shopping center, shall slurry seal and restripe the entire shopping center's parking lot of the subject site to the satisfaction of the Director of Community Development.
29. Within six (6) months of approval, the Metro Flex Gym's owner/operator, together with owners of various parcels of the shopping center shall submit plans and obtain approval from the Community Development Director to restripe and remove the unpermitted parking stalls located at the northeast corner (rear) of the shopping center.

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, So  
NOES: None  
ABSENT: None  
ABSTAIN: None

**PUBLIC HEARING - CLOSED**

A brief discussion among commissioners was focus on security cameras, charitable activity, and during Special events notifying/working with Elks Lodge in reference to their parking.

It was moved by Commissioner Rodriguez, seconded by Commissioner Schultze, and approved by voice vote to adopt Resolution No. 2020-008/Case No. PLNG2019-0096MUP, as amended.

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

Motion carried. 5-0

It was moved by Commissioner Rodriguez, seconded by Vice Chair member Kwan, and approved by voice vote to adopt Resolution No. 2020-009/Case No. PLNG2020-0019MUP, as amended.

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

Motion carried. 5-0

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

Chair member Winford recessed at 7:57 p.m.

Meeting was convened at 8:03 p.m.

#### 4. CONSENT CALENDAR

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. 2020-010

ALLOW A ONE-YEAR EXTENSION OF THE PREVIOUSLY APPROVED CONDITIONAL USE PERMITS, FOR A NEW GASOLINE SERVICE STATION THAT OPERATES WITH A CONVENIENCE STORE (7-ELEVEN) AND AN ALCOHOLIC BEVERAGE CONTROL TYPE 20 (OFF-SALE BEER & WINE) LICENSE, ON PROPERTY LOCATED AT 12300 CARSON STREET.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-010

##### 4b. APPROVAL OF THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 13, 2020

PLANNING COMMISSION ACTION: Receive and File

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

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

ABSTAIN: None

Motioned carried, 5-0.

**5. ORAL STAFF REPORTS**

There were no Oral Staff Reports.

**6. COMMISSIONER REPORTS**

Commissioner Schultze inquired if there were any inquiries for potential new businesses at the grocery store at the shopping center that was presented tonight and requested status of Don Ruben Restaurant. Joseph Colombo, Community Development Director, addressed her concern.

Commissioner Rodriguez reported that Governor Newsom mentioned the following website "Coronavirus.lacity/laprotects.org" if anyone was interested in purchasing a mask, she also mention that everyone be safe and healthy. She inquired why there has not been any tenants for the grocery store at the shopping center that was presented tonight. Joseph Colombo, Community Development Director, addressed her concern.

Vice Chair member Kwan thanked staff and apologized for the audio problem. Reiterated to take the lock-down seriously and everyone to be safe. Inquired if any other applications were received prior to tonight's application. Joseph Colombo, Community Development Director, addressed her concern.

Chair member Winford thanked staff for setting up the virtual teleconference meeting.

**7. ADJOURNMENT**

Commissioner Schultze made a motion to adjourn the meeting at 8:20 p.m., seconded by Vice Chair member Kwan to the next scheduled meeting of April 8, 2020. Carried by voice vote.


Respectfully submitted;

  
Brenda Becerra  
Planning Secretary

APPROVED:

  
Grant Winford, Chairperson

ATTEST:

  
Brenda Becerra, Planning Secretary