

# AGENDA

## CITY OF HAWAIIAN GARDENS PLANNING COMMISSION

### REGULAR MEETING WEDNESDAY, FEBRUARY 13, 2019 AT 6:00 P.M.

Meeting Location: City Hall Large Conference Room, 21815 Pioneer Blvd., Hawaiian Gardens, CA 90716

Please Note: The City of Hawaiian Gardens complies with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact the Community Development Department at (562) 420-2641 ext. 208, at least one business day prior to the meeting so that we may accommodate you.

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

Chairmember	Schultze
Vice Chairmember	So
Commissioner	Kwan
Commissioner	Winford

#### 1. REORGANIZATION OF MEMBERS OF THE PLANNING COMMISSION

#### 2. AGENDA ORGANIZATION

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

#### 3. ORAL COMMUNICATIONS

This is the time reserved for those in the audience 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.)

#### 4. MINUTES

Approval of the minutes for the Regular Planning Commission meeting of December 12, 2018.

#### 5. RESOLUTION

- 5a. RESOLUTION NO. 2019-001/CASE NO. PLNG2019-0011DRB – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE PROPOSED ARCHITECTURAL DESIGN ASSOCIATED WITH CASE NUMBER PLNG2019-0011DRB FOR EXTERIOR CHANGES TO AN EXISTING GAS STATION CONVENIENCE STORE LOCATED AT 11804 CARSON STREET, HAWAIIAN GARDENS, CA 90716.

**RECOMMENDATION:** Waive further reading and Adopt Resolution No. 2019-001, Recommending approval of Case No. PLNG2019-0011DRB

- 5b. **RESOLUTION NO. 2019-008 - A REQUEST TO APPROVE A FINDING OF CONFORMANCE WITH THE GENERAL PLAN FOR CITY OF HAWAIIAN GARDENS' PURCHASE OF PUBLIC HOUSING AUTHORITY PROPERTY LOCATED AT 22434 NORWALK BOULEVARD**

**RECOMMENDATION:** Waive further reading and Adopt Resolution No. 2019-008, Recommending approval.

**6. PUBLIC HEARINGS**

- 6a. **RESOLUTION NO. 2019-002/CASE NO. PLNG2019-0001DRB - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO APPROVE THE ARCHITECTURAL DESIGN OF A PROPOSED EIGHT-UNIT APARTMENT COMPLEX ON PROPERTY LOCATED AT 22002-22006 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS, CA 90716.**

**RECOMMENDATION:** Waive further reading and Adopt Resolution No. 2019-002, Recommending approval of Case No. PLNG2019-0001DRB

- 6b. **RESOLUTION NO. 2019-003/CASE NO. PLNG2019-0004VAR - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO DEVIATE FROM SECTION 18.40.040 R-3 OF THE HAWAIIAN GARDENS MUNICIPAL CODE, TO REDUCE THE REQUIRED COMMON OPEN SPACE FOR THE PROPOSED APARTMENT COMPLEX ON PROPERTY LOCATED AT 22002-22006 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS**

**CEQA DETERMINATION:** The proposed project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15305 (Class 5 - Minor Alterations in Land Use Limitations) of the CEQA guidelines. Based on Staff's analysis, the request to reduce the required common open space will not result in any changes in land use or density.

**RECOMMENDATION:** Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2019-003, recommending Approval of Case No. PLNG2019-0004VAR.

- 6c. **RESOLUTION NO. 2019-004/CASE NO. PLNG2018-0054CUP - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO APPROVE A CONDITIONAL USE PERMIT (CUP), FOR THE DEVELOPMENT OF A GASOLINE SERVICE STATION THAT OPERATES WITH A CONVENIENCE STORE (7-ELEVEN), ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

**CEQA DETERMINATION:** The proposed project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32 – In-Fill Development) of the CEQA guidelines. Based on Staff's analysis, the project is consistent with the applicable general plan and zoning designation regulations. The proposed project will not have significant effects relating to traffic, noise, air quality, or water quality.

**RECOMMENDATION:** Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2019-004, recommending Approval of Case No. PLNG2018-0054CUP.

- 6d. **RESOLUTION NO. 2019-005/CASE NO. PLNG2018-0104CUP - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO ALLOW A CONVENIENCE STORE (7-ELEVEN) TO OPERATE WITH A STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE 20 (OFF-SALE BEER & WINE) LICENSE, ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

**CEQA DETERMINATION:** The proposed project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities) of the CEQA guidelines. Based on Staff's analysis, the proposed request ABC license will offer the off-sale of alcoholic beverages. As such, it will not have significant effects relating to traffic, noise, air quality, or water quality.

**RECOMMENDATION:** Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2019-005, recommending Approval of Case No. PLNG2018-0104CUP.

- 6e. **RESOLUTION NO. 2019-006/CASE NO. PLNG2018-0066CUP - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO EXPAND AN EXISTING RELIGIOUS FACILITY (IGLESIA C. EBEN-EZER P. CENTRAL) BY ADDING A 2,000 SQ. FT. SECOND STORY ADDITION ABOVE THE EXISTING STRUCTURE ON PROPERTY LOCATED AT 21921 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

**CEQA DETERMINATION:** The proposed project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities) of the CEQA guidelines. Based on Staff's analysis, the religious facility exists and the request will not expand the sanctuary area. The applicant is simply requesting to add 2,000 sq. ft. of office, conference room and storage room and therefore, will not result in any changes in land use.

**RECOMMENDATION:** Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2019-006, recommending Approval of Case No. PLNG2018-0066CUP.

- 6f. **RESOLUTION NO. 2019-007/CASE NO. PLNG2018-0112VAR - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST FROM IGLESIA C. EBEN-EZER P. CENTRAL CHURCH TO DEVIATE FROM SECTION 18.70.010 OF THE HAWAIIAN GARDENS MUNICIPAL CODE TO REDUCE THE REQUIRED ON-SITE PARKING FOR PROPERTY LOCATED AT 21921 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS**

**CEQA DETERMINATION:** The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities) of the CEQA guidelines. Based on Staff's analysis, the request to reduce on-site parking requirement for the construction of 2,000 sq. ft. addition, will not result in any changes in land use, thereby will qualify for Class 1.

**RECOMMENDATION:** Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2019-007, recommending Approval of Case No. PLNG2018-0112VAR

- 7. **ORAL STAFF REPORTS**
- 8. **ORAL COMMISSIONER REPORTS**
- 9. **ADJOURNMENT**

To the regular Planning Commission meeting of February 27, 2019 at 6:00 p.m.

**MINUTES  
CITY OF HAWAIIAN GARDENS  
PLANNING COMMISSION MEETING  
December 12, 2018**

AGENDA ITEM: 4

**CALL TO ORDER**

Chairmember Schultze, in the City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California, 90716, called the Planning Commission Meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Amaro led the pledge of allegiance.

**ROLL CALL**

**PRESENT:** Chairmember Schultze  
Vice Chairmember So  
Commissioner Amaro  
Commissioner Kwan  
Commissioner Winford

**ABSENT:** None

Brenda Becerra, Planning Secretary announced that a quorum was present.

**1. AGENDA ORGANIZATION**

Planning Commissioners reported there were no changes in the order of the agenda at this time.

**2. ORAL COMMUNICATIONS**

Chairmember Schultze requested oral communication from the audience. No one addressed the commission.

**3. APPROVAL OF MINUTES**

Commissioner Amaro moved to approve the minutes of July 25, 2018, seconded by Commissioner Winford, carried by voice vote.

Motion carried.

**4. RESOLUTION**

- 4a. **RESOLUTION NO. 2018-008/CASE NO. PLNG2017-0029DRB – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING AN AMENDMENT TO CASE NO. PLNG2017-0029DRB, THEREBY ALLOWING A ONE-YEAR DEFERMENT OF COMPLIANCE TO CONDITION “H” OF THE STANDARD LIST OF CONDITIONS THAT REQUIRES THE EXISTING PARKING LOT TO BE REPAVED, FOR PROPERTY LOCATED AT 12309 CARSON STREET, HAWAIIAN GARDENS, CALIFORNIA, 90716.**

Kevin Nguyen, Associate Planner II, addressed the Commission and presented the staff report along with a power point presentation relative to Case No. 2017-0029DRB.

Some of the items discussed were the timeline of Phase II project and if the office was currently occupied. Also discussed was when the project was originally approved there were no discussion that a new building was going to be added. And if there were any written or oral correspondence received for or against the project. Kevin Nguyen, Associate Planner II, addressed their concerns.

City Attorney joined meeting at 6:16pm.

Mr. Kevin Roh, Architectural Project Manager, 5463 Pioneer Blvd, Whittier, CA, stepped forward and indicated they were not aware of the issue with the property lines until they tried to submit plans for the Phase II project. He indicated it would probably take within two or three months to clear the property line issue with the County Records Office. He indicated that owner is ready to start project, and that it would probably take a year once approved for the final construction of project.

Chairmember Schultze closed the public hearing.

After some discussion it was moved by Commissioner Kwan, seconded by Commissioner Amaro to adopt Resolution No. 2018-008/Case No. PLNG2017-0029DRB and carried by roll call vote:

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

Motion carried.

## 5. PUBLIC HEARING

5a. **RESOLUTION NO. 2018-009/CASE NO. PLNG2018-0080TPM - A REQUEST TO APPROVE CASE NO. PLNG2018-0080 (TENTATIVE PARCEL MAP NO. 82285), THEREBY ALLOWING THE SUBDIVISION OF ONE COMMERCIAL PARCEL INTO TWO PARCELS FOR PROPERTY LOCATED AT 12345 CARSON STREET, HAWAIIAN GARDENS, CALIFORNIA 90716**

Kevin Nguyen, Associate Planner II, addressed the Commission and presented the staff report along with a powerpoint presentation relative to Case No. 2018-0080TPM. He indicated there are several revised amendments to the Conditions of Approval as follows:

### **Los Angeles County Fire Department**

2. ~~Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.~~
3. At the time of new development if applicable, all required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

### **Public Works/Engineering**

5. ~~A preliminary subdivision guarantee is required showing all fee interest holders and encumbrances. An updated title report shall be provided before the final tract/parcel map is released for filing with the County Recorder.~~
6. If applicable, monumentation of parcel map boundaries, street centerline and lot boundaries is required for a map based on a field survey.
10. At the time of new development, the owner/applicant shall provide that no easements of any time be granted over any portion of the subdivision to any agency, utility or organization (private or public), except to the City of Hawaiian Gardens prior to recordation of the tract map. The applicant shall grant easements in the name of the City shall include: 1) Vehicular easements, 2) Walkway easements, 3) Drainage easements, 4) Utility easements.

### **Drainage and Grading**

1. At the time of new development ~~Prior to the recordation of the final map,~~ 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.
2. At the time of new development, a grading and drainage plan must provide for each lot having an independent drainage systems to the public street, to a public drainage facility, or by means of an approved drainage easement.

### **Road**

1. At the time of new development, the owner/applicant shall repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway approach, and pavement on street fronting this project and to the satisfaction of the City

Engineer.

**Sewer**

3. At the time of new development ~~if applicable~~, the owner/applicant shall furnish and install sanitary sewer lateral(s) and associated facilities within the public right of way in accordance with the requirements of the Department of Public Works.
4. At the time of new development ~~if applicable~~, the owner/applicant shall pay all sewer connection fees prior to permit issuance.

**Utilities**

1. At the time of new development ~~if applicable~~, all existing above grade utilities including but not limited to power poles, overhead wires, telephone and cable television service shall be underground or removed from the property.
2. At the time of new development, any utilities that are in conflict with the future development shall be relocated at the developer's expense.

**Water**

1. If applicable and prior to the filing of the final map, there shall also be filed with the City Engineer, a statement from the water purveyor indicating owner/applicant compliance with the Fire Chief's fire flow requirements.

Kevin Nguyen, Associate Planner II indicated applicant is aware of amended conditions.

Some of the items discussed were the egress/ingress of the mobile home business and if each business had its own address. Planning Commissioner inquired if any written or verbal communication from neighbors was received for the project. Also if City was aware of any code violations and if it can be addressed in the conditions of approval. Both Kevin Nguyen, Associate Planner II and City Attorney addressed their concerns.

City attorney addressed the Commission and indicated that the Planning Commissioners could impose a condition for staff to conduct site inspections in six months to insure ongoing compliance with city property maintenance standards

Ryan Sha, Partner of Carson REI, LLC, stepped forward and reiterated that there is no construction proposed simply trying to create two legal lots. In the future if there are any new projects then they will comply with all the standard list of conditions and any new conditions. He is aware of code violation and he understands that it has been dealt with. He agrees with the amended standard list of conditions.

Chairmember Schultze closed the public hearing.

Discussion was focused on property maintenance and new address once project is approved. Kevin Nguyen, Associate Planner II, addressed the Planning Commission and recommended that instead of adding new condition, staff will bring back within six months to a year a report of any active code violation instead of imposing a condition on the tentative tract map.

It was moved by Commissioner Kwan, seconded by Commissioner Amaro to adopt Resolution No. 2018-009/Case No. 2018-0080TPM with recommended amendments to Standard List of Conditions by staff and bring back report within six months of any property maintenance violations and the change of address once approved, carried by roll call vote:

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

Motion carried.

- 5b. RESOLUTION NO. 2018-010/CASE NO. PLNG2018-0047TTM- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA APPROVING CASE NO. PLNG2018-0047 (TENTATIVE TRACT MAP NO. 72944), THEREBY ALLOWING THE CONSOLIDATION OF FIVE (5) EXISTING LOTS INTO SINGLE LOT FOR THE DEVELOPMENT OF EIGHTEEN (18) RESIDENTIAL CONDOMINIUMS ON PROPERTY LOCATED AT 21821 HAWAIIAN AVENUE, ZONED R-3 (INTERMEDIATE DENSITY RESIDENTIAL)**
- 5c. RESOLUTION NO. 2018-011/CASE NO. PLNG2018-0048CUP - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE NO. PLNG2018-0048CUP(CONDITIONAL USE PERMIT), THEREBY ALLOWING BACK BAY DEVELOPMENT, LLC TO DEVELOP EIGHTEEN (18) RESIDENTIAL CONDOMINIUMS ON PROPERTY LOCATED AT 21821 HAWAIIAN AVENUE, ZONED R-3 (INTERMEDIATE DENSITY RESIDENTIAL).**

Vice Chairmember So recused himself due to conflict of interest and left the chambers.

Kevin Nguyen, Associate Planner II, addressed the Commission and presented the staff report along with a power point presentation relative to Case No. PLNG2018-0047TTM and Case No. PLNG2018-0048CUP.

Planning Commission Minutes  
Meeting of December 12, 2018

Some of the items discussed were the soil contamination and clearance from the State of California Regional Water Quality Control Board. Planning Commissioners were also concerned that project had been brought to them multiple times for approval in the past and project has not been built. Kevin Nguyen, Associate Planner II addressed their concerns.

Chairmember Schultze opened the public hearing and asked for all those wishing to speak in favor of or in opposition to, to step forward, state their name and address for the record and make their comments.

Mr. Kevin Conklin, Back Bay Development, stepped forward and indicated he is the new applicant and indicated he has not purchased property but has used his own finances to pay for the remediation plan from the State of California Regional Water Quality Control Board. He is waiting for a clearance letter from State Control Board so they can start development, if project is approved by the Commission. He expects to start building homes this summer. He indicated that they had a very good experience working with City staff that they are already looking for other sites in the City. He is aware and agrees with the Conditions of Approval.

Anicia Ochoa, 21818 Hawaiian Ave, Hawaiian Gardens, stepped forward and spoke in favor of the project. She indicated she lives across the street from project and is excited to see new project.

Chairmember Schultze closed the public hearing.

It was moved by Commissioner Kwan, seconded by Commissioner Winford to adopt Resolution No. 2018-010/Case No. 2018-0047TTM and carried by roll call vote:

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

Motion carried.

It was moved by Commissioner Amaro, seconded by Commissioner Kwan to adopt Resolution No. 2018-011/Case No. PLNG2018-0048CUP and carried by roll call vote:

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

Motion carried.

Vice Chairmember So joined the meeting.

**5. STAFF REPORTS**

**NONE**

**6. COMMISSIONER REPORTS**

Commissioner Winford thanked staff for city reports and welcomed Associate Planner Kevin to the City. He is excited to see new constructions that are enhancing the value of the community and wished everyone a happy holiday season.

Commissioner Amaro thanked Associate Planner Kevin for returning his calls, and indicated that the Planning Commissioners did not receive an invitation to the Employee Recognition Dinner. He also indicated if there was any way the commissioners can be provided with a City jacket or shirt or possibly a hat. He indicated that the other commissions already have one. He wished everyone a happy holiday.

Commissioner Kwan thanked staff and welcomed Kevin and thanked attorney for being present.

Vice Chair member So also welcomed Kevin and would like to put on next agenda the annual reorganization.

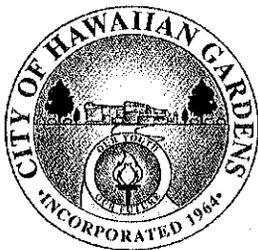
Chair member Schultze welcomed Kevin to the City and wished everyone a Merry Christmas and Happy New year.

**7. ADJOURNMENT**

With no further business to discuss, Chairmember Schultze made a motion to adjourn the meeting at 7:39 p.m., seconded by Commissioner Amaro to the next scheduled meeting of December 26, 2018. Carried by voice vote.

**APPROVED:**

\_\_\_\_\_  
**Chairmember**



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

Agenda Item No.: 5a. \_\_\_\_\_

Meeting Date: 2-13-19 \_\_\_\_\_

CD Director JC \_\_\_\_\_

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

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

**FROM:** Jamie Donaldson, Planning Technician 

**SUBJECT:** **RESOLUTION NO. 2019-001 FOR CASE NO. PLNG2019-0011DRB – ARCHITECTURAL REVIEW OF EXTERIOR CHANGES TO AN EXISTING GAS STATION CONVENIENCE STORE LOCATED AT 11804 CARSON STREET, HAWAIIAN GARDENS, CA 90716.**

**DATE:** February 13, 2019

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**BACKGROUND**

On December 13, 2017, the Community Development Department of the City of Hawaiian Gardens received an application proposing an interior expansion and remodel of the existing ExtraMile convenience store located at 11804 Carson Street. The subject property currently operates as a Chevron gas station, ExtraMile mini-mart, and accompanying Auto Repair shop that will be vacated to accommodate the expansion.

During the proposed expansion, the applicant is intending to significantly remodel the existing building façade to provide a similar architectural presence representative of surrounding buildings within the City, in lieu of the traditional look of the existing mini-mart. The plans do not propose any increase to the structure of the building.

Per Section 18.100.010.C of the Hawaiian Gardens Municipal Code (HGMC) the approval authority for site plan reviews lies with the Director of Community Development unless it is decided to refer a site plan application to the City Planning Commission for consideration. Due to the fact that the proposal is a completely new façade, 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.

As the use is permitted under the HGMC, it is Staff's intent that the Planning Commission focus and consider only the exterior changes of the proposed building, 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 final site plan approval and the issuance of a building permit.

## **PROPOSED PROJECT**

As the plans indicate, the existing ExtraMile mini-mart associated with the Chevron gas station is proposed to undergo a significant remodel to the exterior façade. The plans call for a more contemporary and modern design than what is typically associated with ExtraMile convenience stores. Traditional elements like the roof overhang and metallic horizontal awnings will be removed on the front and side elevations, squared off and replaced with pop-out features and extended roof parapet to provide architectural relief. In addition, outdated tile will be replaced with modern decorative wood elements, and new window treatments will be included along all visible sides of the building. Ultimately, the building will be finished with modern earth tone colors and new lighting. It should be noted that the design of the ExtraMile convenience stores are intentionally kept separate from the Chevron design and canopies through their respective companies. All signs are not a part of this approval.

As part of the overall project, the applicant has developed a new landscape layout that adds numerous landscape planters that will significantly improve the look of this corner of the Carson and Pioneer intersection. In addition, the plan proposes to reposition and restripe the parking stalls, and include the installation of Grasscrete pavers as a parking surface, which will not only bring the parking requirement to code, but will further increase amount of landscape to the site in excess of code requirements.

Staff has worked with the project architect to come up with a design that is compatible with the surrounding area, and is compliant with the design requirements of the HGMC. It is these design guidelines, as outlined below, that the Planning Commission should use when considering the overall design of the project.

## **DESIGN GUIDELINES**

The Hawaiian Gardens Municipal Code provides for broad discretion regarding the architectural look 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 site plan, reduced building height, bulk or mass, increased setbacks, changes in building materials, changes in roof lines, increased usable open space, increased screening of garages, 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 – Non Residential Design Guidelines – indicates that the design guidelines have been developed to promote high quality development, to protect the City from the adverse effects of poor design, to encourage originality, creativity, and compatibility within the neighborhood, and to enhance the beauty; livability and prosperity of the community. This section contains numerous design guidelines regarding the architectural impact of any given commercial structure. The following is a list of guidelines which Staff believes are applicable to this project:

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 design encompasses familiar elements similar to neighboring buildings, including stucco, wood accents, and recessed windows and entry. The overall appearance takes massing into consideration by incorporating a pop-out feature with an extended roof parapet and color block variations, thus creating a welcoming aesthetic for the front façade.*

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 building elevation creates a more contemporary architectural façade, avoiding outdated architectural elements and thus, blending with the surrounding modernized businesses in the City of Hawaiian Gardens, like the nearby Casino. These improvements will dramatically help to achieve an aesthetically pleasing environment along this primary entrance to Carson Street.*

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

*The proposed design will present a new commercial façade on an existing building that has not been renovated for some time, thus upgrading and beautifying a section of the main commercial corridor along Carson Street.*

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

Design 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 design includes numerous offset planes with recessed windows and a pop-out feature and roof extension to provide a variation in the vertical and horizontal planes. Changes in building material, including decorative wood, stucco, and window treatments, are also included in the proposal.*

Design Guideline Number 5: An elevation of a building facing the sidewalk shall be visually and physically penetrable, incorporate architectural elements to provide visual interest and relief from flat surfaces (e.g. textured materials, offset planes, differentiated piers and columns, recessed entries and windows, and awnings), and compatibly landscaped.

*The building elevations provide several elements of visual interest and relief from flat surfaces, such as decorative textured wood, recessed windows and entryway, and a pop-out feature with extended roof parapet. In addition, the property has included various landscape planters that exceed the code standards for landscaped area, and provide more visual interest.*

### **ANALYSIS**

Staff believes that the proposed design provides for an architecturally pleasing development along a main commercial corridor, offering a more contemporary façade that is well balanced with surrounding buildings, and provides an upgrade to the overall streetscape along Carson Street.

### **CONCLUSION**

Staff finds that the exterior changes to the existing building meets or exceeds the design criteria of the City of Hawaiian Gardens and recommends that the Planning Commission adopt Resolution No. 2019-001, approving Case Number PLNG2019-0011DRB.

#### Attachments:

1. Resolution 2019-001
2. Project Plans

**RESOLUTION NO. 2019-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE PROPOSED ARCHITECTURAL DESIGN ASSOCIATED WITH CASE NUMBER PLNG2019-0011DRB FOR EXTERIOR CHANGES TO AN EXISTING GAS STATION CONVENIENCE STORE LOCATED AT 11804 CARSON STREET, HAWAIIAN GARDENS, CA 90716.**

**WHEREAS**, Jay Bajaria submitted plans proposing exterior architectural changes for an existing building associated with the expansion of the existing ExtraMile convenience store; and

**WHEREAS**, the property is located within the C-4 (General Commercial) zoning district; and

**WHEREAS**, the Director of Community Development deferred the approval of the proposed exterior changes to the Planning Commission for approval as allowed by the Hawaiian Gardens Municipal Code; and

**WHEREAS**, on February 13, 2019 the Planning Commission of the City of Hawaiian Gardens held a hearing to receive oral and written testimony relative to Case Number PLNG2019-0011DRB; 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 15301 (Class 1) – Existing Facilities. The proposed activity only involves exterior changes to an existing building associated with a permitted expansion of use.

**SECTION 2.** The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0011DRB 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 PLNG2019-0011DRB DOES satisfy the criteria of Section 18.70.090 et seq. based on compatibility with the following design guidelines:

General Provisions (HGMC18.70.090.B):

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 design encompasses familiar elements similar to neighboring buildings, including stucco, wood accents, and recessed windows and entry. The overall appearance takes massing into consideration by incorporating a pop-out feature with an extended roof parapet, and providing color block variations, thus creating a welcoming aesthetic for the front façade.*

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 building elevation creates a more contemporary architectural façade, avoiding outdated architectural elements and thus, blending with the modernized surrounding businesses in the City of Hawaiian Gardens, like the nearby Casino. These improvements will dramatically help to achieve an aesthetically pleasing environment along this primary entrance to Carson Street.*

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

*The proposed design will present a new commercial façade on an existing building that has not been renovated for some time, thus upgrading and beautifying a section of the main commercial corridor along Carson Street.*

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

Design 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 design includes numerous offset planes with recessed windows and a pop-out feature and roof extension to provide a variation in the vertical and horizontal planes. Changes in building material, including decorative wood, stucco, and window treatments, are also included in the proposal.*

Design Guideline Number 5: An elevation of a building facing the sidewalk shall be visually and physically penetrable, incorporate architectural elements to provide visual interest and relief from flat surfaces (e.g. textured materials, offset planes, differentiated piers and columns, recessed entries and windows, and awnings), and compatibly landscaped.

*The building elevations provides several elements of visual interest and relief from flat surfaces, such as decorative textured wood, recessed windows and entryway, and a pop-out feature with extended roof parapet. In addition, the property has included various landscape planters that exceed the code standards for landscaped area, and provide more visual interest.*

**SECTION 4.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2019-0011DRB in concept, approving only the changes to the exterior of an existing building subject to the following conditions of approval:

1. The proposed elevations with 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 at his or her discretion. All elevation plans will be keyed as the final colors and materials board indicates.
2. Any and all outstanding corrections from the Plot Plan Review 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 public hearing shall be made to the plans to the satisfaction of the Community Development Director.
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 pop-out features, wood elements, window and door treatments, lighting, colors, and landscaping.
5. The plans shall be resubmitted to continue the full review by the Planning Division prior to submittal to the Building Division.
6. Final approval shall be subject to approval by the City Building Division, City Engineering Division, and other responsible agencies as applicable.

**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 13<sup>th</sup> day of February, 2019.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

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

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-001 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13th day of February 2019, 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:

---

BRENDA BECERRA  
PLANNING SECRETARY  
CITY OF HAWAIIAN GARDENS

# CHEVRON EXTRAMILE MARKET :

11804 E Carson St ,  
Hawaiian Gardens, CA 90716



10801 National Blvd  
Suite 227, Los Angeles,  
CA 90064  
Office: (310) 475-2900  
Fax: (310) 475-2955

DESIGNER:  
ARKA DESIGN & BUILD  
10801 NATIONAL BLVD # 227  
LOS ANGELES CA 90064  
(310) 475-2900

OWNER:  
J B Station Inc  
601 W. Willow street,  
Long Beach, CA 90806



## PROJECT DATA

ASSESSOR'S I.D. NUMBER:	7068-001-045
ZONING DISTRICT:	C-1 : GENERAL COMMERCIAL
GENERAL PLAN DESIGNATION:	GENERAL COMMERCIAL
LOT AREA:	14,642 S.F.
EXISTING BUILDING FLOOR AREA:	
(E) SALES AREA:	756 S.F.
(E) SERVICE BAYS (CONVERT TO SALES AREA):	897 S.F.
TOTAL FLOOR AREA - STORE:	1,653 S.F. (11%)
EXISTING FUEL PUMP CANOPY #1:	1,240 S.F. (8%)
EXISTING FUEL PUMP CANOPY #2:	528 S.F. (4%)
NUMBER OF STORIES:	ONE
TYPE OF CONSTRUCTION:	VB
TYPE OF USE AND OCCUPANCY GROUP:	
RETAIL STORE WITH MOTOR FUEL DISPENSING FACILITIES	M
FULLY AUTOMATIC FIRE SPRINKLER SYSTEM:	NO
NUMBER OF STORIES :	1
BUILDING HEIGHT :	20' - 6"

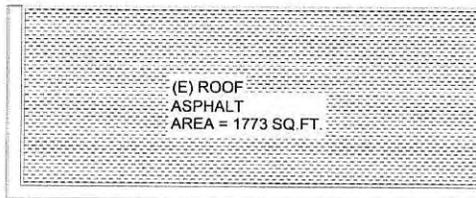
## SHEET INDEX

SHEET	SHEET NAME
A-1	COVER SHEET - ROOF PLAN
A-2	SITE PLAN
A-3	EXISTING - DEMO PLANS
A-4	P PLANS- DOOR WINDOW SCHEDULE
A-5	PROPOSED ELEVATION
A-6	SPEC SHEETS
A-7	SPEC SHEETS

## PARKING ANALYSES

SCOPE OF WORK	REQUIRED	PROVIDED
PARKING	7	7
ADA		1
STANDARD		6
COMPACT		—

OSBC PROJ. ID	PROJECT FIRM	OWNER	PROJECT TYPE	DATE	STATUS	REVISIONS	DATE	BY
0442-0043	Arctic Refrigeration Systems, LLC	11804 Carson St	Commercial	08/28/2024	01			
0474-00424	SAF	11804 Carson St	Commercial	08/28/2024	02			



(E) ROOF  
ASPHALT  
AREA = 1773 SQ.FT.

1 ROOF FLOOR PLAN  
1/8" = 1'-0"

## VICINITY MAP



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SEAL:

PROJECT NAME:

CHEVRON  
EXTRAMILE MARKET  
11804 E Carson St  
Hawaiian Gardens, CA  
90716

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION:

MARK: DATE DESCRIPTION

DRAWING BY:  
ELANEH MERRIKHI

SCALE 1/8" = 1'-0"

SITE PLAN



DRAWING NO.

A-1



18011 National Blvd  
 Suite 227, Los Angeles,  
 CA, 90044  
 Tel: (310) 476-5000  
 Fax: (310) 476-5055

**DESIGNER:**  
 ARKA DESIGN & BUILD  
 18011 NATIONAL BLVD #227  
 LOS ANGELES, CA 90044  
 (310) 476-5000

**OWNER:**  
 LONG BEACH MELLOW INC  
 11804 E Carson St  
 Hawaiian Gardens, CA 90716

**PROJECT NAME:**  
 CHEVRON  
 EXTRAMILE MARKET  
 11804 E Carson St  
 Hawaiian Gardens,  
 CA 90716

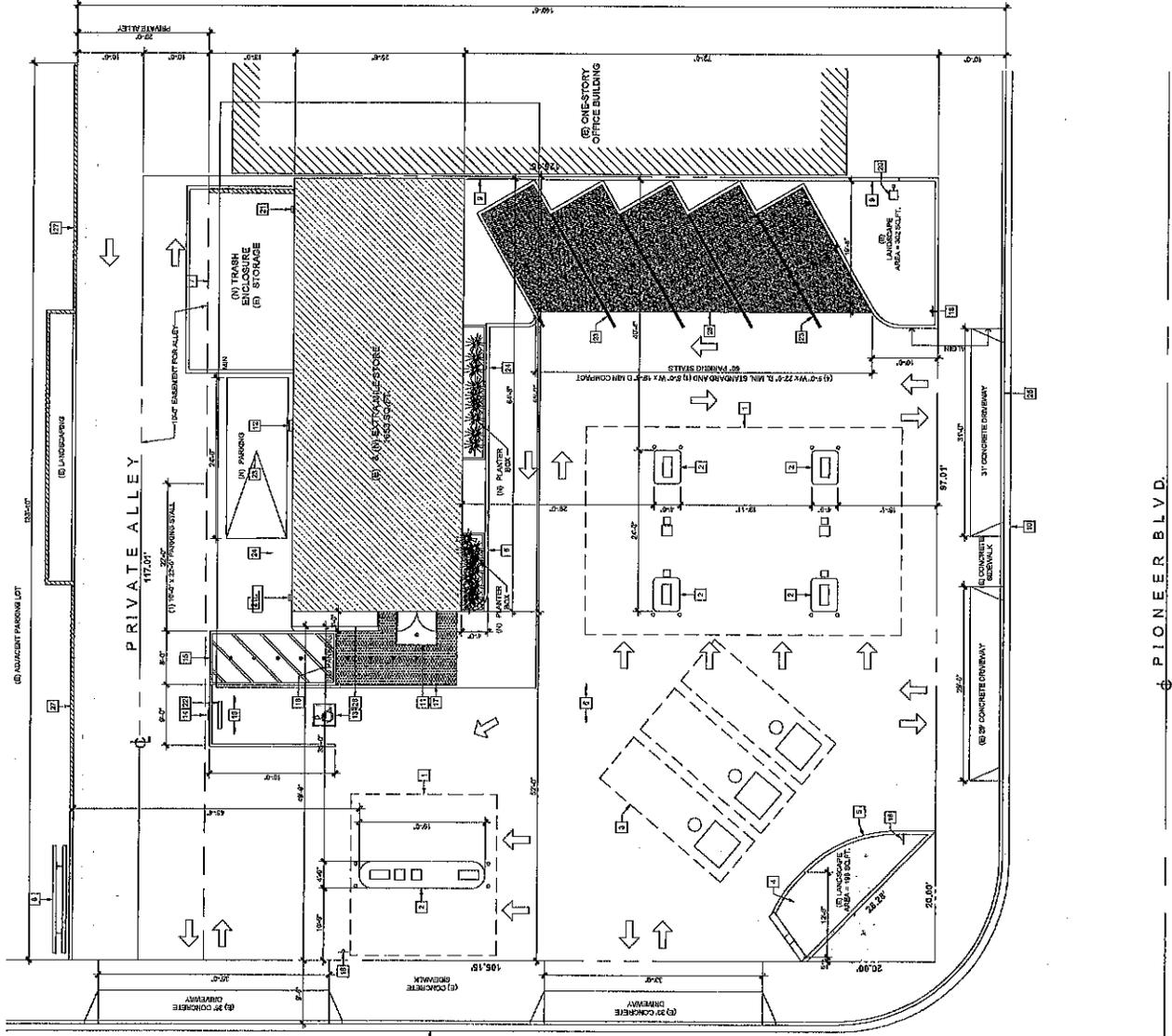
NO.	DESCRIPTION	DATE
1.	PLANNING	
2.	CONCEPT	
3.	PRELIMINARY	
4.	FINAL	

SCALE: 1/8" = 1'-0"  
 DRAWING TITLE:  
 SITE PLAN

DRAWING NO.:  
 A-2

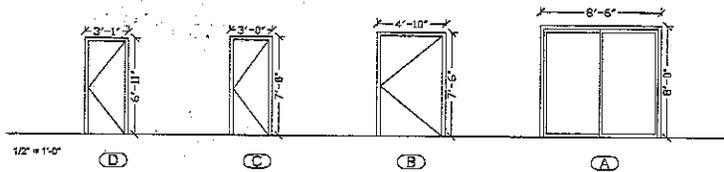
**SITE PLAN KEYNOTES**

1. (B) FULL PUMP CLOSET
2. (B) FULL PUMP AND BLEND
3. (B) UNDERGROUND FUEL TANKS
4. (B) UNLIMITED FUEL SIGN
5. (B) CONCRETE CURB
6. (B) CONCRETE PAVING
7. (B) CONCRETE SIGN ON ADJACENT PROPERTY
8. (B) SIGN WALL ON PROPERTY LINE PAINTED TO MATCH BUILDING
9. (B) CONCRETE CURB AND GUTTER
10. (B) TRASH ENCLOSURE WITH METAL GATES AND SIGN PAINTED TO MATCH BUILDING
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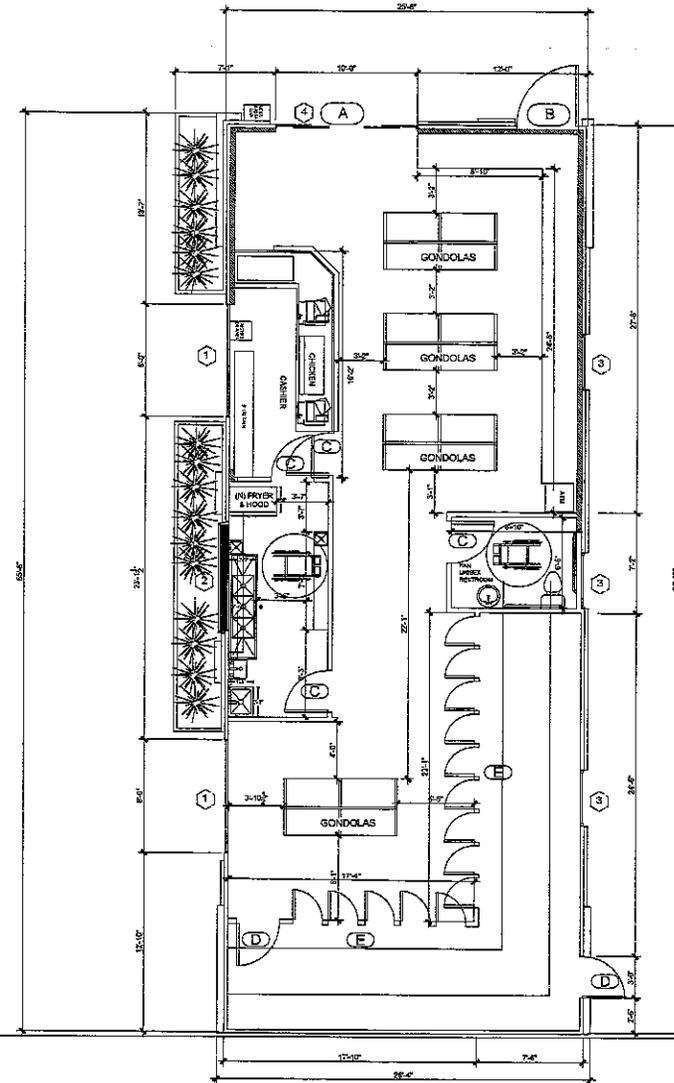
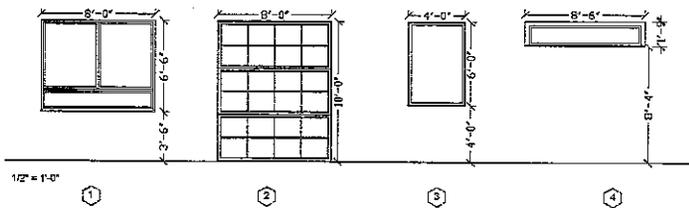




DOOR SCHEDULE							
MARK	QTY.	STYLE/TYPE	ROUGH OPENING		THICK	REMARKS	ACCESSORIES
			WIDTH	HEIGHT			
A	1	Four Panel Sliding door	8'-6"	8'-0"		ENTRY DOOR WITH TEMPERED GLASS	AUTOMATIC, SELF CLOSING DOOR
B	1	(E)Single-Flush	4'-10"	7'-6"		EXTERIOR DOOR	Manual Hydraulic Yale 1104-Series Door Closer, Heavy Duty Interior and Exterior, Aluminum
C	4	Single-Flush	3'-0"	7'-0"	2"	INTERIOR DOOR	Manual Hydraulic Yale 1104-Series Door Closer, Heavy Duty Interior and Exterior, Aluminum
D	2	BY MANUFACTURER	3'-1"	6'-11"	-	COOLER INTERIOR DOOR	BY MANUFACTURER
E	14	BY MANUFACTURER	-	-	-	COOLER DOOR	BY MANUFACTURER



WINDOW SCHEDULE								
WINDOW TYPE	QTY.	SIZE		STYLE/TYPE	REMARKS	MATERIAL		
		HEIGHT	WIDTH			WIND	FRAME	GLASS
1	2	6'-6"	8'-0"	Sliding with Trim	TEMPERED GLASS	GLASS	ALUMIN/VINYL	1/4"
2	2	10'-0"	8'-0"	Fixed with Trim	TEMPERED GLASS	GLASS	ALUMIN/VINYL	1/4"
3	2	6'-0"	4'-0"	Fixed with Trim	TEMPERED GLASS	GLASS	ALUMIN/VINYL	1/4"
3	2	1'-9"	8'-6"	Fixed with Trim	TEMPERED GLASS	GLASS	ALUMIN/VINYL	1/4"



1 PROPOSED FLOOR PLAN  
1/4" = 1'-0"

NOTE:  
FOR THE AREAS THAT THE INDICATION IS  
PROPOSED TO POP OUT, STRICTLY AESTHETIC AND  
NOT ADDING ANY SQUARE FOOTAGE TO STRUCTURE.

**ARKA**  
DESIGN BUILD  
WWW.ARKAD.CO

1881 National Blvd.  
Suite 227, Los Angeles,  
CA 90064  
Office: (310) 475-2800  
Fax: (310) 475-2855

DESIGNER:

ARKA DESIGN & BUILD  
1881 NATIONAL BLVD # 227  
LOS ANGELES CA 90064  
(310) 475-2800

OWNER:

J B Station Inc  
501 W. Willow Street,  
Long Beach, CA 90805

P ARKA INC. 2/2/16

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SEAL:

PROJECT NAME:

CHEVRON  
EXTRAMILE MARKET

11804 E Carson St  
Hawaiian Gardens, CA  
90716

NO. DESCRIPTION DATE

1 PLAN CHECK SET

2 CORRECTION SET

3 SUPPLEMENT SET

REVISION:

MARK DATE DESCRIPTION

DRAWING BY:

GLAMEX MERRICK

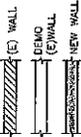
SCALE 1/8" = 1'-0"

PROPOSED PLAN  
-DOOR &  
WINDOW  
SCHEDULE

DRAWING NO.

A-4

**NOTES:**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND SIDEWALKS.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.



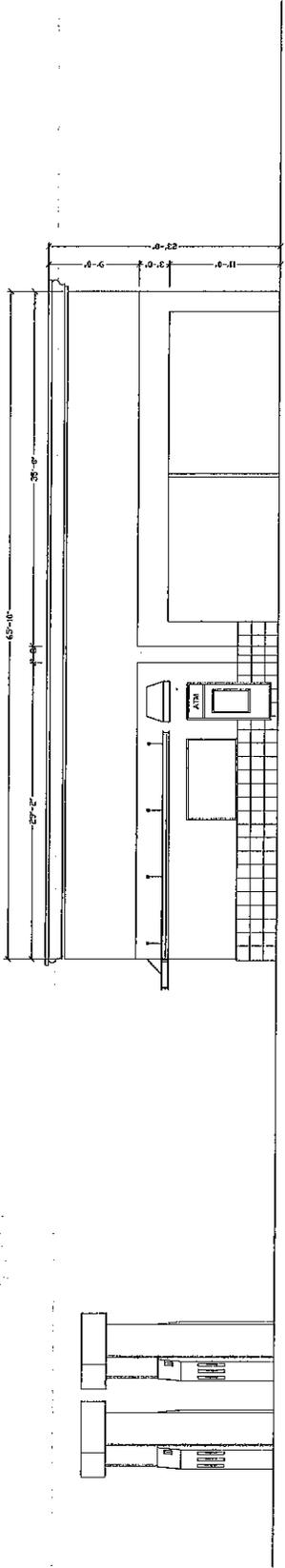
**PROJECT NAME:**  
CHEVRON  
EXTRAMILE MARKET  
11804 E Carson St  
Hawthorn Gardens, CA  
90716

NO.	DESCRIPTION	DATE
1.	PLAN SHEET	
2.	CONSTRUCTION	
3.	SECTION	

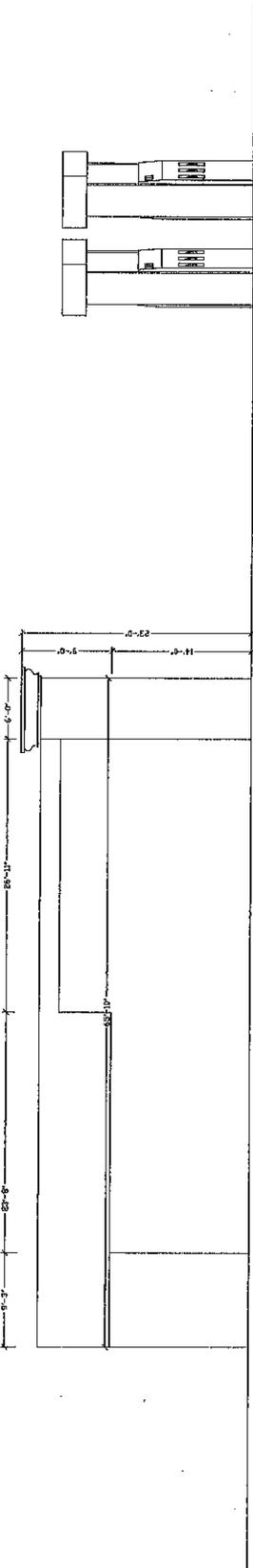
**REVISIONS:**  
DATE DESCRIPTION

**DRAWING BY:**  
BLAISEMORRE  
**SCALE:** 3/16" = 1'-0"

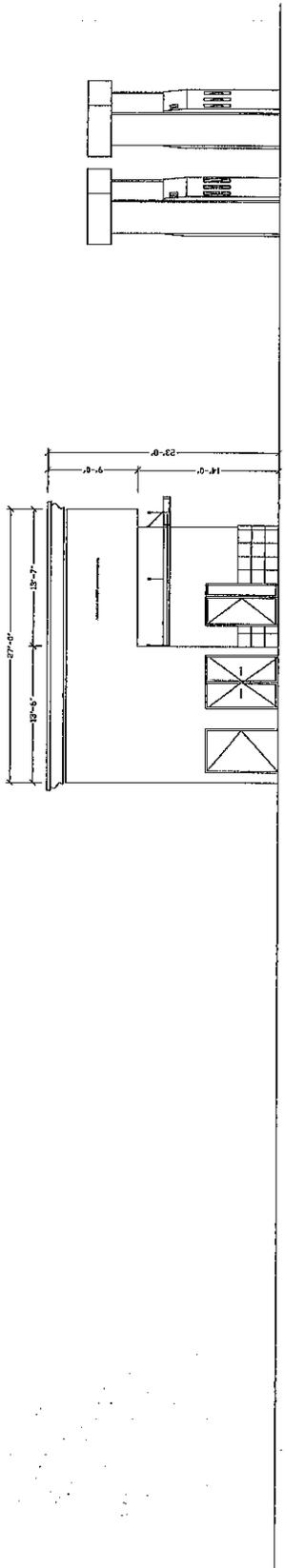
**EXISTING ELEVATIONS**  
DRAWING NO. A-5



1 EXISTING WEST ELEVATION  
3/16" = 1'-0"



2 EXISTING EAST ELEVATION  
3/16" = 1'-0"



3 EXISTING NORTH ELEVATION  
3/16" = 1'-0"

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**LEGEND**

[Light Gray Box]	POPS OUT 9 INCHES
[Medium Gray Box]	POPS OUT 6 INCHES
[Dark Gray Box]	POPS OUT 3 INCHES
[Lightest Gray Box]	POPS OUT 1 INCHES
[Darkest Gray Box]	POPS OUT 0 INCHES

**PROJECT NAME:**  
**CHEVRON EXTRAMILE MARKET**  
11804 E Carson St  
Hawaiian Gardens, CA 90716

NO	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

**REVISION:**

MARK	DATE	DESCRIPTION

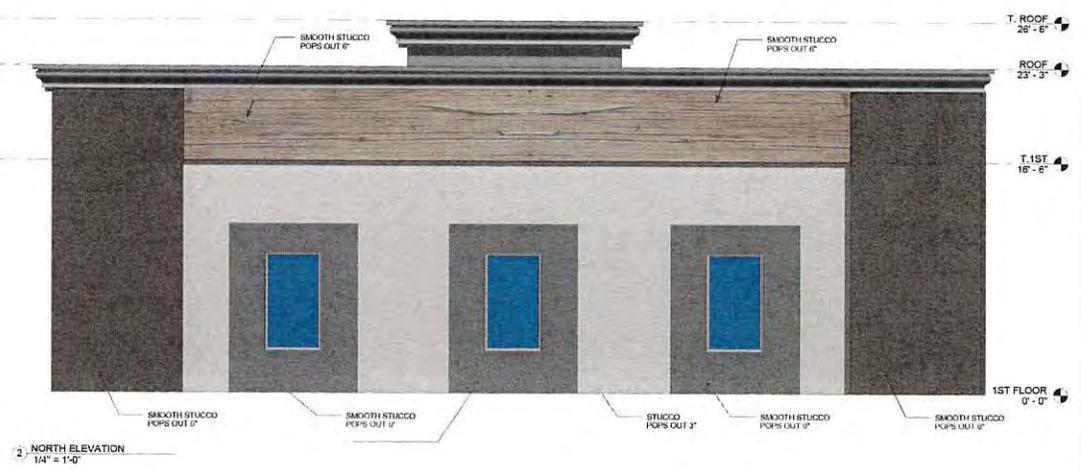
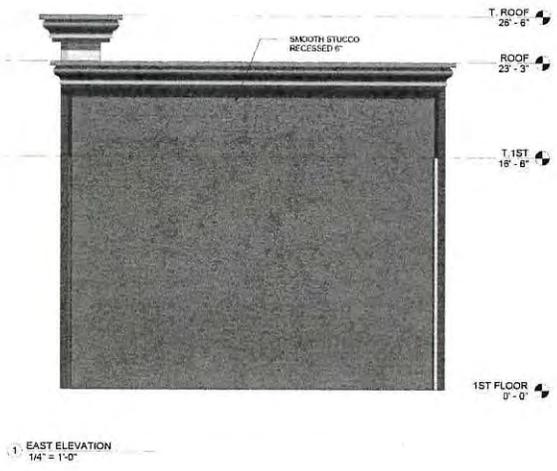
**DRAWING BY:**  
ELAHEH MERRIKH

**SCALE** 3/16" = 1'-0"

**EXISTING ELEVATIONS**

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**DRAWING NO.**  
A-6





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

Agenda Item No.: 5b

Meeting Date: 2-13-19

CD Director: JC

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

**FROM:** Joseph Colombo, Director of Community Development  
Jose Hernandez, Contract Planner *JH*

**SUBJECT: RESOLUTION NO. 2019-008 - A REQUEST TO APPROVE A FINDING OF CONFORMANCE WITH THE GENERAL PLAN FOR CITY OF HAWAIIAN GARDENS' PURCHASE OF PUBLIC HOUSING AUTHORITY PROPERTY LOCATED AT 22434 NORWALK BOULEVARD.**

**DATE:** February 13, 2019

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**SUMMARY**

The Community Development Department staff request that the Hawaiian Gardens Planning Commission approve a finding of conformance with the General Plan for City of Hawaiian Garden's purchase of Public Housing Authority property located at 22434 Norwalk Boulevard (the "Property") located in the C4- General Commercial zone and designated as "General Commercial" in the General Plan.

**BACKGROUND**

The Property was reacquired, around November of 2010, by the former Community Redevelopment Agency ("RDA") of the City of Hawaiian Gardens in furtherance of remediating blight and facilitating economic development in the city.

When the RDA was dissolved by the California Legislature, title to the Property, was automatically transferred to the Hawaiian Gardens "Successor Agency." The Successor Agency is responsible for winding down the RDA and, as a result, was required by law to sell or otherwise dispose of all real property assets of the former RDA "expeditiously" and in "a manner aimed to maximize their value."

The Successor Agency to the Redevelopment Agency of the City of Hawaiian Gardens sold the property to the Hawaiian Gardens Public Housing Authority in accordance with

the approved Long Range Property Management Plan (LRPMP). On February 27, 2018, the sale was approved by the Successor Agency per Resolution No. 2018-007.

## DISCUSSION

The subject site is located at 22434 Norwalk Boulevard and located in the General Commercial (C-4) Zone. The lot size is approximately 1.25 acres. The City of Hawaiian Gardens is proposing to acquire the property for the purpose of eliminating blight, and facilitating economic development in the City. The General Commercial (C-4) has viable options that can be developed on the Property, such as a drive-thru restaurant, café, or a sales tax producing business, which are likewise consistent with the General Plan designation.

The Property is one of forty-two (42) properties that were sold by the Successor Agency. The majority of the properties were sold and some were kept to find the optimal use that would benefit the City, such as the one indicated in the staff report.

Government Code section 65402 provides that, before the City acquires any interest in real property, the local Planning Agency (i.e., the Planning Commission) must determine the conformity to the adopted General Plan as to the acquisition or disposition of real property. This is part of the Planning Commission's duty to administer the adopted General Plan.

Accordingly, the proposed transaction furthers and is consistent with, among others, the following goals and policies of the General Plan:

- Goal LU-1: Provide opportunity for continued revitalization of a balanced community.
- Goal LU-7: Ensure the compatibility of land uses in close proximity to residential areas and public facilities.
- Goal LU-4: Provide commercial retail opportunities that serve residents and visitors.
- Goal LU-6: Create visually prominent public spaces in Hawaiian Gardens.

The City's purchase of the Property will ensure the orderly optimal use and creation of visually prominent public spaces and development for uses compatible with all City General Plan and Zoning Code requirements. This finding of conformance is necessary before the final closing of escrow on the sale transaction of the Property.

## FISCAL IMPACT

There will be no fiscal impact based on this request. If this conformity to the General Plan is approved, this allows the City of Hawaiian Gardens to proceed and purchase the Property. At the time of purchase, staff will generate a new staff report that will explain the details of (if any) the fiscal impact.

## ENVIRONMENTAL ASSESSMENT

This matter is not considered a "project" pursuant to the requirements of the California Environmental Quality Act ("CEQA").

## RECOMMENDATION

That the Planning Commission **APPROVE** Resolution 2019 - 008 pursuant to Government Code 65402(a), finding that the City of Hawaiian Gardens' acquisition of the following Hawaiian Garden Public Housing Authority owned property is consistent with the General Plan of the City of Hawaiian Gardens: 22434 Norwalk Boulevard.

### Attachments:

1. Resolution 2019-008

RESOLUTION NO. 2019-008

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, CALIFORNIA, FINDING GENERAL PLAN CONFORMITY PURSUANT TO THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 65402 FOR THE CITY'S ACQUISITION OF HAWAIIAN GARDENS PUBLIC HOUSING AUTHORITY PROPERTY (22434 NORWALK BLVD.)**

**WHEREAS**, the former Community Redevelopment Agency ("RDA") of the City of Hawaiian Gardens reacquired the property located at 22434 Norwalk Boulevard (the "Property") pursuant to its powers under the California Redevelopment Law;

**WHEREAS**, the property at 22434 Norwalk Boulevard is a vacant property comprised of 1.25 acres located in the "General Commercial" General Plan area and the General Commercial (C-4) Zoning district;

**WHEREAS**, the RDA was dissolved pursuant to Part 1.85 of Division 24 of the Health and Safety Code on February 1, 2012, and the RDA's interest in the Property was automatically transferred to the Successor Agency to the City of Hawaiian Gardens Redevelopment Agency ("**Successor Agency**");

**WHEREAS**, the Successor Agency is responsible for the wind-down of the RDA and was required by law to sell or otherwise dispose of all real property assets of the former RDA "expeditiously" and in "a manner aimed to maximize their value" in accordance with the Long Range Property Management Plan;

**WHEREAS**, to facilitate the wind-down of the RDA, the Successor Agency marketed the Property for sale on the open market, and the Public Housing Authority of the City of Hawaiian Gardens ("**Housing Authority**") ultimately purchased the Property and now owns, holds, and manages the Property for purposes and in a manner consistent with its affordable housing purpose;

**WHEREAS**, the Governing Board of the Successor Agency approved the disposition of the Property from the Successor Agency to the Housing Authority per Successor Agency Resolution No. 2018-007, which sale was approved by the Oversight Board to the Successor Agency to the Hawaiian Gardens Redevelopment Agency;

**WHEREAS**, the Housing Authority now desires to sell the Property to the City;

**WHEREAS**, California law allows the City to purchase property if doing so furthers the common benefit, health, safety, and general welfare of its citizens, and provided the acquisition is in conformance with the City's adopted General Plan; and

**WHEREAS**, pursuant to Government Code Section 65402, the Planning Commission has hereby considered whether the City's acquisition of the Property is in conformance with the City's adopted General Plan, and based on staff presentations and reports, and other evidence presented to and considered by the Planning Commission during the meeting on this matter, the Planning Commission finds as follows:

- The proposed acquisition would conform with and further the General Plan goals and policies for land use and open space as follows:
  - Provide opportunity for continued revitalization of a balanced community (Goal LU-1).
  - Ensure the compatibility of land uses in close proximity to residential areas and public facilities (Goal LU-7).
  - Provide commercial retail opportunities that serve residents and visitors (Goal LU-4).
  - Create visually prominent public spaces in Hawaiian Gardens (Goal LU-6).
- Among other things, the City's purchase of the Property will ensure their orderly use and development for a productive use that is consistent with the needs, wants, desires of the community, as well as applicable land use regulations; and

**WHEREAS**, this matter is not considered a "project" pursuant to the requirements of the California Environmental Quality Act ("**CEQA**"); and

**WHEREAS**, this matter was considered by the Hawaiian Gardens Planning Commission at a regular meeting on February 13, 2019; and

**NOW, THEREFORE**, after consideration of the staff report and all of the information, testimony, and evidence presented at the Planning Commission meeting, the Planning Commission of the City of Hawaiian Gardens resolves that:

**SECTION 1.** The foregoing recitals are true and correct and incorporated fully herein this resolution.

**SECTION 2.** Pursuant to Government Code Section 65402(a), the Planning Commission finds that the City's acquisition of the Property conforms to the City of Hawaiian Gardens General Plan.

**SECTION 3.** This Planning Commission Resolution shall be submitted to the City Council as evidence of the Planning Commission's determination in this regard in connection with the City Council's consideration of thereof.

**PASSED, APPROVED AND ADOPTED** by the Hawaiian Gardens Planning Commission on this 13th day of February, 2019.

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Chairmember

ATTEST:

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Brenda Becerra, Planning Secretary

I, BRENDA BECERRA, Secretary to the Planning Commission of the City of Hawaiian Gardens, do hereby certify that Resolution No. 2019-\_\_\_\_\_ was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13<sup>th</sup> Day of February 2019, by the following roll call vote as the same appears on file and of record in the Community Development Department.

AYES:

NOES:

ABSENT:

ABSTAIN:

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BRENDA BECERRA  
PLANNING SECRETARY



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

Agenda Item No.: 6a-b  
Meeting Date: 2-13-19  
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. 2019-002 CASE NO. PLNG2019-0001DRB – A REQUEST TO APPROVE THE ARCHITECTURAL DESIGN OF A PROPOSED EIGHT-UNIT APARTMENT COMPLEX ON PROPERTY LOCATED AT 22002-22006 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS**

**RESOLUTION NO. 2019-003 CASE NO. PLNG2019-0004VAR – A REQUEST TO DEVIATE FROM SECTION 18.40.040 R-3 OF THE HAWAIIAN GARDENS MUNICIPAL, TO REDUCE THE REQUIRED COMMON OPEN SPACE FOR THE PROPOSED APARTMENT COMPLEX ON PROPERTY LOCATED AT 22002-22006 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS**

**DATE:** February 13, 2019

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**BACKGROUND**

The subject site consists of two parcels totaling 21,877 square feet. It is located on the east side of Hawaiian Avenue, just north of 221<sup>st</sup> Street. Each of parcels is currently improved with a 1,200 square foot single family residence built in 1959. Both parcels are zoned R-3 (Intermediate Density Residential) with a General Plan Land Use Designation of "Intermediate Density". Properties in the vicinity of Hawaiian Avenue, Verne Avenue, and 221<sup>st</sup> Street are developed with a variety of residential uses including single-family residences, duplexes, condominiums, and multi-unit apartments.

On January 18, 2017, the Applicant, Mr. Sinh Tran submitted a Plot Plan Review application (PLNG2017-0004PPR) to develop an 8-unit apartment project. Also, on January 10, 2019, Mr. Tran submitted a Variance application, a request to reduce the required common open space for the project. As part of the project development and prior to issuance of permits for construction, the applicant is requiring to obtain approval of a Lot Merger application from the Planning Commission to consolidate the two parcels into one.

## **DISCUSSION/ANALYSIS**

The Applicant is proposing to develop the subject site by constructing an 8-unit apartment complex with a common driveway and six (6) guest parking spaces. The project requires the Planning Commission's approval of the design review and a variance. Following is an analysis of these aspects of the applications:

### **1. Design Review**

Pursuant to Section 18.100.010.C of the Hawaiian Gardens Municipal Code (HGMC), the Community Development Director has the authority to approve, conditionally approve or deny a site plan application. Due to the fact that the proposal is a completely new build, 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 building, including but not limited to colors and materials, overall architectural design, and the bulk and massing of the building.

### **Architecture**

The applicant proposes a Spanish architectural style for the project. All four residential buildings encompass a traditional Spanish design theme, with neutral sand and clay colors for the main body, concrete tile roofing, and the use of cultural stone veneer and wood accents at the entryways. The design takes into consideration a reduction in bulk and massing of the building by setting the second story back and the inclusion of balconies, and pop-out front porches at the primary entryways.



As the plans indicated, each unit contains 1,307 square feet of living space and 486 square feet enclosed two-car garage. Each unit is two stories tall and will have a private balcony with trellis cover and guardrails. The buildings will incorporate the following elements and colors to reflect the Spanish architecture design: metal panel with steel frame guardrails, metal accent inserts between windows, wood siding, and smooth-finished stucco. The Applicant proposes stucco finishes in "White Pepper" for units 1, 2, 7 & 8 and "Porcelain Skin" for units 3 through 6. Culture stone will be added at the entrances to the buildings, while the window silks, door trims, and horizontal band between first and second floor will be painted ultra pure white. Other architectural treatments include square porch columns, decorative window silks and decorative entry and garage doors with color contrasts.

Staff has worked with the project architect to come up with a design that is compatible with the surrounding area, and is compliant with the design requirements of the HGMC. Staff believes that the design is compatible with the City's design guidelines.

### Circulation

As identified in the Circulation Element of the City's General Plan, Hawaiian Avenue is a collector street that provides vehicular access to the subject site. For the purposes of analyzing traffic impacts associated with the proposed project, a traffic impact study was prepared by Ben Phan, P.E. The study focused on the intersections of 221<sup>st</sup> Street and Hawaiian Avenue as well as the immediate impact area on Hawaiian Avenue, directly adjacent to the project site. The scope of the study includes a review of the existing traffic and roadway conditions, forecast of project traffic, and an assessment of traffic impacts due to the project. In summary the proposed project poses no traffic impacts to the existing street system and no mitigation measures are required. It should be noted that the City Engineer has reviewed the traffic report and has concluded with its findings of no impacts related to traffic as a result of the proposed project.

In addition, the proposed plan shows a 24'-9" wide driveway located in the middle between the buildings, extending from the front of the site to the rear. Due to the depth (164'-9") of the site, the common driveway also serves as a fire lane. Overall, on-site circulation should be safe and efficient.

The City is requiring a 5-foot right-of-way dedication along the east side of Hawaiian Avenue for future street widening. With a 132'-9" wide parcel fronting the street, the project is proposing a 5' by 132'-9" dedication. Under this application, future road widening is necessary to address the public concern in upgrading narrow streets. In the past, several properties in the vicinity have been required to provide right-of-way dedication when proposing new developments or applying for entitlements. This includes the recently approved 18-unit condominium project within the vicinity of this project site.

### Landscaping

The project proposes a variety of plants to create visual interest for the apartment project and along the perimeter of the site. The following Table identifies these plants:

	Botanical Name	Common Name	Size	Total
<b>Trees</b>	Arbutus 'Marina'	Strawberry Tree	24" Box	2
	Geijera Parviflora	Australian Willow	24" Box	6
	Lagerestromia 'Cherokee'	Crape Myrtle	24" Box	8
<b>Shrubs</b>	Grevillea 'Superb'		5 Gallon	13
	Tecoma 'Sunrise'	Yellow Trumpet	5 Gallon	11
	Alyogyne Huegllii	Blue Hibiscus	5 Gallon	2
	Salvia Luecantha 'Midnight Blue'	Sage	5 Gallon	8
	Salvia 'Santa Barbara'	Sage	5 Gallon	35
	Phormium 'Yellow Wave'	Flax	5 Gallon	6
	Dietes Iridioides	Fortnight Lily	5 Gallon	12

	Euryops Pectinatus	Shrub Daisy	5 Gallon	5
	Myrtus Communis 'Compacta'	Compact Myrtle	5 Gallon	19
	Coprosma 'Lemon Lime'		5 Gallon	36
	Coprosma 'Marble Queen'		5 Gallon	22
	Ophiopogon Jaburan 'Vittatus'	Aztec Grass	1 Gallon	46
	Erysimum 'Wenlock Beauty'		1 Gallon	24
	Hemerocallis 'Red'	Daylily	1 Gallon	34
<b>Vines</b>	Clytostoma Callistegioides	Violet Trumpet Vine	5 Gallon	22

The project devotes 22 percent of the site to landscaping or approximately 4,750 square feet within the front, rear, and side yard setbacks. In addition, the project provides 2,198 square feet of required common recreation area and 150 square feet of private balcony for each unit. The proposed landscape pallet includes the planting of 16 tress including Crape Myrtle, Australian Willow and Marina Strawberry trees. Other landscape areas will consist of varying species including Yellow Trumpet, Blue Hibiscus, Sage, Flax, Fortnight Lily, and others. The landscape plan is designed to be drought tolerant and meet the State of California's most stringent water efficiency guidelines or AB 1881, the State Model Water Efficient Landscape Ordinance.

### Design Guidelines

The Hawaiian Gardens Municipal Code provides for broad discretion regarding the architectural look 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 site plan, reduced building height, bulk or mass, increased setbacks, changes in building materials, changes in roof lines, increased usable open space, increased screening of garages, trash receptacles, mechanical equipment, 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 18.50.100 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 proposed project is in compliance with the design guidelines as follows:

#### General Provisions (HGMC18.50.100.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 No. 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 design of all buildings shall be of conventional wood or metal frame construction meeting industry standards. The exterior finish shall not have exposed rough lumber and shall have a minimum of a stucco application, wood siding, or similar material.

- *The design encompasses traditional design elements, including smooth stucco, stone veneer, wood accents, and concrete roofing designed to appear as Spanish tile roofing. The overall appearance takes massing into consideration by pushing the second story back, with the inclusion of a balconies and pop-out entry porches, thus creating a welcoming aesthetic for the front façade.*

General Provision No. 7: 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 building elevation creates a traditional architectural façade, avoiding modern architectural elements and thus, blending with the traditional homes in the City of Hawaiian Gardens. The welcoming front porches, with traditional elements and recessed second story, will help to achieve an aesthetically pleasing environment along this section of Hawaiian Avenue.*

General Provision No. 8: New development and remodeling shall be designed in such a way to upgrade the appearance of the area.

- *The new apartment complex will present new residential units on the lots that have been improved with dilapidated residential dwellings, thus upgrading this section of Hawaiian Avenue.*

General Provision No. 13: New development shall incorporate clay or concrete roof tile. In addition, all exterior colors painted on the surface of the building, including stucco, shall be earth tone colors including off-whites and creams.

- *The colors and materials are earth tone in nature including white pepper and porcelain skin, with concrete roofing designed to look like Spanish tile roofing to match the overall architecture presented for the new residential dwellings.*



Design Standards and Guidelines (HGMC18.50.100.C)

Guideline No. 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 dwellings include numerous offset planes with part of the second story pushed back at the bedroom above the garage, and the inclusion of a private deck and the pop-out entry porch to provide a variation in the vertical and horizontal planes. Changes in building material including stone veneer, smooth stucco, and wood are also included in the project.*

**2. Variance**

A variance application is required because the proposed development does not comply with the required common usable open space (see Table below). The code requires a total of 2,800 square feet of common open space for all eight units. However, the project plan proposes 2,198 square feet of common open space.

HGMC Section 18.40.040 R-3 – Intermediate Density Residential Zone

R-3 Standards	
Open space for multi-family projects, apartments, condominiums and condominium conversions	500 square feet per unit, consisting of:
- Common useable open space (tot lots, recreation areas and facilities, etc.)	350 square feet per unit
- Private useable open space (patios, balconies, terraces, etc.)	150 square feet per unit adjacent to unit, with a minimum dimension of 6 feet

Pursuant to the HGMC Section 18.40.040 R-3, a total of 350 square feet of common open space shall be provided for each residential unit and open space shall not be located within the required front, side, and rear setbacks. By code, the 8-unit apartment requires a total of 2,800 square feet of common open space.

Because of the required 5-foot dedication (5' x 132.75') along the property frontage (Hawaiian Ave), the applicant proposes a 25' building setback from the street property line, where the minimum front yard setback is 20 feet. This prevents the project to comply with the open space requirement. Although, the applicant manages to provide a total of 2,198 square feet of common open space for all eight units. However, it is still a 22 percent reduction from the requirement (See site plan below). Note that the project still complies with all other requirements by code, including the 20' rear yard setback. The applicant believes the project has ample space for the residents to enjoy. Although, the rear 20 foot setback cannot be counted toward the required open space, but residents can still use it for outdoor activities.

In evaluating the application, staff supports the request because the proposed 22 percent reduction or 2,198 square feet of required open space would still provide significant amount of recreation area for the residents. In addition, the project plans propose a 150 square feet of private balcony for each unit. Thus, in staff's view, allowing the applicant to reduce the required open space will not be result in a special circumstance as a result of the action of the applicant because of the required public right-of-way dedication. Furthermore, staff found that the proposed development will still provide sufficient open space for the occupants.

## **FINDINGS**

Pursuant to HGMC Section 18.100.100E, there are five (5) findings that must be adopted prior to the Planning Commission approving the Variance. A discussion of the findings follows:

- 1. That the variance is consistent with the Hawaiian Gardens General Plan and other applicable City policies and regulations and that there would be no adverse impacts on the environment.**

Allowing the variance would result in a new development that preserves and enhances the residential neighborhood, which would be consistent with the City General Plan provisions that were developed to encourage residential construction that will be in harmony with the residential area. Especially Goal LU-2, Policies LU-2.2 and LU-2.3, which states: "Require the multi-family developments to incorporate site design features, including, but not limited to, open space, landscaping, communal courtyards, and outdoor furniture" and "Require the design of all residential development to utilize notches, balconies, roof lines, open spaces, setbacks, landscaping and other architectural accents that add visual interest to buildings and streetscape and avoid monotonous, flat facades. The new apartment project will offer design features that address the flat façade, lack of streetscape, while incorporate sufficient amount of common open space that includes outdoor BBQ and benches.

2. **That there are exceptional or extraordinary circumstances or conditions applicable to the subject property which do not apply generally to other properties in the same zone in which the project is located.**

An exceptional circumstance applies to the project site, which does not apply to properties or buildings in the vicinity. Unlike neighboring improvements, the site's existing and the proposed residential buildings are or will be placed in such a manner that precludes the development of common open space entirely, except as proposed. The constraint posed by the buildings' locations, buildings' setbacks, guest parking spaces supports the request to reduce the amount of required open space.

3. **That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone with similar constraints.**

The variance is needed to permit the construction of an 8-unit apartment complex on the project site. If the variance request is denied, the denial could cause an unnecessary hardship on the property owner, and the loss of substantial property rights, by not being able to construct the project in the R-3 zone, so as to meet the requirements for open space, as found in the Hawaiian Gardens Municipal Code.

4. **That the Variance is made on the basis of a hardship condition and not as a matter of convenience or cost.**

The proposed 2,198 square feet common open space will provide sufficient space for the tenants to enjoy. It is staff's opinion that the 22 percent open space reduction is a reasonable since the project meets or exceeds all other development standards. In addition, the variance is minimal in that the request enables the applicant to satisfy the project's open space requirements, but also adhere to the rest of the affected site's development standards.

5. **That the granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**

With the majority of the common open space located in the middle of the property, there will be sufficient recreation area available to allow the occupants to enjoy outdoor activities. The residents can still use the rear 20' setback for outdoor activities but will it not be used for common recreation open space. Conditions of approval have been added which would prohibit the applicant/tenant to utilize the rear 20' setback to satisfy the code requirement.

## **ENVIRONMENTAL ANALYSIS**

Staff has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15305 (Class 5, Minor Alterations in Land Use Limitations). Categorical Exemptions are

projects, which have been determined not to have a significant effect on the environment and have been exempted from the requirements of the CEQA. It is staff's opinion that the request to reduce the required common open space will not result in any changes in land use or density; thereby qualifying for the Class 5 exemption.

## **CONCLUSION**

Staff believes that the proposed project provides for an architecturally pleasing development, encompassing a traditional looking home that is well balanced and provides an upgrade to the overall streetscape along Hawaiian Avenue. As such, staff recommends that the Planning Commission adopt Resolution No. 2019-002 approving Case Number PLNG2019-0001DRB and adopt Resolution No. 2019-003 approving Case Number PLNG2019-0004VAR, subject to the conditions of approval.

### **Attachments:**

1. Planning Commission Resolutions No. 2019-002 and No. 2019-003
2. Attachment "A" – Conditions of Approval
3. Standard List of Conditions
4. Project Plans

**RESOLUTION NO. 2019-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING (PLNG2019-0001DRB) THE ARCHITECTURE, BUILDING MATERIALS, AND COLORS FOR AN EIGHT-UNIT APARTMENT COMPLEX ON PROPERTY LOCATED AT 22002-22006 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS**

**WHEREAS**, Mr. Sinh Tran submitted an application proposing an 8-unit apartment complex for property located at 22002-22006 Hawaiian Avenue; and,

**WHEREAS**, the property is currently located within the R-3 (Intermediate Density) zoning district and is designated as Intermediate Density on the City of Hawaiian Gardens Land Use Map of the City's General Plan; and,

**WHEREAS**, a Variance application is concurrently being processed (Case No PLNG2019-0004VAR) to reduce the required common open space for the development of an 8-unit apartment complex; and,

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

**WHEREAS**, on February 13, 2019, the Planning Commission of the City of Hawaiian Gardens held a hearing relative to the design of the project associated with Case Number PLNG2019-0001DRB.

**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 15332 (Class 32, In-Fill Development Projects). The proposed project occurs within the site of no more than five acres and it complies with all zoning designation and regulations.

**SECTION 2.** The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0001DRB 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 PLNG2019-0001DRB DOES satisfy the criteria of Section 18.50.100 et seq. based on compatibility with the following design guidelines:

General Provisions (HGMC18.50.100.B):

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 design of all buildings shall be of conventional wood or metal frame construction meeting industry standards. The exterior finish shall not have exposed rough lumber and shall have a minimum of a stucco application, wood siding, or similar material.

- *The design encompasses traditional design elements, including smooth stucco, stone veneer, wood accents, and concrete roofing designed to appear as Spanish tile roofing. The overall appearance takes massing into consideration by pushing the second story back, with the inclusion of a balconies and pop-out entry porches, thus creating a welcoming aesthetic for the front façade.*

General Provision Number 7: 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 building elevation creates a traditional architectural façade, avoiding modern architectural elements and thus, blending with the traditional homes in the City of Hawaiian Gardens. The welcoming front porches, with traditional elements and recessed second story, will help to achieve an aesthetically pleasing environment along this section of Hawaiian Avenue.*

General Provision Number 8: New development and remodeling shall be designed in such a way to upgrade the appearance of the area.

- *The new apartment complex will present new residential units on the lots that have been improved with dilapidated residential dwellings, thus upgrading this section of Hawaiian Avenue.*

General Provision Number 13: New development shall incorporate clay or concrete roof tile. In addition, all exterior colors painted on the surface of the building, including stucco, shall be earth tone colors including off-whites and creams.

- *The colors and materials are earth tone in nature including white pepper and porcelain skin, with concrete roofing designed to look like Spanish tile roofing to match the overall architecture presented for the new residential dwellings.*

#### Design Standards and Guidelines (HGMC18.50.100.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 dwellings include numerous offset planes with part of the second story pushed back at the bedroom above the garage, and the inclusion of a private deck and the pop-out entry porch to provide a variation in the vertical and horizontal planes. Changes in building material including stone veneer, smooth stucco, and wood are also included in the project.*

**SECTION 5.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2019-0001DRB, approving the architectural design of a proposed single family residence subject to the following conditions:

1. The proposed plans, 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. The applicant/owner shall obtain approval of a lot merger to consolidate the two existing lots into a single lot prior to issuance of building permits.
3. 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.
4. 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.
5. 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, stone veneer, lighting, design of the columns, balcony trellis, entry doors, design of garage doors, landscaping and fencing.
6. The plans shall be resubmitted for a full review by the Planning Division prior to submittal to the Building Division.

**SECTION 6.** The Planning Commission Secretary shall certify to the adoption of this resolution.

**PASSED, APPROVED, AND ADOPTED** by the Hawaiian Gardens Planning Commission on this 13<sup>th</sup> day of February 2019.

ATTEST:

\_\_\_\_\_  
CHAIRMEMBER

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

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-002 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13<sup>th</sup> day of February 2019, 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:

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BRENDA BECERRA  
PLANNING SECRETARY  
CITY OF HAWAIIAN GARDENS

**RESOLUTION NO. 2019-003**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLNG2019-0004 (VARIANCE), THEREBY ALLOWING THE REDUCTION OF THE REQUIRED COMMON OPEN SPACE FOR AN EIGHT-UNIT APARTMENT COMPLEX ON PROPERTY LOCATED AT 22002-22006 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS**

**WHEREAS**, Mr. Sinh Tran submitted an application proposing an 8-unit apartment complex for property located at 22002-22006 Hawaiian Avenue; and,

**WHEREAS**, the property is currently located within the R-3 (Intermediate Density) zoning district and is designated as Intermediate Density on the City of Hawaiian Gardens Land Use Map of the City's General Plan; and,

**WHEREAS**, a Design Review application is concurrently being processed (Case No PLNG2019-0001DRB) to consider the architecture, building materials, and colors for the development of an 8-unit apartment complex; and,

**WHEREAS**, on January 11, 2019 and February 1, 2019, an advertisement was published in the Los Cerritos Community News; and notices were placed on the City's webpage, at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

**WHEREAS**, The Planning Commission held a duly noticed public hearing on February 13, 2019, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing adopted this resolution.

**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 15305 (Class 5, Minor Alterations in Land Use Limitations). The proposed request to reduce the required common open space will not result in any changes in land use or density; thereby qualifying for the Class 5 exemption.

**SECTION 2.** The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0004VAR 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 PLNG2019-0004VAR DOES satisfy the criteria of Section 18.100.100(E) of the City of Hawaiian Gardens Municipal Code in that:

1. **That the variance is consistent with the Hawaiian Gardens General Plan and other applicable City policies and regulations and that there would be no adverse impacts on the environment.**

Allowing the variance would result in a new development that preserves and enhances the residential neighborhood, which would be consistent with the City General Plan provisions that were developed to encourage residential construction that will be in harmony with the residential area. Especially Goal LU-2, Policies LU-2.2 and LU-2.3, which states: "Require the multi-family developments to incorporate site design features, including, but not limited to, open space, landscaping, communal courtyards, and outdoor furniture" and "Require the design of all residential development to utilize notches, balconies, roof lines, open spaces, setbacks, landscaping and other architectural accents that add visual interest to buildings and streetscape and avoid monotonous, flat facades. The new apartment project will offer design features that address the flat façade, lack of streetscape, while incorporate sufficient amount of common open space that includes outdoor BBQ and benches.

2. **That there are exceptional or extraordinary circumstances or conditions applicable to the subject property which do not apply generally to other properties in the same zone in which the project is located.**

An exceptional circumstance applies to the project site, which does not apply to properties or buildings in the vicinity. Unlike neighboring improvements, the site's existing and the proposed residential buildings are or will be placed in such a manner that precludes the development of common open space entirely, except as proposed. The constraint posed by the buildings' locations, buildings' setbacks, guest parking spaces supports the request to reduce the amount of required open space.

3. **That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone with similar constraints.**

The variance is needed to permit the construction of an 8-unit apartment complex on the project site. If the variance request is denied, the denial could cause an unnecessary hardship on the property owner, and the loss of substantial property rights, by not being able to construct the project in the R-3 zone, so as to meet the requirements for open space, as found in the Hawaiian Gardens Municipal Code.

4. **That the Variance is made on the basis of a hardship condition and not as a matter of convenience or cost.**

The proposed 2,198 square feet common open space will provide sufficient space for the tenants to enjoy. It is staff's opinion that the 22 percent open space reduction is a reasonable since the project meets or exceeds all other development standards. In addition, the variance is minimal in that the request enables the applicant to satisfy the project's open space requirements, but also adhere to the rest of the affected site's development standards.

5. **That the granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**

With the majority of the common open space located in the middle of the property, there will be sufficient recreation area available to allow the occupants to enjoy outdoor activities. The residents can still use the rear 20' setback for outdoor activities but will it not be used for common recreation open space. Conditions of approval have been added which would prohibit the applicant/tenant to utilize the rear 20' setback to satisfy the code requirement.

**SECTION 4.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2019-0004VAR, to allow the reduction of the required common open space for an 8-unit apartment project, subject to the conditions found in the Standard List of Conditions and Attachment "A".

**SECTION 5.** 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 this 13<sup>th</sup> day of February 2019.

ATTEST:

\_\_\_\_\_  
CHAIRMEMBER

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

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-003 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13<sup>th</sup> day of February 2019, 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:

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

**ATTACHMENT 'A'**  
**Conditions of Approval**  
**Case Number PLNG2019-0004 (VARIANCE)**

The Planning Commission hereby approves Case Number and PLNG2019-0004 (VAR) for a reduction of the required common open space for property located at 22002-22006 Hawaiian Avenue, subject to the following conditions necessary to protect the public's health, safety, and general welfare.

**Planning:**

1. All of the conditions listed in the Standard List of Conditions and below shall be complied with by the applicant and all property owners of the subject property, prior to the issuance of any occupancy permit and/or business license.
2. This Variance allows the reduction of the required common open space from 2,800 square feet to 2,198 square feet for a new 8-unit apartment complex at 22002-22006 Hawaiian Avenue as shown on the preliminary site plan. Any changes to the project plans shall be subject to the approval of the Director of Community Development and/or the City of Hawaiian Gardens Planning Commission as applicable and the requirements of the Hawaiian Gardens Municipal Code.
3. The owner/applicant shall provide a letter to the Community Development Department that gives the City of Hawaiian Gardens permission to enforce the parking regulations on the subject property.
4. Postal delivery receptacles shall be located in accordance with the United States Postal Service standards.
5. The owner/applicant shall construct all block walls per plan. All walls shall be finished with stucco to match the proposed development
6. All fire department related equipment, valves and apparatuses shall be screened and approved the Planning Division prior to installation.
7. The owner/applicant shall provide security cameras to survey the subject property.
8. The owner/applicant shall incorporate graffiti resistant materials to the maximum extent feasible with all materials to be approved by City Staff.
9. Prior to submittal to the Building and Safety Division the applicant shall provide final architectural plans to the City Planning Division with all applicable conditions of approval incorporated.
10. The owner/applicant shall include a copy of all conditions of approval within the final approved plans.
11. All transformers shall be located beyond the front setbacks of Hawaiian Avenue. The applicant shall work with Southern California Edison to find a suitable underground location with final locations subject to review and approval by the Community Development Department.

12. The owner/applicant shall provide sample color applications on one structure for review and approval by the Community Development Department prior to commencement of finishes to the entire site.
13. 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.

**Building & Safety:**

1. Prior to issuance of grading permits or building permits, whichever occurs first, a Construction Noise Management Plan shall be prepared by the project proponent and submitted for review and approval by the Director of Community Development. This Plan shall include the following requirements, in addition to any additional measures required by the Director of Community Development:
  - A. Stationary equipment (such as generators and air compressors) shall be located as far from local residences as feasible;
  - B. Equipment maintenance and staging areas shall be located in the as far from local residences as feasible; and
  - C. Construction equipment shall be fitted with manufacturer's standard, or better, noise shielding and muffling devices to reduce noise levels to the maximum extent feasible.
2. The applicant shall demonstrate to the satisfaction of the City Building and Safety Division compliance with Section 18.90.060.F.17 of the Hawaiian Gardens Municipal Code.
3. In accordance with Chapter 15.36 of the Hawaiian Gardens Municipal Code, the applicant shall pay a "capital fee" equal to 4 percent of the proposed building evaluation prior to the issuance of a building permit.
4. Prior to demolition activity, the project proponent shall provide a comprehensive ACM survey to determine if asbestos is present at the site. If present the applicant shall be removed in accordance with applicable laws and regulations and provide evidence of proper removal to the City Building and Safety Division.
5. Prior to permit issuance, the applicant shall provide a construction management plan which stipulates full compliance with AQMD Rule 403.

**Los Angeles County Fire Department:**

1. Fire Department access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
2. 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.
3. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
4. Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

**Public Works/ Engineering:**

1. The owner/applicant shall remove all existing drive approaches along Hawaiian Ave and shall replace with full curb, gutter and sidewalk.
2. The owner/applicant shall dedicate five feet (5') for right-of-way purposes along the easterly side of Hawaiian Avenue (fronting the project site) to the standards of the City Engineering Division.
3. The owner/applicant shall repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway approach and pavement on street fronting this project and to the satisfaction of the City Engineer.
4. The owner/applicant shall slurry seal the entire section of street in front of the project site facing Hawaiian Avenue. The area of removal and replacement shall be determined and approved by the Community Development Director.
5. Prior to issuance of building permits, the applicant/owner shall dedicate five feet along the east side (fronting Hawaiian Avenue) of the property as an easement for future roadway purposes.
6. The owner/applicant shall submit a copy of the sewer plans to the City and to the Los Angeles County Department of Public Works for review. Approval of flow capacity must be confirmed by L.A.C.P.W. prior to issuance of permits.
7. The owner/applicant shall prepare a Sewer Capacity study to address impacts to the City/County sewer system since the property will be developed with an 8-unit apartment complex. Downstream sewer flow measurements of existing flows and peak flows shall be required to be documented as part of the study.
8. The owner/applicant shall consult the City Engineer to determine the sewer location and design requirements.
9. The owner/applicant shall indicate all sewer connections on construction plans.

10. If applicable, the owner/applicant shall furnish and install sanitary sewer lateral(s) and associated facilities within the public right of way in accordance with the requirements of the Department of Public Works.
11. The owner/applicant shall pay all sewer connection fees prior to permit issuance.
12. All existing above grade utilities including but not limited to power poles, overhead wires, telephone and cable television service shall be underground or removed from the property.
13. Any utilities that are in conflict with the development shall be relocated at the developer's expense.
14. The water mains shall be of sufficient size to accommodate the total domestic and fire flow required for the project. Domestic flows required are to be determined by the City Engineer. Fire flows required are to be determined by the Fire Chief.
15. Plans and specifications for the water system facilities shall be submitted for approval to the water company serving this project. The owner/applicant shall submit an agreement and other evidence, satisfactory to the City Engineer, indicating that the applicant has entered into a contract with the servicing water purveyor guaranteeing payment and installation of the water improvements.

## STANDARD LIST OF CONDITIONS

DATE:	February 13, 2019
OWNER(S):	Ngoc Minh Ho/ Sinh Tran
PERMITTEE:	
APPLICANT:	Sinh Tran
PROJECT ADDRESS:	22002-22006 Hawaiian Avenue

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 proyectores 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 específico 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)			
<b>X</b>	DRB	PLNG2019-0001DRB	2019-002	February 13, 2019
<b>X</b>	Variance	PLNG2019-004VAR	2019-003	February 13, 2019
	Reference Zone Change			
	Plot Plan Number (s)			
	Special Use Permit			

REQUIRED	DONE	
		<b>I. GENERAL PROJECT CONDITIONS</b>
<b>X</b>		A. This approval is for the development of 8-unit apartment complex and the reduction of required common open space per the approved plans. All uses and structures shall be in strict compliance with the plans submitted to the Planning Commission.
<b>X</b>		B. Approval is based on Permittee's/Applicant's PRELIMINARY Site plan, Floor plan, Elevations, as presented to the Planning Commission and or City Council. 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 Lead Agency.
<b>X</b>		C. The development shall comply with the requirements of Hawaiian Gardens Municipal Code (HGMC), and the conditions as outlined in the Standard List of Conditions, and Attachment "A". The Standard List of Conditions and Attachment "A" shall prevail over any discrepancies regarding any approved plans.
<b>X</b>		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.
<b>X</b>		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.
<b>X</b>		F. In the event that the herein specified approval and construction is not completed within one (1) year from the date of approval of this application, such approval shall automatically become null and void.
<b>X</b>		G. 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 <b>THIRTY (30)</b> 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,
<b>X</b>		H. 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.
<b>X</b>		I. 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.
<b>X</b>		J. Permittee shall comply with the City of Hawaiian Gardens Business License Ordinance and cooperate with the City to obtain compliance by contractors and tenants.
		K. The days and hours of operation of the business shall be limited to: Monday through Sunday 7:00 am to 8:00 pm.

REQUIRED	DONE		
X		L.	NO ISSUANCE OF A TEMPORARY PERMIT, AN OCCUPANCY PERMIT, A BUSINESS LICENSE, SIGN OFF OF A BUILDING PERMIT, OPERATION OF THE BUSINESS, OR LETTER OF PUBLIC CONVENIENCE OR NECESSITY, will be granted or allowed until ALL IMPROVEMENTS required by this approval have been completed, inspected, and approved by the appropriate departments.
X		M.	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 there under 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.	The Community Development Department shall have full access to inspect subject establishment during all operating hours to ensure compliance with conditions of approval.
X		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.
X		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. These drawings shall include structure design, foundation, and utility plans (to include location of any trenching and sources of utilities) and any changes made as part of these conditions of approval.
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 ext. 208.
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 applicant/ or Owner 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.

REQUIRED	DONE		
X		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 Conditional Use Permit (CUP) 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 is located at the site which could create impacts that cannot 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.
X		Y.	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 conditional use permit by the City of Hawaiian Gardens.
X		Z.	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		AA.	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		BB.	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		CC.	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, pay 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 eighty 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		DD.	If any provision of this entitlement is held or declared to be invalid, the entitlement permit shall be void and the privileges granted there under shall lapse.
X		EE.	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.

REQUIRED	DONE		
			<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.
X		B.	Prior to the issuance of an occupancy permit, the Permittee shall provide adequate trash receptacles/dumpsters. The exact type of trash receptacle and enclosure shall be subject to the approval of the Community Development Department.
		C.	A new six-foot high masonry wall shall be constructed along the: <u> X </u> North; <u> X </u> South; <u> X </u> East <u>     </u> 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.
X		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.
		F.	Architectural details such as doors, window mullions, and other architectural details shall be reviewed and approved by the Community Development Department.
X		G.	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.
X		H.	There shall be no subdivision of the rental units or building (s).
X		I.	There shall be no permanent storage of vehicles, trailers, equipment, or personal goods within the drive aisles of this facility.
X		J.	The repair and maintenance of vehicles shall be prohibited at the subject property.
X		K.	No barbered wire fencing shall be allowed at the subject property.
X		L.	All exterior lighting shall be shielded and directed away from adjoining uses to prevent direct illumination and/or glare.
X		M.	The building shall be finished in accordance with the colors and materials board on file with the Community Development Department.
X		N.	A six foot chain link fence will be allowed on the property until the conclusion of the construction.
X		O.	Final floor plans to be approved by the Community Development Department.
X		P.	There shall be no outside vending or donation boxes machines located outside of the subject buildings.
			<b>III. PARKING/ACCESS STANDARDS</b>
X		A.	All parking spaces shall meet the requirements of the Hawaiian Gardens Municipal Code as it relates to size (width, length) aisle width, etc. Regular parking spaces shall be a minimum of 9'0" wide by 20' deep. Compact spaces are permitted within the limitations of the Hawaiian gardens Municipal Code.
X		B.	The project shall provide parking spaces per the approved plans. Parking shall be required to meet ADA requirements.
X		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.

REQUIRED	DONE		
X		D.	Prior to the issuance of an occupancy permit or sign off of the final permit, all unused driveway aprons shall be closed to the satisfaction of the City Engineer. The driveway and sidewalk shall be constructed in accordance with LA County Public Works Standards, and thereafter maintained in good serviceable condition. As necessary, the applicant shall obtain encroachment permits from the City Engineering Division.
X		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.
X		F.	Handicapped parking spaces shall be provided and improved pursuant to the standards of the California Accessibility Standards Interpretive Manual.
X		G.	A minimum of 10% of the gross lot area shall be landscaped.
X		H.	All non-residential development >25,000 sq. Ft. shall be subject to Chapter 18.52 of the HGMC regarding Travel Demand Measures (TDM).
X		I.	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.
X		J.	Prior to release of occupancy, the Community Development Director shall issue a certificate of compliance with the Trip Reduction Measures as required.
X		K.	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.
X.		L.	Signs shall be posted indicating no employee parking directly within the adjacent public streets.
X		M	The site shall comply with all requirements of State Model Water Efficiency Ordinance as applicable.
			<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.
X		B.	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		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. 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."

REQUIRED	DONE		
X		D.	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.
		E.	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.
X		F.	No raceway signs will be allowed. Painted wall signs, human held signs and strobe lights will not be permitted with this development.
X		G.	CUP will be required for a Master Sign Program should any proposed signs exceed code requirements.
X		H.	The existing pole sign shall be removed from the property.
			<b>V. LANDSCAPING &amp; IRRIGATION STANDARDS</b>
X		A.	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.
X		D.	The applicant will provide street trees subject to review & approval of the Community Development Department. Street trees shall be installed along Carson Street consisting Date Palms at a minimum height of thirty (30) feet BTH (minimum three). 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.
X		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.
X		F.	Landscape materials shall be sited and approved by the Community Development Department prior to installation. Additional landscape species may be required to achieve and immediate effect per the HGMC.
X		G.	The project will comply with the requirements of Chapter 13.18, related to water conservation of landscaping.

REQUIRED	DONE	
X		H. 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 "). 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). 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. A
X		I. 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		J. All shrubs shall be a minimum size as shown on the landscape plan. Documentation as to the size of these shrubs shall be provided during final inspection of the landscaping and irrigation system
X		K. All ground covers shall, after one year, provide one hundred percent (100%) coverage.
X		L. 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.
X		M. 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.
X		N. 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.
X		O. 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.
X		P. 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.
X		O. The applicant and or property owner shall provide a Certificate of Compliance per the State Model Water Efficiency Ordinance.
<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.
X		B. The Permittee, and/or subsequent owners of the subject property shall paint the building on an as-needed basis, and not less than every five years. Colors shall be subject to the approval of the Community Development Department.
		C. The Permittee shall provide one (1) licensed uniformed security guard (s) during the hours of 10:00 P.M. to 2:00AM if determined necessary by the Director of Community Development. 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. In addition the applicant shall provide for 24 hour video surveillance.

REQUIRED	DONE		
X		D.	There shall be no outside display of goods being sold without obtaining the necessary approvals from the City of Hawaiian Gardens.
X		E.	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		F.	There shall be no loitering at the property.
X		G.	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. All graffiti, etching, or other acts of vandalism shall be removed from the property within 24hrs.
X		H.	All trash areas shall be screened, secured and maintained in a sanitary condition and all business owners shall take appropriate measures to prevent prohibited or undesirable activities including but not limited to, scavenging, excessive accumulation of refuse, and allowing any portion of the property to become a breeding ground for flies, wild rodents or pests. Trash storage areas shall be designated and bins shall be maintained within the designated areas.
		I.	No outside cleaning of floor mats from inside the building or other items will be permitted on the site.
			<b>VII. ALCOHOLIC BEVERAGE STANDARDS</b>
X		A.	No alcoholic beverages shall be sold from the premises.
X		B.	There shall be no live entertainment, dancing, coin-operated amusement devices (i.e., video games, etc.), pool tables, or similar devices or activities on the premises at any time.
X		C.	The subject property shall not contain a bar, or the establishment of any area for the consumption of alcoholic beverages.
X		D.	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.
			<b>VIII. BUILDING &amp; SAFETY DIVISION STANDARDS</b>
X		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.
X		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.
X		C.	All roof top appurtenances and equipment shall be adequately screened from view to the satisfaction of the Community Development Department.
X		D.	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.
X		E.	No new utility meters, service points, or mechanical equipment, trash cans, or other exterior mechanical equipment shall be placed in view of the public right-of-way.

REQUIRED	DONE		
X		F.	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		G.	The Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.
X		H.	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>
X		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.
X		C.	The Permittee shall dedicate street easements, storm drain easements, public utility easements, sewer easements, bikeway easement or other identified easement to the satisfaction of the City Engineer. The Permittee shall hire a Civil Engineer or Land Surveyor to prepare the legal description for the easement to be dedicated and shall use the forms provided by the City.
X		D.	Water service facilities, including appropriate backflow prevention devices, shall be installed to the satisfaction of the City Engineer.
X		E.	Sanitary sewer facilities shall be installed to the satisfaction of the City Engineer.
X		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.	Prior to permit issuance the permittee shall submit for City approval a lot tie agreement to be rescored with the County of Los Angeles, to hold the properties as one.
X		H.	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.
		I.	A new drive approach shall be constructed. Drive approaches shall be at least 24' wide. Existing, but unused drive approaches on from adjacent public streets 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.
X		J.	The Permittee shall resurface the half street or more in front of the project after all utility cuts have been made as applicable 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.
X		K.	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.

REQUIRED	DONE		
X		L.	The Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.
X		M.	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.
X		N.	Drainage across public right-of-way is prohibited. Drainage devices in public right-of-way shall be approved by City Engineer.
X		O.	The plans shall be checked and stamped for approval by the city engineering Division before building permits area issued. Project must comply with all Public Works requirements. All Public Works notes and corrections must be printed on the plan, and all requirements must be completed per the approved plans prior to the issuance of a building final.
		P.	Specific decorative concrete and other improvements within the public right-of-way shall be required and subject to approval of the City engineer.
<b>X. UTILITIES, GRADING AND CONSTRUCTION STANDARDS</b>			
X		A.	Exterior lighting fixtures shall be installed to provide ample security and safety lighting. Lighting shall be installed prior to the issuance of an occupancy permit. All lighting fixtures shall be controlled by a timer or clock and adjusted as needed as the seasons change.
X		B.	Easements for the following underground utilities shall be provided: Water <u>X</u> : Sewer <u>X</u> : Storm Drain <u>X</u> : Others, as specified Cable <u>X</u> : Electric <u>X</u> .
X		B.	All utilities shall be placed underground including facilities and wires for the supply and distribution of electrical energy, telephone, cable, etc. Antennas and satellite dishes shall be screened to the satisfaction of the Community Development Director.
X		D.	Permittee shall provide for installation of cable television conduits and facilities to the satisfaction of the City Administrator or designee.
X		E.	No finals will be given until all as-built site improvement plans have been submitted to the Public Works Division.
X		F.	All un-necessary utility poles shall be removed from the property, to the satisfaction of the Community Development Director.
		G.	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. All utilities shall be placed underground. The cost of any required utility upgrades shall be the responsibility of the applicant.
X		H.	During construction, the applicant/property owner will remove the existing asphalt and repave the entire parking to the satisfaction of the Community Development Department. Thereafter the property will be slurry sealed and re-stripped every four (4) years, or as needed.
X		I.	The cost of off-site improvements required as a result of the subject proposal shall be the responsibility of the applicant and/or permittee.

REQUIRED	DONE		
X		J.	A Traffic Management and Construction Plan shall be submitted in conjunction with any construction and other building plans, to be approved by the Sheriff's and Public Works Departments prior to issuance of building permits. The plans shall provide for the management of all construction related traffic during all phases of construction, including but not limited to delivery of materials and parking of construction related equipment.
X		K.	During the demolition and construction phases of development, a daily clean-up program for all areas affected by the project shall occur, including the pickup of all debris (utilizing an approved trash dumpster or other trash control method) at day's end and the sweeping and continued watering down of the site to assist in mitigating the movement of dirt and dust upon adjoining properties.
			<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.
X		E.	Fire sprinkler system hook-ups and post indicator/OS & Y valves must be approved by the Fire Department.
X		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 property's driveways or drive aisles or otherwise block access by emergency vehicles.
X		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.
X		H.	The fire flows should be performed and upgrades identified on the map prior to map recordation.
			<b>XII. PUBLIC SAFETY STANDARDS</b>
X		A.	The Permittee shall maintain an unobstructed view through the front windows of the business. No window tinting shall be applied to the windows.
X		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.
X		C.	The front door shall remain open, unlocked and unobstructed during business hours.
X		D.	For the safety of the customers and others at the proposed development, 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.

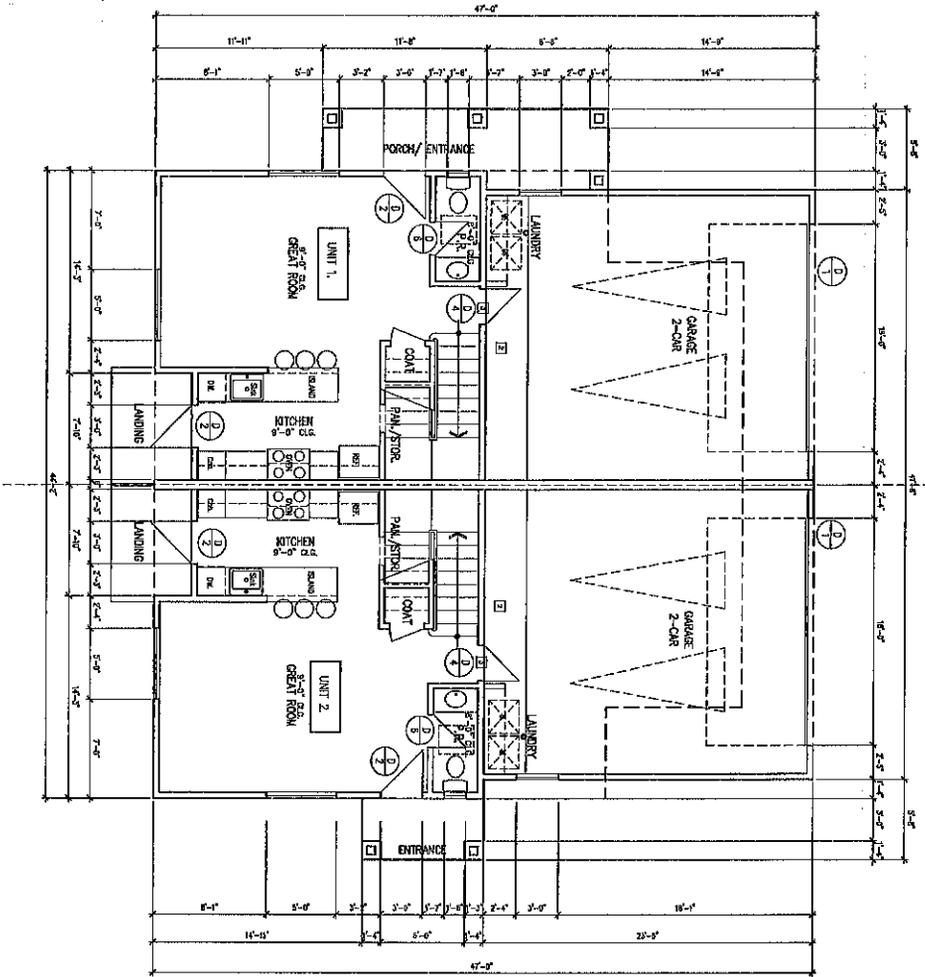
REQUIRED	DONE		
X		E.	The Permittee shall provide sufficient security measures to effectively regulate interior and exterior loitering or lingering, parking lot congestion, disturbing noise and light, loud conversations and criminal activities.
X		F.	A security system may be installed as long as it does 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:
X		B.	The project shall comply with SCAQMD regulations relating to fugitive dust control, building construction, and mechanical equipment.
		C.	Prior to issuance of an occupancy permit, the Community Development Director shall issue a certification of compliance with the approved monitoring program.
X		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.
X		E.	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.
X		F.	Should unknown cultural resources be found during excavation activities at the site, all ground disturbance activities shall be halted and a mitigation plan shall be developed in accordance with Section 21083.2 of CEQA and Section 15064.5 of the CEQA Guidelines. Mitigation shall include photographing, recordation, collection, archival of collected materials, capping of the site, or other appropriate measures.
		G.	If human remains are encountered during excavation activities at the site, all work shall halt and the County Coroner shall be notified (Section 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, he/she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendent (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD will make his/her recommendation within 24 hours of their notification by the NAHC. This recommendation may include scientific removal or non-destructive analysis of the human remains and any items associated with Native American burials (Section 70580.5 of the Health and Safety Code).
X		H.	The project shall be constructed in accordance with the California Building Code, the City's building standards, and other pertinent building regulations.
X		I.	Hazardous materials use, storage, and disposal during demolition and construction activities for the project shall comply with applicable federal, state, and local regulations.

REQUIRED	DONE		
X		J.	Any work within the public right-of-way shall be conducted in accordance with Standard Specifications for Public Works Construction (Greenbook) and City regulations.
X		K.	In accordance with the National Pollutant Discharge Elimination System (NPDES) program, best management practices (BMPs) shall be implemented during demolition and construction activities to reduce pollutants in the storm water and prevent violation of water quality standards or waste discharge requirements. A Storm water Pollution Plan (SWPP) shall be prepared for the project and the project shall implement construction BMPs, such as erosion and sediment control measures, wind erosion control and tracking control measures, waste management and non-storm water management measures.
X		L.	All exterior lighting assemblies shall be angled and shielded appropriately in a manner so as not to allow light to impact nearby residential properties. The applicant shall provide a photometric analysis demonstrating that the light spillage on adjacent properties does not exceed .5 foot candles.

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.







**FIRST FLOOR PLAN (UNIT 1 & 2)**  
 SCALE: 1/4" = 1'-0"

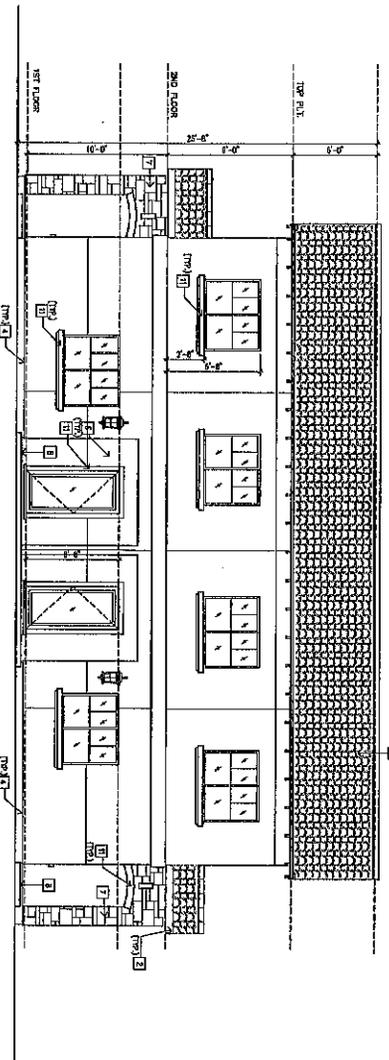
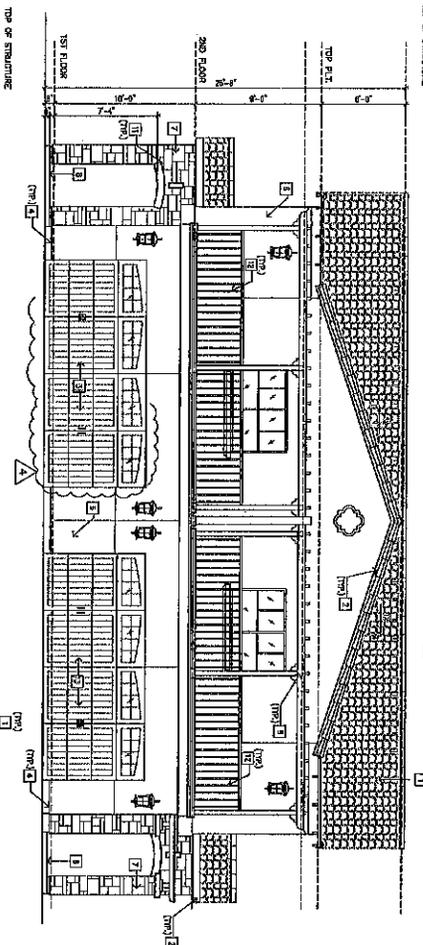
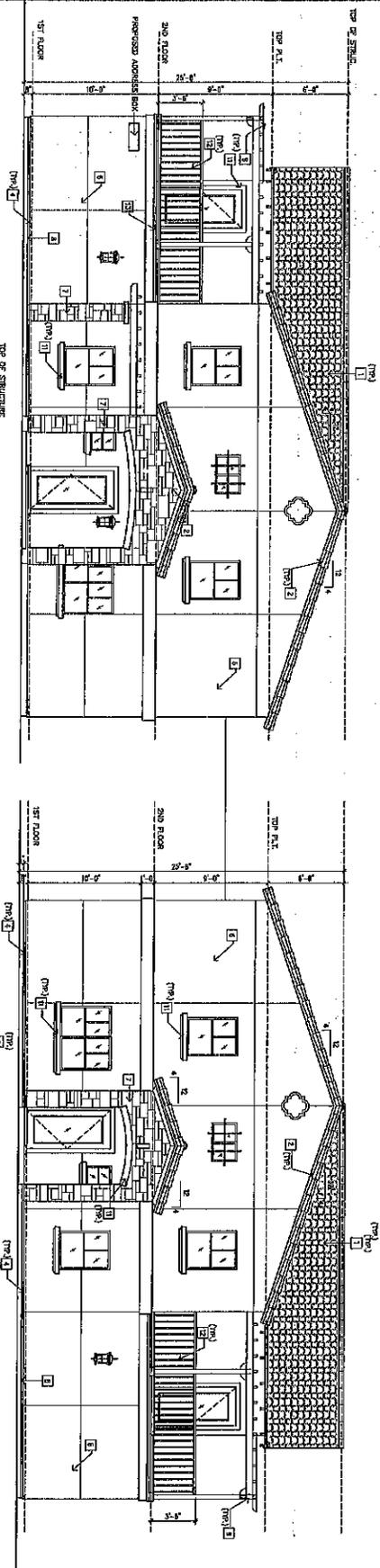
- 1/4" = 1'-0" DIMENSIONS
- 1/8" = 1'-0" DIMENSIONS
- 1/16" = 1'-0" DIMENSIONS
- 1/32" = 1'-0" DIMENSIONS
- 1/64" = 1'-0" DIMENSIONS

Project Name	PROPOSED 8 APARTMENT UNITS
Owner	SINH TRAN 22002 & 22006 HAWAIIAN AVE HAWAIIAN GARDEN, CA 90716
Architect	VP Home
Scale	1/4" = 1'-0"
Date	09/20/18
Drawn	CH
Checked	CH
In Charge	CH
Drawing Number	A-1



**VP Home**  
 11541 ELIZABETH STREET  
 GARDEN GROVE, CA 92640  
 TEL: 714-951-8887  
 Fax: 714-951-8888





- ELEVATION NOTES & LEGEND**
- 1. LIGHT WEIGHT TILE ROOF CLASS A
  - 2. ALUMINUM WINDOW CASING
  - 3. ALUMINUM WINDOW CASING DOOR
  - 4. WSP SYSTEM
  - 5. EXTERIOR STAIR WALL WITH CONCRETE CORE (6' x 6')
  - 6. EXTERIOR STAIR WALL
  - 7. EXTERIOR STAIR RAILING
  - 8. LANTERN LIGHT FIXTURE
  - 9. EXTERIOR LIGHT FIXTURE
  - 10. EXTERIOR LIGHT FIXTURE
  - 11. EXTERIOR LIGHT FIXTURE
  - 12. EXTERIOR LIGHT FIXTURE
  - 13. EXTERIOR LIGHT FIXTURE
- 
- TYPICAL STUCCO WALL COLOR (6' x 6')  
 TILE ROOFING  
 NATURAL STONE VENEER  
 WALL MOUNT LIGHTING

**VP Home**  
 11541 E. 120th Street  
 Greenwood, CA 95240  
 TEL: (925) 391-4000  
 FAX: (925) 391-4001

**OWNER: SINH TRAN**  
 22002 & 22006 HAWAIIAN AVE  
 HAWAIIAN GARDEN, CA 90716

**PROPOSED 8 APARTMENT UNITS**

Project Name: PROPOSED 8 APARTMENT UNITS  
 Drawing Title: PROPOSED ELEVATIONS UNIT 1 & 2 (IDENTICAL UNITS)

Project Number: DR/20/18  
 Design: [ ]  
 Check: [ ]  
 Drawn: [ ]  
 Date: [ ]

NO. DATE REVISION  
 1 2/20/18  
 2 02/18  
 3 3/01/18  
 4 3/29/18

**A3**





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

Agenda Item No.: 6c-d

Meeting Date: 2-13-19

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. 2019-004; CASE NO. PLNG2018-0054 CUP- A REQUEST TO APPROVE A CONDITIONAL USE PERMIT (CUP), FOR THE DEVELOPMENT OF A GASOLINE SERVICE STATION THAT OPERATES WITH A CONVENIENCE STORE (7-ELEVEN), ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

**RESOLUTION NO. 2019-005; CASE NO. PLNG2018-0104 CUP- A REQUEST TO ALLOW A CONVENIENCE STORE (7-ELEVEN) TO OPERATE WITH A STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE 20 (OFF-SALE BEER & WINE) LICENSE, ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

**DATE:** February 13, 2019

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**SUMMARY**

On April 24, 2018, the City of Hawaiian Gardens Community Development Department received an application for a Conditional Use Permit (PLNG2018-0054) proposing a gasoline service station that operates with a convenience store (7-Eleven) on property located at 12300 Carson Street in the City of Hawaiian Gardens.

On September 27, 2018, the Community Development Department received an application for a Conditional Use Permit (PLNG2018-104) requesting for approval of an alcoholic beverage control type 20 (off-sale beer & wine) license at the subject site.

After a careful review of the proposal, staff deemed the application complete on January 10, 2019. On January 11, 2019 and February 1, 2019, staff mailed a notice of the pending public hearing to all property owners within 300 feet of the subject site and the notice was published in the *Los Cerritos Community News*.

## **BACKGROUND**

The subject property is located on the southeast corner of Carson Street and Belshire Avenue, with the north side of the site facing Carson Street. It is zoned C-4 (General Commercial) with a General Plan Land Use Designation of "General Commercial". Being generally rectangular in shape the site exhibits approximately 89.5 feet of frontage on Carson Street and approximately 194.5 feet of frontage on the street side of Belshire Street. Surrounding land uses include commercial developments to the north across Carson Street as well as to the west. A paint shop is located directly to the east and south of the subject site.

The site has historically operated under the business license name of Glo Auto Painting since 1996 and has experienced varying degrees of activity related to the business since. After the auto painting business closed down, Lexservice took over the site and operated as an automobile repair service from 2013 to early 2018. The existing 7,220 square foot building as seen today has remained vacant.

## **DISCUSSION/ANALYSIS**

The Applicant is proposing to redevelop the subject site by constructing a 2,940 square feet convenience store, a 1,908 square feet (36' x 53') gasoline canopy, along with 12 on-site parking spaces. Also, the applicant is requesting approval of an ABC Type 20 license. The project requires the Planning Commission's approval of two conditional use permits. Following is an analysis of these aspects of the applications:

### **1. Conditional Use Permit for Gasoline Service Station**

The applicant proposes to demolish the existing structure on site and replace with a new gasoline service station and a convenience store (7-Eleven) as shown on the submitted plans. The proposed convenience store will have the following setbacks: 145 feet behind the northerly property line, 18 feet from the easterly property line, 22 feet from the westerly property line (Belshire Avenue), and 0 feet from the southerly property line. The proposed fuel canopy will be 24 feet from the westerly property line (Belshire Avenue) and 8 feet from the northerly property line (Carson Street). Access to the site is through a driveway on Belshire Avenue and a driveway on Carson Street. The proposed hours of operation for the business are as follows:

- Convenience store and gasoline: 24 hours a day, 7 days a week.
- Off-site sale of alcoholic beverages prohibited between the hours of: 2:00 a.m. and 6:00 a.m.
- All deliveries made to the business shall be between the hours of 7:00 a.m. to 9:00 p.m., seven (7) days a week.

**Project Details**

Location	12300 Carson Street
General Plan Designation, existing	General Commercial
Current Zoning	C-4
Parcel Size	19,401 Square Feet
Proposed Land Use	Gasoline Service Station
Surrounding Land Uses: North, South, East, West	Commercial

Development Standards	Proposed	Required Minimum/ Maximum
Parking	12	12
Building Height	23.5' Store 17.5' Fuel Canopy	45 Feet Maximum
Lot Coverage	25%	70 Percent Maximum
Front Setback	8'	None
Rear Setback	None	None
Street Side Setback West	22'	20'
Interior Side Setback East	18'	None
Landscaping	16% (3,109 sq. ft.)	10% of Lot Area

**Architecture**

City Staff and the project architect have made substantial efforts to design and create an aesthetically pleasing structure with modern forms and high end materials. The proposed new 7-Eleven store will feature a modern design consisting of horizontal roof lines, aluminum trims and large glass window panels. Finishing materials will consist of stucco, ceramic tile, and stone veneer with a color palette to include varying earth-tones of bordeaux, mojave, and accent color in dark brown.

The Planning Commission will note that there is a series of cultured stone veneer will be added along the base of the store front and around the north and west sides of the building and stone veneer will also apply to the bottom of the canopy's columns. A list of the project's building elements along with their proposed finishes and colors is provided below.

Element	Material	Color
Main building	Stucco	Laguna P-852 & Alabaster (P-40)
Trim	Foam with stucco finish	Dark Brown
Stone Accent	Cultured stone veneer	Mojave
Cornice/Parapet	Foam with stucco finish	Bordeaux
Window & Door	Clear glass and aluminum	Clear glass & clear anodized aluminum



In summary, staff is pleased with the architectural style, colors and materials selected for the convenience store and fuel canopy. Staff believes the selected colors and materials, which reflect 7-Eleven's corporate image, will fit well with the building's architectural features and that the architect has designed an attractive building that will substantially complement its surroundings.

#### Landscaping

Section 18.50.020 of the Hawaiian Gardens Municipal Code requires that a minimum of 10 percent of the total lot area be devoted to landscaping. As proposed, the project will dedicate 16 percent of the site to landscaping or 3,109 square feet to be distributed throughout the site. The project will remain well within the minimum code requirements for landscaping.

The proposed landscape pallet includes the planting of 12 trees including Red Crape Myrtle, Canary Date Palm, and African Sumac. Other landscape areas will consist of varying species including Compact Bottlebrush, Daylilly, Silverberry, New Zealand Tea, New Zealand Flax, Rosemary, Mexican Bush Sage, Boston Ivy, and others. The landscape plan is designed to be drought tolerant and meet the State of California's most stringent water efficiency guidelines or AB 1881, the State Model Water Efficient Landscape Ordinance.

#### Environmental Review

Section 15061b(3) of the CEQA guidelines indicates that a project is not subject to CEQA review if it can be seen with clarity that the proposed project will not have a significant effect on the environment. The proposed project is located within the C-4 zoning district and is designated as General Commercial on the City's General Plan land use map.

The proposed project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32 – In-Fill Development) of the CEQA guidelines. Based on Staff's analysis, the project is consistent with the

applicable general plan and zoning designation regulations. The proposed project will not have significant effects relating to traffic, noise, air quality, or water quality.

### Site Analysis

The project was subject to Phase I Environmental Site Assessment (ESA) performed by the Stantec Company. The purpose of Phase I review is to identify Recognized Environmental Conditions or Historical Environmental Conditions. The findings of the Phase I Report reveal the following:

- The assessment revealed the site is listed in the Environmental Data Resources databases. The property reportedly stored, transferred, recycled and disposed various solvent mixtures and had a clarifier during its operation as an auto service and body repair shop. The site will need to be cleared through the Los Angeles Regional Water Quality Control Board prior to the issuance of building permits.
- The report notes the presence of multiple 5 gallon containers of antifreeze, coolants, cleaners, degreasers, motor oil, synthetic fuel, power steering fluid, penetrating oil, multiple car batteries, used tires, etc.
- Two 55-gallon IBC tote tanks containing used oil, three 55-gallon drums containing transmission fluid, three 120-gallon used oil containers, etc.
- Three patched surfaces appeared to be boring locations. Noticed a faint paint odor when standing on the northwest corner of the site.
- Based on the findings of Phase I ESA, a Phase II site assessment is required for the site's future development. Phase II will evaluate the potential impacts which may be present on the property due to the current and historical use of the previous businesses.

Overall, the site will need to be cleared through the Los Angeles Regional Water Quality Control Board prior to the issuance of building permits.

### Traffic Impacts

For the purposes of analyzing traffic impacts associated with the proposed project, a traffic impact study was prepared by Linscott Law & Greenspan, Engineers. The study focused on the intersections of Carson Street at Norwalk Avenue, Pioneer Boulevard, and Bloomfield Avenue and the intersections of Norwalk Avenue at 214 Street and Ball Road. The scope of the study includes a review of the existing traffic and roadway conditions, forecast of project traffic, and an assessment of traffic impacts due to the project.

After reviewing the submitted traffic study, the City Engineer has determined that traffic generated by the proposed project will have no adverse impact to the existing street system, and that no mitigation measures are required.

## **2. Conditional Use Permit for ABC License**

Section 18.60.050 (Uses in Non-Residential Zones) of the Hawaiian Gardens Municipal Code stipulates that off-sale alcohol establishments require a conditional use permit. The Commission may grant a CUP for such uses in a C-4 zone where the uses are allowed, provided that it meets the basic development standards found throughout the Zoning Code.

The applicant is proposing to sell various types of alcoholic beverages (off-sale) inside the convenience store. To accomplish this, the applicant is required to obtain the Commission's approval of a CUP for a Department of Alcoholic Beverage Control (ABC) Type 20 license (Off-Sale Beer & Wine – Package Store), which will allow for the sale of alcoholic beverages for off-site consumption.

### **FINDINGS**

Pursuant to the requirements of the Municipal Code Section 18.100.090 (Conditional Use Permit), staff recommends that the Planning Commission make the following findings to approve the request:

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

The General Plan Land Use Element-Land Use Map designates the subject property as "General Commercial". The Land Use element defines the "General Commercial" designation as an area intended to provide for a broad range of commercial services, including the proposed use.

The General Plan of the City of Hawaiian Gardens poses certain objectives and policies, 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 LU-1.1- Accommodate new development in accordance with the Land Use Map.

The General Plan Land Use Map designates the subject properties as General Commercial. The proposed development is commercial in nature and permitted with approval of a Conditional Use Permit.

Land Use Element-Policy LU-1.9- Ensure that unique land uses, characterized by high occupancy or intensity of activity, be sited, designed, and administered to mitigate impacts to adjacent land uses.

The design of the proposed project takes the nearby residential properties into consideration. Although no setbacks are required in the C-4 (General Commercial) Zone, the convenience store building has been setback from adjacent uses with landscape setbacks intended to buffer sensitive uses. The proposed project poses no impacts to the adjacent residential neighborhoods. Conditions of approval have been added to mitigate potential impacts and to ensure minimal disturbance to surrounding properties.

Economic Development Element-Policy ED-1.2- Encourage ancillary retail and personal service uses to develop near the future expansion of the Hawaiian Gardens Casino to benefit the visitor base drawn by the casino.

The approval of an ABC Type 20 license will provide an additional convenience to patrons of the gas station and will serve the public with a use that the Zoning Code deems appropriate for uses in the C-4 zone. Also, the addition of an ABC license will significantly generate revenue to the primary business.

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

The proposed project poses no detrimental effects to adjacent uses, or structures, and will be compatible with the character of the surrounding area. The site has historically operated as automobile repair and paint shop. The applicant has proposed a six foot high decorative block wall along the southerly and easterly property lines to avoid any potential impacts. Live planter materials will be added to enhance this area. As such, staff finds that these self-imposed mitigation measures, in addition to the conditions approval of this application, the proposed use will not adversely affect adjoining land uses.

3. ***That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City.***

The subject site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in the Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City since the project is compatible with the surrounding area, appropriately addresses parking demand, and all development standards as required by the Zoning Code have been met or in many cases exceeded. The proposed ABC Type 20 license will complement the activity at the convenience store and will generate revenue significantly.

## **PUBLIC INPUT**

As of the date that this report was printed, staff has not received any correspondence regarding this matter.

## **CONCLUSION**

Staff recommends that the Planning Commission adopt Resolution No. 2019-004 approving Case Number PLNG2018-0054CUP and adopt Resolution No. 2019-005 approving Case Number PLNG2018-0104CUP, subject to the conditions of approval.

### **Attachments:**

1. Planning Commission Resolution No. 2019-004 (Service Station)
2. Planning Commission Resolution No. 2019-005 (ABC License)
3. Attachment A. / Standard List of Conditions
4. Project Plans

**RESOLUTION NO. 2019-004**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PLANG2018-0054CUP), THEREBY ALLOWING THE DEVELOPMENT OF A GASOLINE SERVICE STATION THAT OPERATES WITH A CONVENIENCE STORE (7-ELEVEN), ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS**

**WHEREAS**, Mr. Adan Madrid has submitted an application for a conditional use permit to allow the development of a gasoline service station with a convenience store, for the property located at 12300 Carson Street; and,

**WHEREAS**, the property is currently located within the C-4 (General Commercial) zoning district and the General Commercial Land Use Element Designation of the General Plan; and,

**WHEREAS**, a Conditional Use Permit application is concurrently being processed (Case No PLNG2018-0104CUP) to operate with an alcoholic beverage control Type 20 (Off-Sale Beer & Wine) license; and,

**WHEREAS**, on January 11, 2019 and February 1, 2019, an advertisement was published in the Los Cerritos Community News; and notices were placed on the City's webpage, at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

**WHEREAS**, The Planning Commission held a duly noticed public hearing on February 13, 2019, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing adopted this resolution.

**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 HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0054CUP is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15332 (Class 32 – In-Fill Development). The project is consistent with the applicable general plan and zoning designation regulations. The proposed project will not have significant effects relating to traffic, noise, air quality, or water quality.

**Section 2.** The City Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0054CUP 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 PLNG2018-0054CUP DOES satisfy the criteria of Section 18.100.090(D) of the City of Hawaiian Gardens Municipal Code in that:

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

The General Plan Land Use Element-Land Use Map designates the subject property as "General Commercial". The Land Use element defines the "General Commercial" designation as an area intended to provide for a broad range of commercial services, including the proposed use.

The General Plan of the City of Hawaiian Gardens poses certain objectives and policies, 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 LU-1.1- Accommodate new development in accordance with the Land Use Map.

The General Plan Land Use Map designates the subject properties as General Commercial. The proposed development is commercial in nature and permitted with approval of a Conditional Use Permit.

Land Use Element-Policy LU-1.9- Ensure that unique land uses, characterized by high occupancy or intensity of activity, be sited, designed, and administered to mitigate impacts to adjacent land uses.

The design of the proposed project takes the nearby residential properties into consideration. Although no setbacks are required in the C-4 (General Commercial) Zone, the convenience store building has been setback from adjacent uses with landscape setbacks intended to buffer sensitive uses. The proposed project poses no impacts to the adjacent residential neighborhoods. Conditions of approval have been added to mitigate potential impacts and to ensure minimal disturbance to surrounding properties.

Economic Development Element-Policy ED-1.2- Encourage ancillary retail and personal service uses to develop near the future expansion of the Hawaiian Gardens Casino to benefit the visitor base drawn by the casino.

The approval of an ABC Type 20 license will provide an additional convenience to patrons of the gas station and will serve the public with a use that the Zoning Code deems appropriate for uses in the C-4 zone. Also, the addition of an ABC license will significantly generate revenue to the primary business.

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

The proposed project poses no detrimental effects to adjacent uses, or structures, and will be compatible with the character of the surrounding area. The site has historically operated as automobile repair and paint shop. The applicant has proposed a six foot high decorative block wall along the southerly and easterly property lines to avoid any potential impacts. Live planter materials will be added to enhance this area. As such, staff finds that these self-imposed mitigation measures, in addition to the conditions approval of this application, the proposed use will not adversely affect adjoining land uses.

3. ***That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City.***

The subject site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in the Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City since the project is compatible with the surrounding area, appropriately addresses parking demand, and all development standards as required by the Zoning Code have been met or in many cases exceeded. The proposed ABC Type 20 license will complement the activity at the convenience store and will generate revenue significantly.

**Section 4.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2018-0054CUP, to allow the development of a gasoline service station with a convenience store at the property located at 12300 Carson Street, subject to the conditions found in the Standard List of Conditions and Attachment "A".

**Section 5.** 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 this the 13<sup>th</sup> day of February 2019.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

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

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-004 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13<sup>th</sup> day of February 2019, 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:

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

## RESOLUTION NO. 2019-005

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PLANG2018-0104CUP), THEREBY ALLOWING A CONVENIENCE STORE (7-ELEVEN) TO OPERATE WITH A STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE 20 (OFF-SALE BEER & WINE) LICENSE, ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS**

**WHEREAS**, Mr. Adan Madrid has submitted an application for a conditional use permit to allow a convenience store to operate with an Alcoholic Beverage Control Type 20 (Off-Sale Beer & Wine) license, for the property located at 12300 Carson Street; and,

**WHEREAS**, the property is currently located within the C-4 (General Commercial) zone and the General Commercial Land Use Designation of the General Plan; and,

**WHEREAS**, a Conditional Use Permit application is concurrently being processed (Case No PLNG2018-0054CUP) to allow the development of a gasoline service station with a convenience store (7-Eleven); and,

**WHEREAS**, on January 11, 2019 and February 1, 2019, an advertisement was published in the Los Cerritos Community News; and notices were placed on the City's webpage, at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

**WHEREAS**, The Planning Commission held a duly noticed public hearing on February 13, 2019, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing adopted this resolution.

**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 HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0104CUP is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301 (Class 1 – Existing Facilities). The proposed request ABC license will offer the off-sale of alcoholic beverages. As such, it will not have significant effects relating to traffic, noise, air quality, or water quality.

**Section 2.** The City Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0104CUP 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 PLNG2018-0104CUP DOES satisfy the criteria of Section 18.100.090(D) of the City of Hawaiian Gardens Municipal Code in that:

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

The General Plan Land Use Element-Land Use Map designates the subject property as "General Commercial". The Land Use element defines the "General Commercial" designation as an area intended to provide for a broad range of commercial services, including the proposed use.

The General Plan of the City of Hawaiian Gardens poses certain objectives and policies, 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 LU-1.1- *Accommodate new development in accordance with the Land Use Map.*

The General Plan Land Use Map designates the subject properties as General Commercial. The proposed development is commercial in nature and permitted with approval of a Conditional Use Permit.

Land Use Element-Policy LU-1.9- *Ensure that unique land uses, characterized by high occupancy or intensity of activity, be sited, designed, and administered to mitigate impacts to adjacent land uses.*

The design of the proposed project takes the nearby residential properties into consideration. Although no setbacks are required in the C-4 (General Commercial) Zone, the convenience store building has been setback from adjacent uses with landscape setbacks intended to buffer sensitive uses. The proposed project poses no impacts to the adjacent residential neighborhoods. Conditions of approval have been added to mitigate potential impacts and to ensure minimal disturbance to surrounding properties.

Economic Development Element-Policy ED-1.2- *Encourage ancillary retail and personal service uses to develop near the future expansion of the Hawaiian Gardens Casino to benefit the visitor base drawn by the casino.*

The approval of an ABC Type 20 license will provide an additional convenience to patrons of the gas station and will serve the public with a use that the Zoning Code deems appropriate for uses in the C-4 zone. Also, the addition of an ABC license will significantly generate revenue to the primary business.

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

The proposed project poses no detrimental effects to adjacent uses, or structures, and will be compatible with the character of the surrounding area. The site has historically operated as automobile repair and paint shop. The applicant has proposed a six foot high decorative block wall along the southerly and easterly property lines to avoid any potential impacts. Live planter materials will be added to enhance this area. As such, staff finds that these self-imposed mitigation measures, in addition to the conditions approval of this application, the proposed use will not adversely affect adjoining land uses.

3. ***That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City.***

The subject site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in the Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City since the project is compatible with the surrounding area, appropriately addresses parking demand, and all development standards as required by the Zoning Code have been met or in many cases exceeded. The proposed ABC Type 20 license will complement the activity at the convenience store and will generate revenue significantly.

**Section 4.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2018-0104CUP, to allow the development of a gasoline service station with a convenience store at the property located at 12300 Carson Street, subject to the conditions found in the Standard List of Conditions and Attachment "A".

**Section 5.** 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 this the 13<sup>th</sup> day of February 2019.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

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

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-005 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13<sup>th</sup> day of February 2019, 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:

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

**ATTACHMENT 'A'**  
**Conditions of Approval**  
**Case Number PLNG2018-0054 and PLNG2018-0104 (CUP)**

The Planning Commission hereby approves Case No. PLNG2018-0054CUP and Case No. PLNG2018-0104CUP for the development of a gasoline service station with a convenience store and the operation of an ABC Type 20 (Off-Sale Beer & Wine) license, for property located at 12300 Carson Street, 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 and all property owners of the subject property, prior to the issuance of any occupancy permit and/or business license.
2. This approval allows the construction of a 2,940 square feet convenience store, a 1,908 square feet (36' x 53') fuel canopy along with 12 customer parking spaces as shown on the revised site plan dated January 16, 2019. Any changes to the project plans shall be subject to the approval of the Director of Community Development and/or the City of Hawaiian Gardens Planning Commission as applicable and the requirements of the Hawaiian Gardens Municipal Code.
3. The permitted hours of operation for the gasoline service and convenience store shall be 24 hours a day 7 days a week.
4. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.
5. No advertisement of alcoholic beverages shall be displayed at motor fuel islands.
6. No display or sale of beer or wine shall be made from the store front, ice tub, or in the parking lot.
7. No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows.
8. Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. who sell beer or wine shall be at least 21 years of age.
9. The sale of alcoholic beverages shall be prohibited between 2:00 a.m. and 6:00 a.m. daily.
10. All deliveries made to the business shall be between the hours of 7:00 a.m. to 9:00 p.m., seven (7) days a week.
11. The owner/applicant and licensee shall comply with and strictly adhere to all conditions of any permit issued by the Los Angeles County Health Department and any applicable regulations from California State Department of Alcoholic Beverage Control ("ABC").
12. No alcoholic beverages shall be consumed outside of the premises (parking lot, etc.) or any property adjacent to the licensed premises.

13. The owner/applicant and licensee shall post signs at all entrances to the premises and business identifying a zero-tolerance policy for nuisance behavior at the premises (including the parking lot).
14. The owner/applicant shall provide a closure letter from the California Regional Water Quality Control Board for the site cleanup. Said letter shall state "No Further Action" related to the subject site is required prior to issuance of building permits.
15. The owner/applicant shall provide a letter to the Community Development Department that gives the City of Hawaiian Gardens permission to enforce the parking regulations on the subject property.
16. Postal delivery receptacles shall be located in accordance with the United States Postal Service standards.
17. The owner/applicant shall construct a 6-foot high decorative block wall (along southerly and easterly property lines) per plan. All walls shall be finished with stucco to match the proposed development.
18. All fire department related equipment, valves and apparatuses shall be screened and approved the Planning Division prior to installation.
19. The owner/applicant shall provide security cameras to survey the subject property.
20. The owner/applicant shall incorporate graffiti resistant materials to the maximum extent feasible with all materials to be approved by City Staff.
21. Prior to submittal to the Building and Safety Division the applicant shall provide final architectural plans to the City Planning Division with all applicable conditions of approval incorporated.
22. The owner/applicant shall include a copy of all conditions of approval within the final approved plans.
23. All transformers shall be located beyond the front setbacks of Carson Street and Belshire Avenue. The applicant shall work with Southern California Edison to find a suitable underground location with final locations subject to review and approval by the Community Development Department.
24. Final landscape and irrigation plans for the project shall be reviewed and approved by the Community Development Director prior to the issuance of building permits.
25. The owner/applicant shall provide sample color applications on one structure for review and approval by the Community Development Department prior to commencement of finishes to the entire site.
26. 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.

**Building & Safety:**

1. Prior to issuance of grading permits or building permits, whichever occurs first, a Construction Noise Management Plan shall be prepared by the project proponent and submitted for review and approval by the Director of Community Development. This Plan shall include the following requirements, in addition to any additional measures required by the Director of Community Development:
  - A. Stationary equipment (such as generators and air compressors) shall be located as far from local residences as feasible;
  - B. Equipment maintenance and staging areas shall be located in the as far from local residences as feasible; and
  - C. Construction equipment shall be fitted with manufacturer's standard, or better, noise shielding and muffling devices to reduce noise levels to the maximum extent feasible.
2. The applicant shall demonstrate to the satisfaction of the City Building and Safety Division compliance with Section 18.90.060.F.17 of the City Municipal Code.
3. Prior to demolition activity, the project proponent shall provide a comprehensive ACM survey to determine if asbestos is present at the site. If present the applicant shall be removed in accordance with applicable laws and regulations and provide evidence of proper removal to the City Building and Safety Division.
4. In accordance with Chapter 15.36 of the Hawaiian Gardens Municipal Code, the applicant shall pay a "capital fee" equal to 4 percent of the proposed building evaluation prior to the issuance of a building permit.
5. Prior to permit issuance the applicant shall provide a construction management plan which stipulates full compliance with AQMD Rule 403.

**Los Angeles County Fire Department:**

1. Fire Department access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
2. 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.
3. Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

4. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

**Public Works/ Engineering:**

1. The owner/applicant shall remove all existing drive approaches along Belshire Ave and Carson Street and shall replace with full curb, gutter and sidewalk.
2. The owner/applicant shall repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway approach, and pavement on street fronting this project and to the satisfaction of the City Engineer.
3. The owner/applicant shall slurry seal the entire section of streets in front of the project site facing Carson Street and Belshire Avenue. The Community Development Director may determine and approve the area of removal and replacement prior to issuance of permits.
4. The owner/applicant shall submit a copy of the sewer plans to the City and to the Los Angeles County Department of Public Works for review. Approval of flow capacity must be confirmed by L.A.C.P.W. prior to issuance of permits.
5. The owner/applicant shall consult the City Engineer to determine the sewer location and design requirements.
6. Show sewer connections on site plan.
7. If applicable, the owner/applicant shall furnish and install sanitary sewer lateral(s) and associated facilities within the public right of way in accordance with the requirements of the Department of Public Works.
8. The owner/applicant shall pay all sewer connection fees prior to permit issuance.
9. All existing above grade utilities including but not limited to power poles, overhead wires, telephone and cable television service shall be underground or removed from the property.
10. Any utilities that are in conflict with the development shall be relocated at the developer's expense.
11. The water mains shall be of sufficient size to accommodate the total domestic and fire flow required for the project. Domestic flows required are to be determined by the City Engineer. Fire flows required are to be determined by the Fire Chief.
12. Plans and specifications for the water system facilities shall be submitted for approval to the water company serving this project. The owner/applicant shall submit an agreement and other evidence, satisfactory to the City Engineer, indicating that the applicant has entered into a contract with the servicing water purveyor guaranteeing payment and installation of the water improvements.

## STANDARD LIST OF CONDITIONS

DATE:	February 13, 2019
OWNER(S):	Stephen and Teresa Haddad
PERMITTEE:	
APPLICANT:	Adan Madrid
PROJECT ADDRESS:	12300 Carson Street 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 proyectores 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 parrafos 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 especifico 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)			
<b>X</b>	CUP Number (s)	PLNG2018-0054CUP PLNG2018-104CUP	2019-004 2019-005	February 13, 2019
	Variance			
	Reference Zone Change			
	Plot Plan Number (s)			
	Special Use Permit			

REQUIRED	DONE	
<b>I. GENERAL PROJECT CONDITIONS</b>		
<b>X</b>		A. This entitlement is for the construction of a gasoline service station with a convenience store (7-Eleven) and the operation of an Alcoholic Beverage Control Type 20 (Off-Sale Beer & Wine) license per the approved plans. All uses and structures shall be in strict compliance with the plans submitted to the Planning Commission.
<b>X</b>		B. Approval is based on Permittee's/Applicant's PRELIMINARY Site plan, Floor plan, Elevations, as presented to the Planning Commission and or City Council. 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 Lead Agency.
<b>X</b>		C. The development shall comply with the requirements of Hawaiian Gardens Municipal Code (HGMC), and the conditions as outlined in the Standard List of Conditions, and Attachment "A". The Standard List of Conditions and Attachment "A" shall prevail over any discrepancies regarding any approved plans.
<b>X</b>		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.
<b>X</b>		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.
<b>X</b>		F. In the event that the herein specified entitlement and construction is not completed within one (1) year from the date of approval of this application, such approval shall automatically become null and void.
<b>X</b>		G. 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 <b>THIRTY (30)</b> 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,
<b>X</b>		H. 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.
<b>X</b>		I. 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.
<b>X</b>		J. Permittee shall comply with the City of Hawaiian Gardens Business License Ordinance and cooperate with the City to obtain compliance by contractors and tenants.
<b>X</b>		K. The permitted days and hours of operation of the business (convenience store and gasoline) shall be: 24-hour a day, 7 days a week The sale of beer and wine shall be prohibited between 2 a.m. and 6 a.m. daily

REQUIRED	DONE		
X		L.	NO ISSUANCE OF A TEMPORARY PERMIT, AN OCCUPANCY PERMIT, A BUSINESS LICENSE, SIGN OFF OF A BUILDING PERMIT, OPERATION OF THE BUSINESS, OR LETTER OF PUBLIC CONVENIENCE OR NECESSITY, will be granted or allowed until ALL IMPROVEMENTS required by this approval have been completed, inspected, and approved by the appropriate departments.
X		M.	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 there under 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.	The Community Development Department shall have full access to inspect subject establishment during all operating hours to ensure compliance with conditions of approval.
X		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.
X		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. These drawings shall include structure design, foundation, and utility plans (to include location of any trenching and sources of utilities) and any changes made as part of these conditions of approval.
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 ext. 208.
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 applicant/ or Owner 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.
X		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 Conditional Use Permit (CUP) and citations may be issued to the Permittee, property owner(s) and/or business owner(s).

REQUIRED	DONE		
X		X.	If in the opinion of the Community Development Director a new business is located at the site 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.
X		Y.	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 conditional use permit by the City of Hawaiian Gardens.
X		Z.	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		AA.	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		BB.	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		CC.	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, pay 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 eighty 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		DD.	If any provision of this entitlement is held or declared to be invalid, the entitlement permit shall be void and the privileges granted there under shall lapse.
X		EE.	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.

REQUIRED	DONE		
		B.	Prior to the issuance of an occupancy permit, the Permittee shall provide adequate trash receptacles/dumpsters. The exact type of trash receptacle and enclosure shall be subject to the approval of the Community Development Department.
X		C.	A new six-foot high masonry wall shall be constructed along the: ___ North; <u>X</u> South; <u>X</u> 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.
X		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.
X		F.	Architectural details such as doors, window mullions, and other architectural details shall be reviewed and approved by the Community Development Department.
X		G.	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.
X		H.	There shall be no subdivision of the rental units or building (s).
X		I.	There shall be no permanent storage of vehicles, trailers, equipment, or personal goods within the drive aisles of this facility.
X		J.	The repair and maintenance of vehicles shall be prohibited at the subject property.
X		K.	No barbed wire fencing shall be allowed at the subject property.
X		L.	All exterior lighting shall be shielded and directed away from adjoining uses to prevent direct illumination and/or glare.
X		M.	Color palette to be submitted for approval by the Community Development Department prior to permit issuance.
X		N.	A six foot chain link fence will be allowed on the property until the conclusion of the construction.
X		O.	Final floor plans to be approved by the Community Development Department.
X		P.	There shall be no outside vending machines located outside of the subject buildings, not directly associated with the business. Vending machines and associated waiting lines shall not interfere with the function of the site.
			<b>III. PARKING/ACCESS STANDARDS</b>
X		A.	All parking spaces shall meet the requirements of the Hawaiian Gardens Municipal Code as it relates to size (width, length) aisle width, etc. Regular parking spaces shall be a minimum of 9'0" wide by 20' deep. Compact spaces are permitted within the limitations of the Hawaiian gardens Municipal Code.
X		B.	The project shall provide parking spaces per the approved plans. Parking shall be required to meet ADA requirements.
X		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.

REQUIRED	DONE		
X		D.	Prior to the issuance of an occupancy permit or sign off of the final permit, all unused driveway aprons shall be closed to the satisfaction of the City Engineer. The driveway and sidewalk shall be constructed in accordance with LA County Public Works Standards, and thereafter maintained in good serviceable condition. As necessary, the applicant shall obtain encroachment permits from the City Engineering Division.
X		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.
X		F.	Handicapped parking spaces shall be provided and improved pursuant to the standards of the California Accessibility Standards Interpretive Manual.
X		G.	A minimum of 10% of the gross lot area shall be landscaped.
X		H.	All non-residential development >25,000 sq. Ft. shall be subject to Chapter 18.52 of the HGMC regarding Travel Demand Measures (TDM).
X		I.	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.
X		J.	Prior to release of occupancy, the Community Development Director shall issue a certificate of compliance with the Trip Reduction Measures as required.
X		K.	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.
X		L.	Signs shall be posted indicating no employee parking directly within the adjacent public streets.
X		M	The site shall comply with all requirements of AB 1881 as applicable.
			<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.
X		B.	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		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. 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 to be determined by LACFD/HGB&S)." c. "This business is under camera/video surveillance."
X		D.	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.

REQUIRED	DONE		
X		E.	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.
X		F.	No raceway signs will be allowed. Painted wall signs, human held signs and strobe lights will not be permitted with this development.
X		G.	CUP will be required for a Master Sign Program should any proposed signs exceed code requirements.
			<b>V. LANDSCAPING &amp; IRRIGATION STANDARDS</b>
X		H.	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 street trees subject to review & approval of the Community Development Department. Street trees shall be installed along Carson Street consisting Date Palms at a minimum height of thirty (30) feet BTH (minimum three). 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.  The applicant shall install street trees and all improvements along Belshire Avenue to the Satisfaction of the City Engineer. A minimum of four street trees shall be installed.
X		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.
X		F.	Landscape materials and irrigation systems are to be inspected by a city representative prior to final issuance of a certificate of occupancy.
X		G.	The project will comply with the requirements of Chapter 13.18, related to water conservation of landscaping.

REQUIRED	DONE	
X		H. All new 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 "). 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). 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. A
X		I. 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		J. 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		K. All ground covers shall, after one year, provide one hundred percent (100%) coverage.
X		L. 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.
X		M. 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.
X		N. 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.
X		O. 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.
X		P. 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.
		<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.
X		B. The Permittee, and/or subsequent owners of the subject property shall paint the building on an as-needed basis, and not less than every five years. Colors shall be subject to the approval of the Community Development Department.
		C. The Permittee shall provide one (1) licensed uniformed security guard (s) during the hours of 10:00 P.M. to 2:00AM if determined necessary by the Director of Community Development. 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. In addition the applicant shall provide for 24 hour video surveillance.
X		D. There shall be no outside display of goods being sold without obtaining the necessary approvals from the City of Hawaiian Gardens.

REQUIRED	DONE		
X		E.	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		F.	There shall be no loitering at the property.
X		G.	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. All graffiti, etching, or other acts of vandalism shall be removed from the property within 24hrs.
X		H.	All trash areas shall be screened, secured and maintained in a sanitary condition and all business owners shall take appropriate measures to prevent prohibited or undesirable activities including but not limited to, scavenging, excessive accumulation of refuse, and allowing any portion of the property to become a breeding ground for flies, wild rodents or pests. Trash storage areas shall be designated and bins shall be maintained within the designated areas.
X		I.	No outside cleaning of floor mats from inside the building or other items will be permitted on the site.
			<b>VII. ALCOHOLIC BEVERAGE STANDARDS</b>
X		A.	No alcoholic beverages shall be sold for off-site or onsite consumption without approval of a Conditional Use Permit.
		B.	There shall be no live entertainment, dancing, coin-operated amusement devices (i.e., video games, etc.), pool tables, or similar devices or activities on the premises at any time.
X		C.	The subject property shall not contain a bar, or the establishment of any area for the consumption of alcoholic beverages.
X		D.	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.
			<b>VIII. BUILDING &amp; SAFETY DIVISION STANDARDS</b>
X		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.
X		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.
X		C.	All roof top appurtenances and equipment shall be adequately screened from view to the satisfaction of the Community Development Department.
X		D.	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.
X		E.	No new utility meters, service points, or mechanical equipment, trash cans, or other exterior mechanical equipment shall be placed in view of the public right-of-way.

REQUIRED	DONE		
X		F.	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		G.	The Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.
X		H.	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>
X		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.
X		C.	The Permittee shall dedicate street easements, storm drain easements, public utility easements, sewer easements, bikeway easement or other identified easement to the satisfaction of the City Engineer. The Permittee shall hire a Civil Engineer or Land Surveyor to prepare the legal description for the easement to be dedicated and shall use the forms provided by the City.
X		D.	Water service facilities, including appropriate backflow prevention devices, shall be installed to the satisfaction of the City Engineer.
X		E.	Sanitary sewer facilities shall be installed to the satisfaction of the City Engineer.
X		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.
X		G.	Prior to permit issuance the permittee shall submit for City approval a lot tie agreement to be rescinded with the County of Los Angeles, to hold the properties as one.
X		H.	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.
X		I.	New drive approaches shall be constructed (one on Carson St and one on Belshire Ave). Drive approaches shall be at least 24' wide. Existing, but unused drive approaches on from adjacent public streets 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.
X		J.	The Permittee shall resurface the half street or more 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.
X		K.	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.
X		L.	The Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.

REQUIRED	DONE		
X		M.	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.
X		N.	Drainage across public right-of-way is prohibited. Drainage devices in public right-of-way shall be approved by City Engineer.
X		O.	The plans shall be checked and stamped for approval by the city engineering Division before building permits area issued. Project must comply with all Public Works requirements. All Public Works notes and corrections must be printed on the plan, and all requirements must be completed per the approved plans prior to the issuance of a building final.
X		P.	Specific decorative concrete and other improvements within the public right-of-way shall be required and subject to approval of the City engineer.
			<b>X. UTILITIES, GRADING AND CONSTRUCTION STANDARDS</b>
X		A.	Exterior lighting fixtures shall be installed to provide ample security and safety lighting. Lighting shall be installed prior to the issuance of an occupancy permit. All lighting fixtures shall be controlled by a timer or clock and adjusted as needed as the seasons change.
X		B.	Easements for the following underground utilities shall be provided: Water <u>X</u> : Sewer <u>X</u> : Storm Drain <u>X</u> : Others, as specified Cable <u>X</u> : Electric <u>X</u> .
X		B.	All utilities shall be placed underground including facilities and wires for the supply and distribution of electrical energy, telephone, cable, etc. Antennas and satellite dishes shall be screened to the satisfaction of the Community Development Director.
X		D.	Permittee shall provide for installation of cable television conduits and facilities to the satisfaction of the City Administrator or designee.
X		E.	No finals will be given until all as-built site improvement plans have been submitted to the Public Works Division.
X		F.	All un-necessary utility poles shall be removed from the property, to the satisfaction of the Community Development Director.
X		G.	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. All utilities shall be placed underground. The cost of any required utility upgrades shall be the responsibility of the applicant.
X		H.	During construction, the applicant/property owner will remove the existing asphalt and repave the entire parking to the satisfaction of the Community Development Department. Thereafter the property will be slurry sealed and re-striped every four (4) years, or as needed.
X		I.	The cost of off-site improvements required as a result of the subject proposal shall be the responsibility of the applicant and/or permittee.

REQUIRED	DONE		
X		J.	A Traffic Management and Construction Plan shall be submitted in conjunction with any construction and other building plans, to be approved by the Sheriff's and Public Works Departments prior to issuance of building permits. The plans shall provide for the management of all construction related traffic during all phases of construction, including but not limited to delivery of materials and parking of construction related equipment.
X		K.	During the demolition and construction phases of development, a daily clean-up program for all areas affected by the project shall occur, including the pickup of all debris (utilizing an approved trash dumpster or other trash control method) at day's end and the sweeping and continued watering down of the site to assist in mitigating the movement of dirt and dust upon adjoining properties.
			<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.
X		E.	Fire sprinkler system hook-ups and post indicator/OS & Y valves must be approved by the Fire Department.
X		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 property's driveways or drive aisles or otherwise block access by emergency vehicles.
X		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.
X		H.	The fire flows should be performed and upgrades identified on the map prior to map recordation.
			<b>XII. PUBLIC SAFETY STANDARDS</b>
X		A.	The Permittee shall maintain an unobstructed view through the front windows of the business. No window tinting shall be applied to the windows.
X		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.
X		C.	The front door shall remain open, unlocked and unobstructed during business hours.
X		D.	For the safety of the customers and others at the proposed development, 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.

REQUIRED	DONE	
X		E. 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.
X		F. 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>
X		A. All environmental mitigation measures adopted in connection with the following applications shall be incorporated into the design and operation of the property:
X		B. The project shall comply with SCAQMD regulations relating to fugitive dust control, building construction, and mechanical equipment.
		C. Prior to issuance of an occupancy permit, the Community Development Director shall issue a certification of compliance with the approved monitoring program.
X		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.
X		E. 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.
X		F. Should unknown cultural resources be found during excavation activities at the site, all ground disturbance activities shall be halted and a mitigation plan shall be developed in accordance with Section 21083.2 of CEQA and Section 15064.5 of the CEQA Guidelines. Mitigation shall include photographing, recordation, collection, archival of collected materials, capping of the site, or other appropriate measures.
X		G. If human remains are encountered during excavation activities at the site, all work shall halt and the County Coroner shall be notified (Section 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, he/she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendent (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD will make his/her recommendation within 24 hours of their notification by the NAHC. This recommendation may include scientific removal or non-destructive analysis of the human remains and any items associated with Native American burials (Section 70580.5 of the Health and Safety Code).
X		H. The project shall be constructed in accordance with the California Building Code, the City's building standards, and other pertinent building regulations.
X		I. Hazardous materials use, storage, and disposal during demolition and construction activities for the project shall comply with applicable federal, state, and local regulations.
X		J. Any work within the public right-of-way shall be conducted in accordance with Standard Specifications for Public Works Construction (Greenbook) and City regulations.

REQUIRED	DONE	
X		K. In accordance with the National Pollutant Discharge Elimination System (NPDES) program, best management practices (BMPs) shall be implemented during demolition and construction activities to reduce pollutants in the storm water and prevent violation of water quality standards or waste discharge requirements. Storm Water Pollution Plan (SWPP) shall be prepared for the project and the project shall implement construction BMPs, such as erosion and sediment control measures, wind erosion control and tracking control measures, waste management and non-storm water management measures.
X		L. All exterior lighting assemblies shall be angled and shielded appropriately in a manner so as not to allow light to impact nearby residential properties. The applicant shall provide a photometric analysis demonstrating that the light spillage on adjacent properties does not exceed .5 foot candles.

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.







**ASI DEVELOPMENT**  
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1819

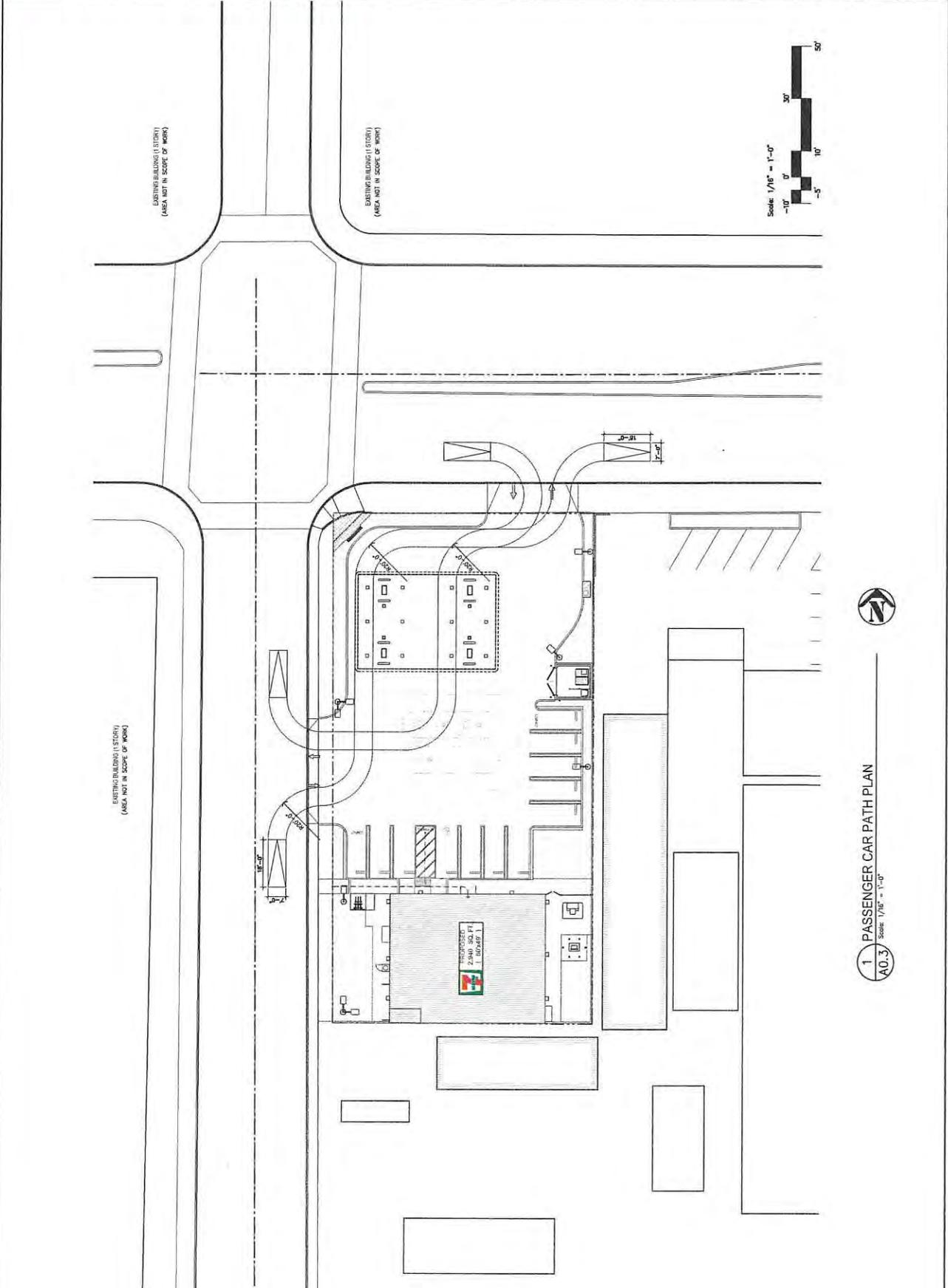


**12300 Carson Street  
 @ Belshire Ave  
 Hawaiian Gardens, CA 90716**

New Building 2,940 S.F.

Project No: 38427  
 Date: 1/2/2019  
 Designer: [Name]  
 Checker: [Name]

Passenger Car Path Plan  
 Sheet  
**A0.3**



**1 PASSENGER CAR PATH PLAN**  
 Scale: 1/16" = 1'-0"







3D Rendering  
(Intersection View)

Sheet: **A1.3**

Project No.: **38427**  
 Scale: As-Noted  
 Design/Checked By: TRAP  
 Date: January 10, 2019

Project Name:  
 No. Date Remarks

**12300 Carson Street  
 @ Belsaire Ave  
 Hawaiian Gardens, CA 90716**

New Building 2,940 S.F.

Project Location:



**ASI DEVELOPMENT**

3002 Blake Avenue, Ste. #107  
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State: CA



1 3D RENDERING (INTERSECTION VIEW)  
 A1.3 Scale: N.E.S.

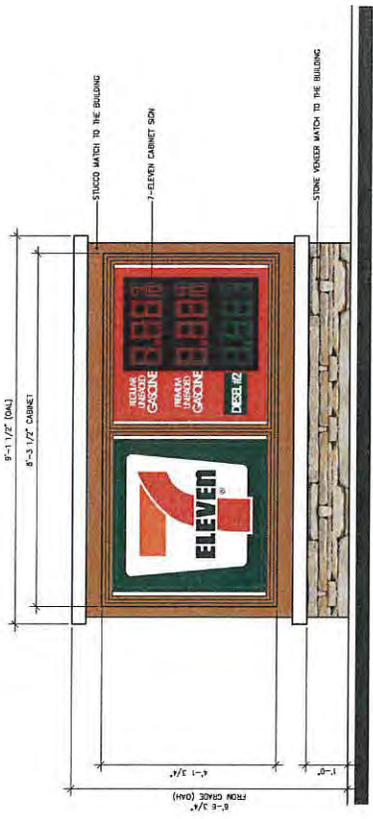




12300 Carson Street  
@ Belshire Ave  
Hawaiian Gardens, CA 90716  
New Building 2,940 S.F.

Project No.: 38427  
Block: A2.1  
Street/Client/Job: Temp  
Date: September 13, 2016

Sheet: Monument Sign  
A2.1



1 MONUMENT ELEVATION  
A2.1 Scale: 1/2" = 1'-0"

MANUFACTURE, SUPPLY AND INSTALL SIGNAGE TO BE INSTALLED ON THE EXTERIOR OF THE BUILDING TO BE PROVIDED.  
1. SIGNAGE SHALL BE MADE OF ALUMINUM OR STEEL UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.  
2. SIGNAGE SHALL BE MADE OF ALUMINUM OR STEEL UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.  
3. SIGNAGE SHALL BE MADE OF ALUMINUM OR STEEL UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.  
4. SIGNAGE SHALL BE MADE OF ALUMINUM OR STEEL UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.



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 INTERIORS  
 MECHANICAL  
 ELECTRICAL  
 PLUMBING  
 STRUCTURAL  
 ENVIRONMENTAL



Project Location:  
 12300 Carson Street  
 @ Belsire Ave  
 Hawaiian Gardens, CA 90716  
 New Building 2,940 S.F.

Project No.: 38427  
 Architect: ASi  
 Designer/Drawn By: J.P.  
 Date: September 10, 2018  
 Drawing Title: Trash Enclosure

Sheet:  
 A2.2

**Symbols Legend**

KEY NOTES  
 DOOR TAG  
 WINDOW TAG  
 SPONGE  
 HEIGHT INDICATE  
 SECTION ID NUMBER  
 SHEET NUMBER

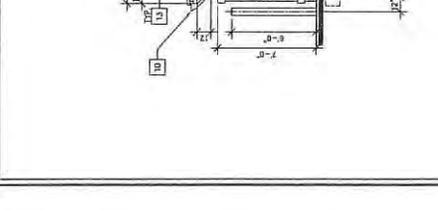
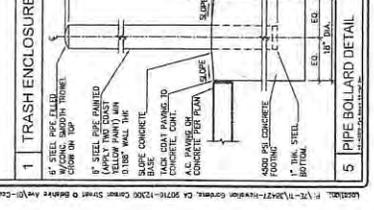
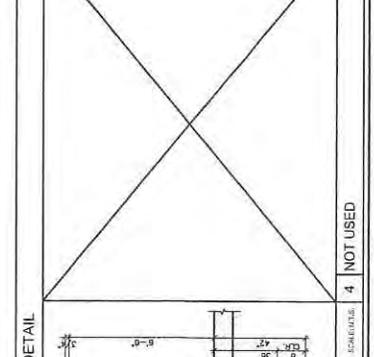
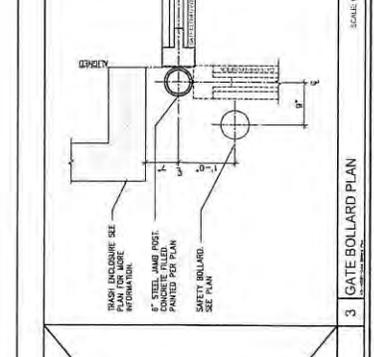
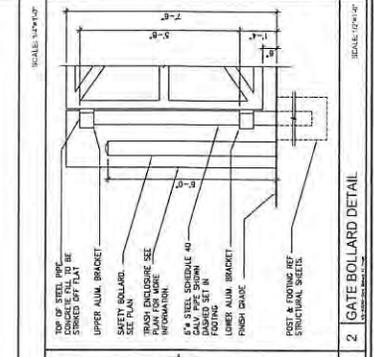
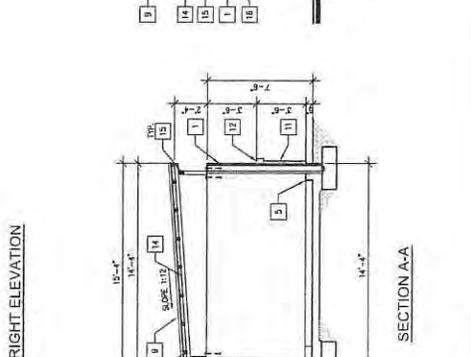
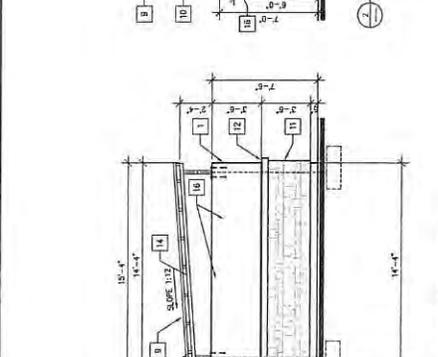
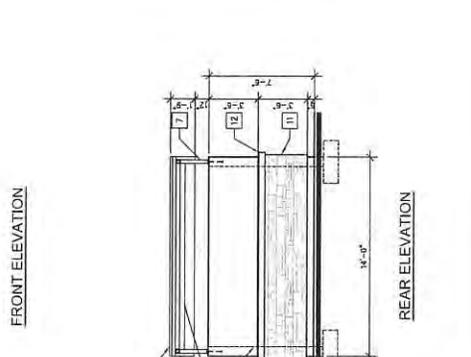
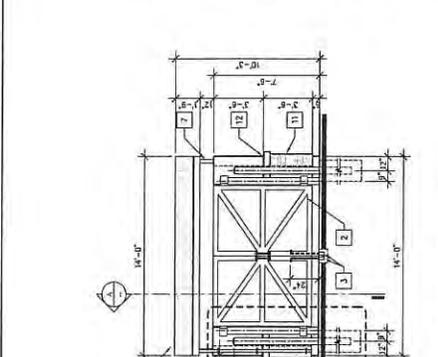
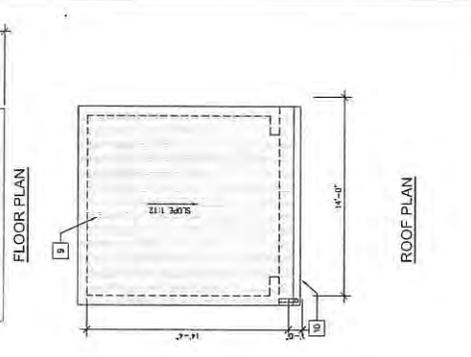
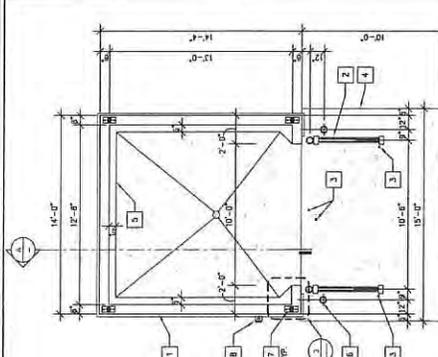
ELEV. ID  
 CURB  
 FINISHED DETAIL INDICATE  
 ID NUMBER  
 SHEET NUMBER

**Key/Notes**

1 8" CM WALL, BRICK, ALL FINISHES REFER TO STRUCTURAL PLAN FOR MORE INFORMATION.  
 2 FINISHED SEAL SKIN COLOR/SW/STDS  
 3 PROVIDE 3/4" PVC SLEEVES IN CONCRETE, TYP.  
 4 6" PROPOSE CONCRETE PAD IN FRONT OF TRASH ENCLOSURE ENTRANCE  
 5 6" CURB PROTECTION HOSE  
 6 SAFETY BOLLARD, SEE DETAIL 5-1  
 7 HIG 3" x 3" STEEL POST, REFER TO STRUCTURAL PLAN FOR MORE INFORMATION.  
 8 HOSE 88 1/2" DIA. 24 CAL. (ASTM F468) PRESSURE VACUUM RESISTANT METAL HOSE, TYP. (SEE PLAN FOR MORE INFORMATION)  
 9 FINISHED SEAL SKIN COLOR/SW/STDS  
 10 FINISHED SEAL SKIN COLOR/SW/STDS  
 11 STONE VENEER BY CALLED STONE INSTALLATION PER MANUFACTURE  
 12 UPS 10M 24L PER MANUFACTURE  
 13 METAL TUBE, JUST CARRIED AT EACH END, REFER TO STRUCTURAL PLAN FOR MORE INFORMATION.  
 14 FINISHED SEAL SKIN/SW/STDS  
 15 FINISHED SEAL SKIN/SW/STDS  
 16 FINISHED SEAL SKIN/SW/STDS  
 17 FINISHED SEAL SKIN/SW/STDS

**General Notes**

- REFER TO STRUCTURAL PLAN FOR MORE INFORMATION NOT SHOWN
- ALL EXPOSED METAL PAINTED WITH SEAL SKIN COLOR (SW/STDS)
- SAFETY BOLLARD PAINTED PER LOCAL JURISDICTION CODES







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

Agenda Item No.: 6e-f  
Meeting Date: 2-13-19  
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. 2019-006; CASE NO. PLNG2018-0066 CUP- A REQUEST FROM IGLESIA C. EBEN-EZER P. CENTRAL CHURCH TO APPROVE A CONDITIONAL USE PERMIT (CUP), FOR THE REMODEL OF AN EXISTING RELIGIOUS FACILITY AND ADD 2,000 SQ. FT. SECOND STORY ABOVE THE EXISTING STRUCTURE, ON PROPERTY LOCATED AT 21921 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 2019-007; CASE NO. PLNG2018-0112 VAR - A REQUEST FROM IGLESIA C. EBEN-EZER P. CENTRAL CHURCH TO DEVIATE FROM HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.70.010, THEREBY ALLOWING THE REDUCTION OF THE REQUIRED PARKING FROM 45 TO 32 SPACES, ON PROPERTY LOCATED AT 21921 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

**DATE:** February 13, 2019

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**SUMMARY**

On May 24, 2018, the City of Hawaiian Gardens Community Development Department received an application for a Conditional Use Permit (PLNG2018-0066) proposing a second story addition to the existing religious structure, on property located at 21921 Hawaiian Avenue, in the City of Hawaiian Gardens.

On October 4, 2018, the Community Development Department received an application for a Variance (PLNG2018-0112) requesting to reduce the required on-site parking at the subject site. After a careful review of the proposal, staff deemed the application complete on January 29, 2019. On February 1, 2019, staff mailed a notice of the pending public hearing to all property owners within 300 feet of the subject site and the notice was published in the *Los Cerritos Community News*.

## **BACKGROUND**

The subject property is located on the west side of Hawaiian Avenue, between Carson Street and 221<sup>st</sup> Street. The site is located within the General Plan Land Use designation for "P-F" (Public Facility) as "Church" under the Zoning map. Per the zoning code, churches and other religious institutions are permitted under the "Church" zoning designation subject to the approval of a conditional use permit.

Being generally rectangular in shape the site exhibits 118 feet of frontage on Hawaiian Avenue and 164.8 feet in length. Surrounding land uses include residential developments to the north, south, east, and west. The subject site is improved with a 5,200 square feet religious facility and it has been operated since 1958. Now the applicant is looking into adding more square footage to the property to accommodate the church operation at the site.

## **DISCUSSION/ANALYSIS**

Iglesia C. Eben-Ezer P. Central church is currently operating without a conditional use permit; therefore, the existing church has operated as a nonconforming use since the current Zoning Code was adopted in July 2011.

Under these (CUP and Variance) applications, the applicant is requesting the Planning Commission's approval of a CUP to allow the expansion of the church that includes 2,000 sq. ft. second story. Also, the applicant is asking for approval to reduce the number of required parking spaces. The proposed expansion to the existing church facility triggers the requirement for more parking based on the added square footage. The applicant stated that there is a need to expand the church building to accommodate the church's daily operation. Following is an analysis of these aspects of the proposed applications:

### **Conditional Use Permit for Church Facility**

The applicant proposes to reconfigure the existing parking lot to create additional parking stalls and provide better vehicle movements on site. The project proposes a 24' by 80' second story addition above the westerly (rear) portion of the existing building. The second floor addition includes a large storage/equipment room, a conference room, a bathroom, and an office for the pastor. The proposed second story addition will have the same building setbacks as the first floor. The setbacks are as follows: 62 feet 7 inches from the rear property line, 10 feet from the southerly (side) property line, and 28 feet from the northerly (side) property line. The second story addition will have colors and building materials that match the existing structure.

As described above, the second floor addition will be utilized by church's personnel. The project does not involve any expansion or remodel to the existing assembly area and that applicant does not plan to add or conduct other programs such as private schools, daycare, and weekly events.

The church's hours of operation are as follows:

- Assembly with the use of dining area: Tuesdays, from 7 p.m. to 9 p.m.
- Assembly with the use of dining area: Sundays, from 6 p.m. to 9 p.m.
- Study room: Fridays, from 7 p.m. to 8 p.m.

It is staff's opinion that adding 2,000 sq. ft. second story is not expected to have any significant negative impacts to the existing church's operation since no physical changes to the existing building footprint. The applicant is simply adding internal stairway on the ground floor to provide access for the second floor above it.

### Architecture for Second Story Addition

City Staff and the project designer have made substantial efforts to design and create an aesthetically pleasing structure that complement the existing and surrounding buildings. The second story addition will feature a design consisting of asphalt shingle roof, foam with stucco finished around all the windows and a horizontal band that separates between the first and second floor. Finishing materials will consist of stucco, stone veneer, and wood fascia board with a color palette to include varying earth-tones of Bordeaux and Mojave.

The Planning Commission will note that there is a series of cultured stone veneer will be added along the base of the store front and around the north and west sides of the building and stone veneer will also apply to the bottom of the canopy's columns. A list of the project's building elements along with their proposed finishes and colors is provided below.

In summary, staff is pleased with the architectural style, colors and materials selected for the second story addition. Staff believes the selected colors and materials, which will fit well with the building's architectural features and that the addition and on-site improvement will substantially complement its surroundings.

### FINDINGS

Pursuant to the requirements of the Municipal Code Section 18.100.090 (Conditional Use Permit), staff recommends that the Planning Commission make the following findings to approve the request:

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

The General Plan Land Use Element-Land Use Map designates the subject property as "Assembly". The Land Use element defines the "Church" designation as an area intended to provide assembly service facilities typically used for religious worship and activities, including the proposed use.

The General Plan of the City of Hawaiian Gardens poses certain objectives and policies, 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 LU-1.2- Preserve and maintain existing parks, institutions, and cultural facilities.

The proposed improvement is a church facility and the use is permitted with approval of a Conditional Use Permit. Approval of the church expansion will maintain a cultural facility that has already been established.

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

The proposed project poses no detrimental effects to adjacent uses, or structures, and will be compatible with the character of the surrounding area. The site has historically operated as a church for many years. The applicant is proposing to upgrade the parking lot to provide more parking spaces on the property. Live planter materials will be added to enhance the front and rear of the building. As such, staff finds that these improvements, in addition to the conditions approval of this application, the project will not adversely affect adjoining land uses.

3. ***That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City.***

The subject site is not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities. However, the applicant is requesting for a deviation to reduce the required on-site parking spaces. All other development standards as required by the Zoning Code have been met or in many cases exceeded.

### **Variance to Reduce Required Parking**

Section 18.70.010 (Parking) of the Hawaiian Gardens Municipal Code stipulates that one parking space is required for every four seat or one space for every 50 square feet when there are no fixed seats. As mentioned before, the existing church has been operated since 1958 as a nonconforming use. The proposed 2,000 sq. ft. addition requires additional on-site parking spaces that the applicant will not able to provide. However, the applicant is proposing to restripe and reconfigure the existing parking lot to provide 32 parking spaces. That helps the applicant getting closer the minimum requirement of 45 parking spaces.

To accomplish this, the applicant is requesting the Commission's approval of a Variance to deviate from the Zoning Code, which will allow the applicant to accomplish his plan by adding a second story addition to the church facility.

Per City's zoning code, the requirement for parking space is determined on number of seats (or by square footage for non-fixed seats) within the assembly area. However, the applicant is recognizing there is a need for more parking and is reconfiguring the parking lot to increase the parking spaces from 28 to 32. It is staff's opinion that the second story addition is not expected to have any significant impacts to the assembly area and to the church's operation because the church is not offering daycare service, private school, or weekend events. These extra activities may involve the increased of on-site parking. With conditions of approval in place, staff feels that the project will not adversely impact the public and the neighboring uses.

## **FINDINGS**

Pursuant to HGMC Section 18.100.100E, there are five (5) findings that must be adopted prior to the Planning Commission approving the Variance. A discussion of the findings follows:

- 1. That the variance is consistent with the Hawaiian Gardens General Plan and other applicable City policies and regulations and that there would be no adverse impacts on the environment.**

Allowing the variance would result in 32 parking spaces and a new second story addition that preserves and enhances the existing religious facility, which would be consistent with the City General Plan provisions that were developed to encourage residential construction that will be in harmony with the residential area. Especially Policies LU-1.2, which states: "*Preserve and maintain existing parks, institutions, and cultural facilities*". The proposed project will offer design features that address the flat façade, lack of streetscape, while incorporate sufficient planter materials to enhance the site.

- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the subject property which do not apply generally to other properties in the same zone in which the project is located.**

An exceptional circumstance applies to the project site, which does not apply to properties or buildings in the vicinity. Unlike neighboring improvements, the site's existing and the proposed additions are or will be placed in such a manner that precludes the existing structure entirely, except as proposed. The constraint posed by the buildings' locations, buildings' setbacks, and parking spaces supports the request to reduce the amount of required parking spaces.

- 3. That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone with similar constraints.**

The variance is needed to permit the construction of a second story addition. If the variance request is denied, the denial could cause an unnecessary hardship on the existing church operation, and the loss of substantial property rights, by

not being able to construct the project in the "Church" zone, so as to meet the requirements for parking, as found in the Hawaiian Gardens Municipal Code.

**4. That the Variance is made on the basis of a hardship condition and not as a matter of convenience or cost.**

The proposed 32 parking spaces instead of 45 will provide sufficient parking spaces for the church goers since the church only has services on Tuesdays and Sundays. The project does not involve the expansion or improvement to the existing assembly area. Thus, this does not require the increase for additional parking spaces. However, the applicant is reconfiguring the parking to increase the existing parking stalls from 28 to 32. It is staff's opinion that the request for parking reduction is reasonable since the project meets or exceeds all other development standards. In addition, the variance is minimal in that the request enables the applicant to satisfy the project's parking requirements, but also adhere to the rest of the affected site's development standards.

**5. That the granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**

With the majority of the existing parking spaces located at the rear of the property, the property still has adequate turning movements that allow patrons to maneuver throughout the parking lot. Conditions of approval have been added which limit the church to offer services only on Sundays and Tuesdays from 6:00 p.m. to 9:00 p.m. In addition, staff is imposing a condition of approval that prohibits the use of daycare and private school to mitigate any potential impacts to the on-site parking.

## **ENVIRONMENTAL ANALYSIS**

Staff has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15301 (Class 1, Existing Facilities). Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and have been exempted from the requirements of the CEQA. It is staff's opinion that the request to expand the existing church facility and to reduce the required parking spaces will not result in any changes in land use; thereby qualifying for the Class 1 exemption.

## **PUBLIC INPUT**

As of the date that this report was printed, staff has not received any correspondence regarding this matter.

## **CONCLUSION**

Staff recommends that the Planning Commission adopt Resolution No. 2019-006 approving Case Number PLNG2018-0066CUP and adopt Resolution No. 2019-007 approving Case Number PLNG2018-0112VAR, subject to the conditions of approval.

### **Attachments:**

1. Planning Commission Resolution No. 2019-006 (CUP)
2. Planning Commission Resolution No. 2019-007 (VAR)
3. Attachment A. / Standard List of Conditions
4. Project Plans

**RESOLUTION NO. 2019-006**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PLANG2018-0066CUP), THEREBY ALLOWING THE EXPANSION TO AN EXISTING RELIGIOUS FACILITY BY ADDING A SECOND STORY ADDITION TO THE EXISTING STRUCTURE, ON PROPERTY LOCATED AT 21921 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS**

**WHEREAS**, Mr. Antonio Picazo has submitted an application for a conditional use permit to allow the remodel and expansion to the existing religious facility located at 21921 Hawaiian Avenue; 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**, a Variance application is concurrently being processed (Case No PLNG2018-0112VAR) to request for a reduction of the required on-site parking; and,

**WHEREAS**, on February 1, 2019, an advertisement was published in the Los Cerritos Community News; and notices were placed on the City's webpage, at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

**WHEREAS**, The Planning Commission held a duly noticed public hearing on February 13, 2019, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing adopted this resolution.

**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 HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0066CUP is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301 (Class 1 – Existing Facilities). The project is consistent with the applicable general plan and zoning designation regulations. The request to expand the existing church facility will not result in any changes in land use.

**Section 2.** The City Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0066CUP 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 PLNG2018-0066CUP DOES satisfy the criteria of Section 18.100.090(D) of the City of Hawaiian Gardens Municipal Code in that:

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

The General Plan Land Use Element-Land Use Map designates the subject property as "Assembly". The Land Use element defines the "Church" designation as an area intended to provide assembly service facilities typically used for religious worship and activities, including the proposed use.

The General Plan of the City of Hawaiian Gardens poses certain objectives and policies, 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 LU-1.2- Preserve and maintain existing parks, institutions, and cultural facilities.

The proposed improvement is a church facility and the use is permitted with approval of a Conditional Use Permit. Approval of the church expansion will maintain a cultural facility that has already been established.

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

The proposed project poses no detrimental effects to adjacent uses, or structures, and will be compatible with the character of the surrounding area. The site has historically operated as a church for many years. The applicant is proposing to upgrade the parking lot to provide more parking spaces on the property. Live planter materials will be added to enhance the front and rear of the building. As such, staff finds that these improvements, in addition to the conditions approval of this application, the project will not adversely affect adjoining land uses.

3. ***That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City.***

The subject site is not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities. However, the applicant is requesting for a deviation to reduce the required on-site parking spaces. All other development standards as required by the Zoning Code have been met or in many cases exceeded.

**Section 4.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2018-0066CUP, to allow the expansion and operation of an existing religious facility on property located at 21921 Hawaiian Avenue, subject to the conditions found in the Standard List of Conditions and Attachment "A".

**Section 5.** 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 this the 13<sup>th</sup> day of February 2019.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

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

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-006 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13<sup>th</sup> day of February 2019, 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:

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

**RESOLUTION NO. 2019-007**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A VARIANCE (PLANG2018-0112VAR), THEREBY ALLOWING THE REDUCTION OF THE REQUIRED PARKING FROM 45 TO 32 SPACES FOR THE EXISTING RELIGIOUS FACILITY, ON PROPERTY LOCATED AT 21921 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS**

**WHEREAS**, Mr. Antonio Picazo has submitted an application for a variance to allow the reduction of the required on-site parking, for the existing religious facility on property located at 21921 Hawaiian Avenue; 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**, a Conditional Use Permit application is concurrently being processed (Case No PLNG2018-0066CUP) to allow the expansion and operation of an existing religious facility); and,

**WHEREAS**, on February 1, 2019, an advertisement was published in the Los Cerritos Community News; and notices were placed on the City's webpage, at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

**WHEREAS**, The Planning Commission held a duly noticed public hearing on February 13, 2019, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing adopted this resolution.

**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 HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0104CUP is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301 (Class 1 – Existing Facilities). The project is consistent with the applicable general plan and zoning designation regulations. The request to deviate from the Zoning Code to reduce the required parking spaces will not result in any changes in land use.

**Section 2.** The City Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0112VAR 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 PLNG2018-0112VAR DOES satisfy the criteria of Section 18.100.090(D) of the City of Hawaiian Gardens Municipal Code in that:

- 1. That the variance is consistent with the Hawaiian Gardens General Plan and other applicable City policies and regulations and that there would be no adverse impacts on the environment.**

Allowing the variance would result in 32 parking spaces and a new second story addition that preserves and enhances the existing religious facility, which would be consistent with the City General Plan provisions that were developed to encourage residential construction that will be in harmony with the residential area. Especially Policies LU-1.2, which states: "*Preserve and maintain existing parks, institutions, and cultural facilities*". The proposed project will offer design features that address the flat façade, lack of streetscape, while incorporate sufficient planter materials to enhance the site.

- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the subject property which do not apply generally to other properties in the same zone in which the project is located.**

An exceptional circumstance applies to the project site, which does not apply to properties or buildings in the vicinity. Unlike neighboring improvements, the site's existing and the proposed additions are or will be placed in such a manner that precludes the existing structure entirely, except as proposed. The constraint posed by the buildings' locations, buildings' setbacks, and parking spaces supports the request to reduce the amount of required parking spaces.

- 3. That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone with similar constraints.**

The variance is needed to permit the construction of a second story addition. If the variance request is denied, the denial could cause an unnecessary hardship on the existing church operation, and the loss of substantial property rights, by not being able to construct the project in the "Church" zone, so as to meet the requirements for parking, as found in the Hawaiian Gardens Municipal Code.

- 4. That the Variance is made on the basis of a hardship condition and not as a matter of convenience or cost.**

The proposed 32 parking spaces instead of 45 will provide sufficient parking spaces for the church goers since the church only has services on Tuesdays and Sundays. The project does not involve the expansion or improvement to the existing assembly area. Thus, this does not require the increase for additional parking spaces. However, the applicant is reconfiguring the parking to increase the existing parking stalls from 28 to 32. It is staff's opinion that the request for parking reduction is reasonable since the project meets or exceeds all other development standards. In addition, the variance is minimal in that the request enables the applicant to satisfy the project's parking requirements, but also adhere to the rest of the affected site's development standards.

5. **That the granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**

With the majority of the existing parking spaces located at the rear of the property, the property still has adequate turning movements that allow patrons to maneuver throughout the parking lot. Conditions of approval have been added which limit the church to offer services only on Sundays and Tuesdays from 6:00 p.m. to 9:00 p.m. In addition, staff is imposing a condition of approval that prohibits the use of daycare and private school to mitigate any potential impacts to the on-site parking.

**Section 4.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2018-0112VAR, to allow the development of a gasoline service station with a convenience store at the property located at 12300 Carson Street, subject to the conditions found in the Standard List of Conditions and Attachment "A".

**Section 5.** 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 this the 13<sup>th</sup> day of February 2019.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

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

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-007 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13<sup>th</sup> day of February 2019, 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:

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

**ATTACHMENT 'A'**  
**Conditions of Approval**  
**PLNG2018-0066 (CUP) and PLNG2018-0112 (VAR)**

The Planning Commission hereby approves Case No. PLNG2018-0066CUP and Case No. PLNG2018-0112VAR for the construction of 2,000 sq. ft. second story addition to the existing religious facility and for the reduction of the required on-site parking from 45 to 32 spaces, for property located at 21921 Hawaiian Avenue, subject to the following conditions.

**Planning:**

1. This approval allows the construction of a 2,000 square feet second story addition and a reduction of required parking to 32 spaces as shown on the revised site plan dated February 4, 2019. Any changes to the project plans shall be subject to the approval of the Director of Community Development and/or the City of Hawaiian Gardens Planning Commission as applicable and the requirements of the Hawaiian Gardens Municipal Code.
2. The owner/applicant shall not conduct additional activities (such as daycare, private school, special event) other than church services within the existing assembly area.
3. The permitted hours of operation for the church are as follows:
  - Assembly with the use of dining area: Tuesdays, from 7 p.m. to 9 p.m.
  - Assembly with the use of dining area: Sundays, from 6 p.m. to 9 p.m.
  - Study room: Fridays, from 7 p.m. to 8 p.m.
4. The owner/applicant shall provide a letter to the Community Development Department that gives the City of Hawaiian Gardens permission to enforce the parking regulations on the subject property.
5. The proposed trash enclosure shall have a design, colors, and materials that match the church building.
6. Postal delivery receptacles shall be located in accordance with the United States Postal Service standards.
7. All fire department related equipment, valves and apparatuses shall be screened and approved the Planning Division prior to installation.
8. The owner/applicant shall provide security cameras to survey the subject property.
9. The owner/applicant shall incorporate graffiti resistant materials to the maximum extent feasible with all materials to be approved by City Staff.
10. Prior to submittal to the Building and Safety Division the applicant shall provide final architectural plans to the City Planning Division with all applicable conditions of approval incorporated.
11. The owner/applicant shall include a copy of all conditions of approval within the final approved plans.

12. If applicable, new transformers shall be located beyond the front setbacks of Hawaiian Avenue. The applicant shall work with Southern California Edison to find a suitable underground location with final locations subject to review and approval by the Community Development Department.
13. The owner/applicant shall provide sample color applications on one structure for review and approval by the Community Development Department prior to commencement of finishes to the entire site.
14. The owner/applicant shall slurry seal and repair the entire parking lot of the subject site to the satisfaction of the Community Development Director.
15. 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.
16. All of the conditions listed in the Standard List of Conditions and below shall be complied with by the applicant and all property owners of the subject property, prior to the issuance of any occupancy permit and/or business license.

**Building & Safety:**

1. Prior to issuance of building permits, a Construction Noise Management Plan shall be prepared by the project proponent and submitted for review and approval by the Director of Community Development. This Plan shall include the following requirements, in addition to any additional measures required by the Director of Community Development:
  - A. Stationary equipment (such as generators and air compressors) shall be located as far from local residences as feasible;
  - B. Equipment maintenance and staging areas shall be located in the as far from local residences as feasible; and
  - C. Construction equipment shall be fitted with manufacturer's standard, or better, noise shielding and muffling devices to reduce noise levels to the maximum extent feasible.
2. Prior to demolition activity, the project proponent shall provide a comprehensive ACM survey to determine if asbestos is present at the site. If present the applicant shall be removed in accordance with applicable laws and regulations and provide evidence of proper removal to the City Building and Safety Division.

3. Prior to permit issuance the applicant shall provide a construction management plan which stipulates full compliance with AQMD Rule 403.

**Los Angeles County Fire Department:**

1. Fire Department access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
2. 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.
3. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
4. Provide Fire Department or City approved street signs and building numbers prior to occupancy.

**Public Works/ Engineering:**

1. The owner/applicant shall repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway approach, and pavement on street fronting this project and to the satisfaction of the City Engineer.
2. The owner/applicant shall slurry seal the entire section of streets in front of the project site facing Hawaiian Avenue. The Community Development Director may determine and approve the area of removal and replacement prior to issuance of permits.
3. The owner/applicant shall submit a copy of the sewer plans to the City and to the Los Angeles County Department of Public Works for review. Approval of flow capacity must be confirmed by L.A.C.P.W. prior to issuance of permits.
4. If applicable, the owner/applicant shall furnish and install sanitary sewer lateral(s) and associated facilities within the public right of way in accordance with the requirements of the Department of Public Works.
5. The owner/applicant shall pay all sewer connection fees prior to permit issuance.
6. All existing above grade utilities including but not limited to power poles, overhead wires, telephone and cable television service shall be underground or removed from the property.
7. Any utilities that are in conflict with the development shall be relocated at the developer's expense.
8. The water mains shall be of sufficient size to accommodate the total domestic and fire flow required for the project. Domestic flows required are to be determined by the City Engineer. Fire flows are to be determined by the Fire Chief.

9. Plans and specifications for the water system facilities shall be submitted for approval to the water company serving this project. The owner/applicant shall submit an agreement and other evidence, satisfactory to the City Engineer, indicating that the applicant has entered into a contract with the servicing water purveyor guaranteeing payment and installation of the water improvements.

## STANDARD LIST OF CONDITIONS

DATE:	February 13, 2019
OWNER(S):	Inglesia Christiana Ebenezer
PERMITTEE:	
APPLICANT:	Antonio Picazo
PROJECT ADDRESS:	21921 Hawaiian Avenue 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 específico 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)			
X	CUP Number (s)	PLNG2018-0066CUP	2019-006	February 13, 2019
X	Variance	PLNG2018-0112VAR	2019-007	February 13, 2019
	Reference Zone Change			
	Plot Plan Number (s)			
	Special Use Permit			

REQUIRED	DONE		
			<b>I. GENERAL PROJECT CONDITIONS</b>
X		A.	This approval is for the construction of a 2,000 sq. ft. second story addition to the existing church building and the reduction of the required on-site parking per the approved plans. All uses and structures shall be in strict compliance with the plans submitted to the Planning Commission.
X		B.	Approval is based on Permittee's/Applicant's PRELIMINARY Site plan, Floor plan, Elevations, as presented to the Planning Commission and or City Council. 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 Lead Agency.
X		C.	The development shall comply with the requirements of Hawaiian Gardens Municipal Code (HGMC), and the conditions as outlined in the Standard List of Conditions, and Attachment "A". The Standard List of Conditions and Attachment "A" shall prevail over any discrepancies regarding any approved plans.
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 is not completed within one (1) year from the date of approval of this application, such approval shall automatically become null and void.
X		G.	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 <b>THIRTY (30)</b> 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		H.	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		I.	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		J.	Permittee shall comply with the City of Hawaiian Gardens Business License Ordinance and cooperate with the City to obtain compliance by contractors and tenants.
X		K.	The days and hours of operation of the church service shall be: Sundays 6:00 p.m. to 9:00 p.m. and Tuesday 7:00 p.m. to 9:00 p.m.

REQUIRED	DONE	
X		L. NO ISSUANCE OF A TEMPORARY PERMIT, AN OCCUPANCY PERMIT, A BUSINESS LICENSE, SIGN OFF OF A BUILDING PERMIT, OPERATION OF THE BUSINESS, OR LETTER OF PUBLIC CONVENIENCE OR NECESSITY, will be granted or allowed until ALL IMPROVEMENTS required by this approval have been completed, inspected, and approved by the appropriate departments.
X		M. 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 there under 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. The Community Development Department shall have full access to inspect subject establishment during all operating hours to ensure compliance with conditions of approval.
X		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.
X		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. These drawings shall include structure design, foundation, and utility plans (to include location of any trenching and sources of utilities) and any changes made as part of these conditions of approval.
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 ext. 208.
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 applicant/ or Owner 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.
X		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 Conditional Use Permit (CUP) and citations may be issued to the Permittee, property owner(s) and/or business owner(s).

REQUIRED	DONE		
X		X.	If in the opinion of the Community Development Director a new use is located at the site which could create impacts that can not be mitigated or could operate in a manner as to interfere with other activities or uses in the vicinity, that use or activity shall not be permitted.
X		Y.	The church 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 conditional use permit by the City of Hawaiian Gardens.
X		Z.	All church 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		AA.	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		BB.	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		CC.	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, pay 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 eighty 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		DD.	If any provision of this entitlement is held or declared to be invalid, the entitlement permit shall be void and the privileges granted there under shall lapse.
X		EE.	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.

REQUIRED	DONE		
		B.	Prior to the issuance of an occupancy permit, the Permittee shall provide adequate trash receptacles/dumpsters. The exact type of trash receptacle and enclosure shall be subject to the approval of the Community Development Department.
		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.
X		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.
X		E.	An enclosed refuse area shall be provided.
X		F.	Architectural details such as doors, window mullions, and other architectural details shall be reviewed and approved by the Community Development Department.
X		G.	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.
		H.	There shall be no subdivision of the rental units or building (s).
X		I.	There shall be no permanent storage of vehicles, trailers, equipment, or personal goods within the drive aisles of this facility.
X		J.	The repair and maintenance of vehicles shall be prohibited at the subject property.
X		K.	No barbed wire fencing shall be allowed at the subject property.
X		L.	All exterior lighting shall be shielded and directed away from adjoining uses to prevent direct illumination and/or glare.
X		M.	Color palette to be submitted for approval by the Community Development Department prior to permit issuance.
X		N.	A six foot chain link fence will be allowed on the property until the conclusion of the construction.
X		O.	Final floor plans to be approved by the Community Development Department.
X		P.	There shall be no outside vending machines located outside of the subject buildings, not directly associated with the business. Vending machines and associated waiting lines shall not interfere with the function of the site.
			<b>III. PARKING/ACCESS STANDARDS</b>
X		A.	All parking spaces shall meet the requirements of the Hawaiian Gardens Municipal Code as it relates to size (width, length) aisle width, etc. Regular parking spaces shall be a minimum of 9'0" wide by 20' deep. Compact spaces are permitted within the limitations of the Hawaiian gardens Municipal Code.
X		B.	The project shall provide parking spaces per the approved plans. Parking shall be required to meet ADA requirements.
X		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.

REQUIRED	DONE		
X		D.	Prior to the issuance of an occupancy permit or sign off of the final permit, all unused driveway aprons shall be closed to the satisfaction of the City Engineer. The driveway and sidewalk shall be constructed in accordance with LA County Public Works Standards, and thereafter maintained in good serviceable condition. As necessary, the applicant shall obtain encroachment permits from the City Engineering Division.
X		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.
X		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 gross lot area shall be landscaped.
X		H.	All non-residential development >25,000 sq. Ft. shall be subject to Chapter 18.52 of the HGMC regarding Travel Demand Measures (TDM).
X		I.	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.
X		J.	Prior to release of occupancy, the Community Development Director shall issue a certificate of compliance with the Trip Reduction Measures as required.
X		K.	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.
X		L.	Signs shall be posted indicating no employee parking directly within the adjacent public streets.
X		M	The site shall comply with all requirements of AB 1881 as applicable.
			<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.
X		B.	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		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. 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 to be determined by LACFD/HGB&S)." c. "This church is under camera/video surveillance."
X		D.	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.

REQUIRED	DONE		
X		E.	There shall be no advertisement of alcoholic beverages on the exterior walls or windows of the church facility. No 'temporary' signs shall be displayed advertising alcoholic beverages. The placement of portable or temporary signs or banners on the property is prohibited.
X		F.	No raceway signs will be allowed. Painted wall signs, human held signs and strobe lights will not be permitted with this development.
X		G.	CUP will be required for a Master Sign Program should any proposed signs exceed code requirements.
			<b>V. LANDSCAPING &amp; IRRIGATION STANDARDS</b>
X		H.	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 street trees subject to review & approval of the Community Development Department. Street trees shall be installed along Carson Street consisting Date Palms at a minimum height of thirty (30) feet BTH (minimum three). 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.  The applicant shall install street trees and all improvements along Hawaiian Avenue to the Satisfaction of the City Engineer. A minimum of four street trees shall be installed.
X		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.
X		F.	Landscape materials and irrigation systems are to be inspected by a city representative prior to final issuance of a certificate of occupancy.
X		G.	The project will comply with the requirements of Chapter 13.18, related to water conservation of landscaping.

REQUIRED	DONE		
X		H.	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 "). 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). 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. A
X		I.	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		J.	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		K.	All ground covers shall, after one year, provide one hundred percent (100%) coverage.
X		L.	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.
X		M.	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.
X		N.	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.
X		O.	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.
X		P.	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.
			<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.
X		B.	The Permittee, and/or subsequent owners of the subject property shall paint the building on an as-needed basis, and not less than every five years. Colors shall be subject to the approval of the Community Development Department.
		C.	The Permittee shall provide one (1) licensed uniformed security guard (s) during the hours of 10:00 P.M. to 2:00AM if determined necessary by the Director of Community Development. 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. In addition the applicant shall provide for 24 hour video surveillance.
X		D.	There shall be no outside display of goods being sold without obtaining the necessary approvals from the City of Hawaiian Gardens.

REQUIRED	DONE		
X		E.	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		F.	There shall be no loitering at the property.
X		G.	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. All graffiti, etching, or other acts of vandalism shall be removed from the property within 24hrs.
X		H.	All trash areas shall be screened, secured and maintained in a sanitary condition and all business owners shall take appropriate measures to prevent prohibited or undesirable activities including but not limited to, scavenging, excessive accumulation of refuse, and allowing any portion of the property to become a breeding ground for flies, wild rodents or pests. Trash storage areas shall be designated and bins shall be maintained within the designated areas.
X		I.	No outside cleaning of floor mats from inside the building or other items will be permitted on the site.
			<b>VII. ALCOHOLIC BEVERAGE STANDARDS</b>
		A.	No alcoholic beverages shall be sold for off-site or onsite consumption without approval of a Conditional Use Permit.
X		B.	There shall be no live entertainment, dancing, coin-operated amusement devices (i.e., video games, etc.), pool tables, or similar devices or activities on the premises at any time.
X		C.	The subject property shall not contain a bar, or the establishment of any area for the consumption of alcoholic beverages.
X		D.	There shall be no advertisement of alcoholic beverages on the exterior walls or windows of the church building. No 'temporary' signs shall be displayed advertising alcoholic beverages. The placement of portable or temporary signs or banners on the property is prohibited.
			<b>VIII. BUILDING &amp; SAFETY DIVISION STANDARDS</b>
X		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.
X		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.
X		C.	All roof top appurtenances and equipment shall be adequately screened from view to the satisfaction of the Community Development Department.
X		D.	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.
X		E.	No new utility meters, service points, or mechanical equipment, trash cans, or other exterior mechanical equipment shall be placed in view of the public right-of-way.

REQUIRED	DONE		
X		F.	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		G.	The Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.
X		H.	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>
X		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.
		C.	The Permittee shall dedicate street easements, storm drain easements, public utility easements, sewer easements, bikeway easement or other identified easement to the satisfaction of the City Engineer. The Permittee shall hire a Civil Engineer or Land Surveyor to prepare the legal description for the easement to be dedicated and shall use the forms provided by the City.
X		D.	Water service facilities, including appropriate backflow prevention devices, shall be installed to the satisfaction of the City Engineer.
X		E.	Sanitary sewer facilities shall be installed to the satisfaction of the City Engineer.
X		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.
X		G.	Prior to permit issuance the permittee shall submit for City approval a lot tie agreement to be rescinded with the County of Los Angeles, to hold the properties as one.
X		H.	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.
		I.	A new drive approach shall be constructed. Drive approaches shall be at least 24' wide. Existing, but unused drive approaches on from adjacent public streets shall be closed with full curb, gutter and sidewalk. All curb, gutter and sidewalk along Hawaiian Avenue 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.
X		J.	The Permittee shall resurface the half street or more 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.
X		K.	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.
X		L.	The Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.

REQUIRED	DONE		
X		M.	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.
X		N.	Drainage across public right-of-way is prohibited. Drainage devices in public right-of-way shall be approved by City Engineer.
X		O.	The plans shall be checked and stamped for approval by the city engineering Division before building permits area issued. Project must comply with all Public Works requirements. All Public Works notes and corrections must be printed on the plan, and all requirements must be completed per the approved plans prior to the issuance of a building final.
X		P.	Specific decorative concrete and other improvements within the public right-of-way shall be required and subject to approval of the City engineer.
			<b>X. UTILITIES, GRADING AND CONSTRUCTION STANDARDS</b>
X		A.	Exterior lighting fixtures shall be installed to provide ample security and safety lighting. Lighting shall be installed prior to the issuance of an occupancy permit. All lighting fixtures shall be controlled by a timer or clock and adjusted as needed as the seasons change.
X		B.	Easements for the following underground utilities shall be provided: Water <u>X</u> : Sewer <u>X</u> : Storm Drain <u>X</u> : Others, as specified Cable <u>X</u> : Electric <u>X</u> .
X		B.	All utilities shall be placed underground including facilities and wires for the supply and distribution of electrical energy, telephone, cable, etc. Antennas and satellite dishes shall be screened to the satisfaction of the Community Development Director.
X		D.	Permittee shall provide for installation of cable television conduits and facilities to the satisfaction of the City Administrator or designee.
X		E.	No finals will be given until all as-built site improvement plans have been submitted to the Public Works Division.
X		F.	All un-necessary utility poles shall be removed from the property, to the satisfaction of the Community Development Director.
X		G.	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. All utilities shall be placed underground. The cost of any required utility upgrades shall be the responsibility of the applicant.
X		H.	During construction, the applicant/property owner shall repair the existing asphalt and slurry seal the entire parking to the satisfaction of the Community Development Department. Thereafter the property will be slurry sealed and re-striped every four (4) years, or as needed.
X		I.	The cost of off-site improvements required as a result of the subject proposal shall be the responsibility of the applicant and/or permittee.

REQUIRED	DONE		
		J.	A Traffic Management and Construction Plan shall be submitted in conjunction with any construction and other building plans, to be approved by the Sheriff's and Public Works Departments prior to issuance of building permits. The plans shall provide for the management of all construction related traffic during all phases of construction, including but not limited to delivery of materials and parking of construction related equipment.
X		K.	During the demolition and construction phases of development, a daily clean-up program for all areas affected by the project shall occur, including the pickup of all debris (utilizing an approved trash dumpster or other trash control method) at day's end and the sweeping and continued watering down of the site to assist in mitigating the movement of dirt and dust upon adjoining properties.
			<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.
X		E.	Fire sprinkler system hook-ups and post indicator/OS & Y valves must be approved by the Fire Department.
X		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 property's driveways or drive aisles or otherwise block access by emergency vehicles.
X		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.
X		H.	The fire flows should be performed and upgrades identified on the map prior to map recordation.
			<b>XII. PUBLIC SAFETY STANDARDS</b>
X		A.	The Permittee shall maintain an unobstructed view through the front windows of the church building. No window tinting shall be applied to the windows.
X		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.
X		C.	The front door shall remain open, unlocked and unobstructed during business hours.
X		D.	For the safety of the customers and others at the proposed development, 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.

REQUIRED	DONE		
X		E.	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.
X		F.	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>
X		A.	All environmental mitigation measures adopted in connection with the following applications shall be incorporated into the design and operation of the property:
X		B.	The project shall comply with SCAQMD regulations relating to fugitive dust control, building construction, and mechanical equipment.
		C.	Prior to issuance of an occupancy permit, the Community Development Director shall issue a certification of compliance with the approved monitoring program.
X		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.
X		E.	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.
X		F.	Should unknown cultural resources be found during excavation activities at the site, all ground disturbance activities shall be halted and a mitigation plan shall be developed in accordance with Section 21083.2 of CEQA and Section 15064.5 of the CEQA Guidelines. Mitigation shall include photographing, recordation, collection, archival of collected materials, capping of the site, or other appropriate measures.
X		G.	If human remains are encountered during excavation activities at the site, all work shall halt and the County Coroner shall be notified (Section 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, he/she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendent (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD will make his/her recommendation within 24 hours of their notification by the NAHC. This recommendation may include scientific removal or non-destructive analysis of the human remains and any items associated with Native American burials (Section 70580.5 of the Health and Safety Code).
X		H.	The project shall be constructed in accordance with the California Building Code, the City's building standards, and other pertinent building regulations.
X		I.	Hazardous materials use, storage, and disposal during demolition and construction activities for the project shall comply with applicable federal, state, and local regulations.
X		J.	Any work within the public right-of-way shall be conducted in accordance with Standard Specifications for Public Works Construction (Greenbook) and City regulations.

REQUIRED	DONE	
X		K. In accordance with the National Pollutant Discharge Elimination System (NPDES) program, best management practices (BMPs) shall be implemented during demolition and construction activities to reduce pollutants in the storm water and prevent violation of water quality standards or waste discharge requirements. A Storm water Pollution Plan (SWPP) shall be prepared for the project and the project shall implement construction BMPs, such as erosion and sediment control measures, wind erosion control and tracking control measures, waste management and non-storm water management measures.
X		L. All exterior lighting assemblies shall be angled and shielded appropriately in a manner so as not to allow light to impact nearby residential properties. The applicant shall provide a photometric analysis demonstrating that the light spillage on adjacent properties does not exceed .5 foot candles.

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.

**PROJECT INFORMATION & DESCRIPTION**

**CHURCH NAME:** IGLESIA C. EBEN-EZER P. CENTRAL  
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ANN ARBOR, CA 52804  
(531) 714-839-9553

**PROJECT DESCRIPTION:** (N) SECOND STORY ADDITION 4,000 SQFT

**LOT:** 7074-04-019

**TRACK:** RELATIVELY FLAT

**SITE TOPOGRAPHY:** TYPE - VB

**CONSTRUCTION TYPE:** TYPE - VB

**ZONING DISTRICT:** TYPE - VB

**OCCUPANCY:** TYPE - VB

**APPLICABLE CODES:** 2016 CALIFORNIA RESIDENTIAL CODE (IRC)  
2016 CALIFORNIA MECHANICAL CODE (CMC)  
2016 CALIFORNIA ELECTRICAL CODE (CEC)  
2016 CALIFORNIA PLUMBING CODE (CPC)  
2016 CALIFORNIA FIRE CODE (FC)  
2016 CALIFORNIA GREEN BLDG STAND. CODE (CGSB)  
2016 CALIFORNIA ENERGY CODE (CEC)  
CITY RESCRIPTURES & ORDINANCES

**NO. OF STORIES:** SINGLE STORY & TWO STORY

**FIRE SPRINKLERS:** TBD

**(E) LOT SQUARE FOOTAGE:** 19,448 SQFT

**(E) DWELLING SQUARE FOOTAGE:** 5,201 SQFT

**SCOPE OF WORK:**

(E) ROOF DEMO: 2,000 SQFT

(E) WALL DEMO: TBD

(N) SECOND STORY ADDITION: 4,000 SQFT

(E) MECHANICAL/ELECTRICAL/PLUMBING: TBD

(N) WATER/SEWER: TBD

(N) PAU: TBD

**LOT COVERAGE**

**SUMMARY:**

(E) DWELLING 5,201 SQFT  
(N) SECOND STORY ADDITION 4,000 SQFT  
TOTAL 9,201 SQFT

(E) LOT SIZE 19,448 SQFT  
FCR =  $\frac{5,201 \text{ SQFT}}{19,448 \text{ SQFT}} = 26.7\%$

**FLOOR AREA RATIO**

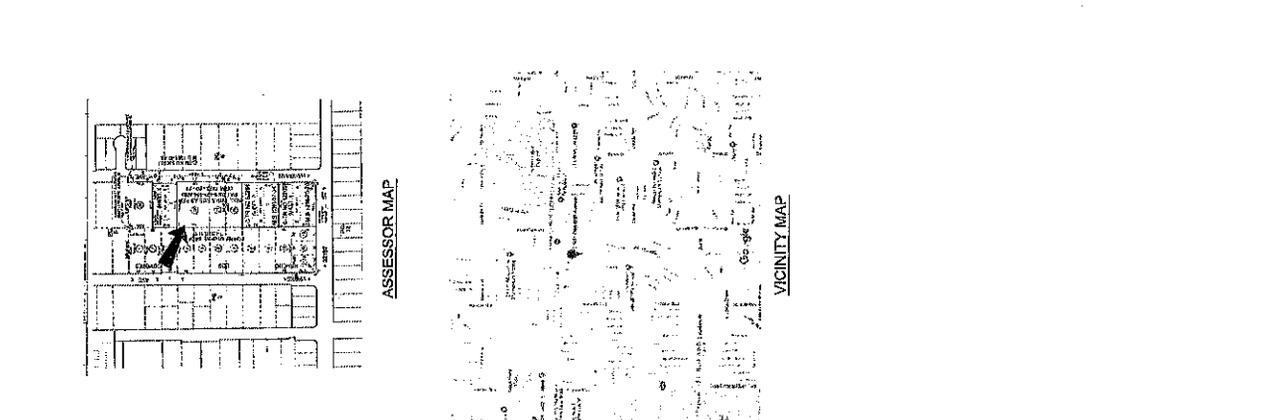
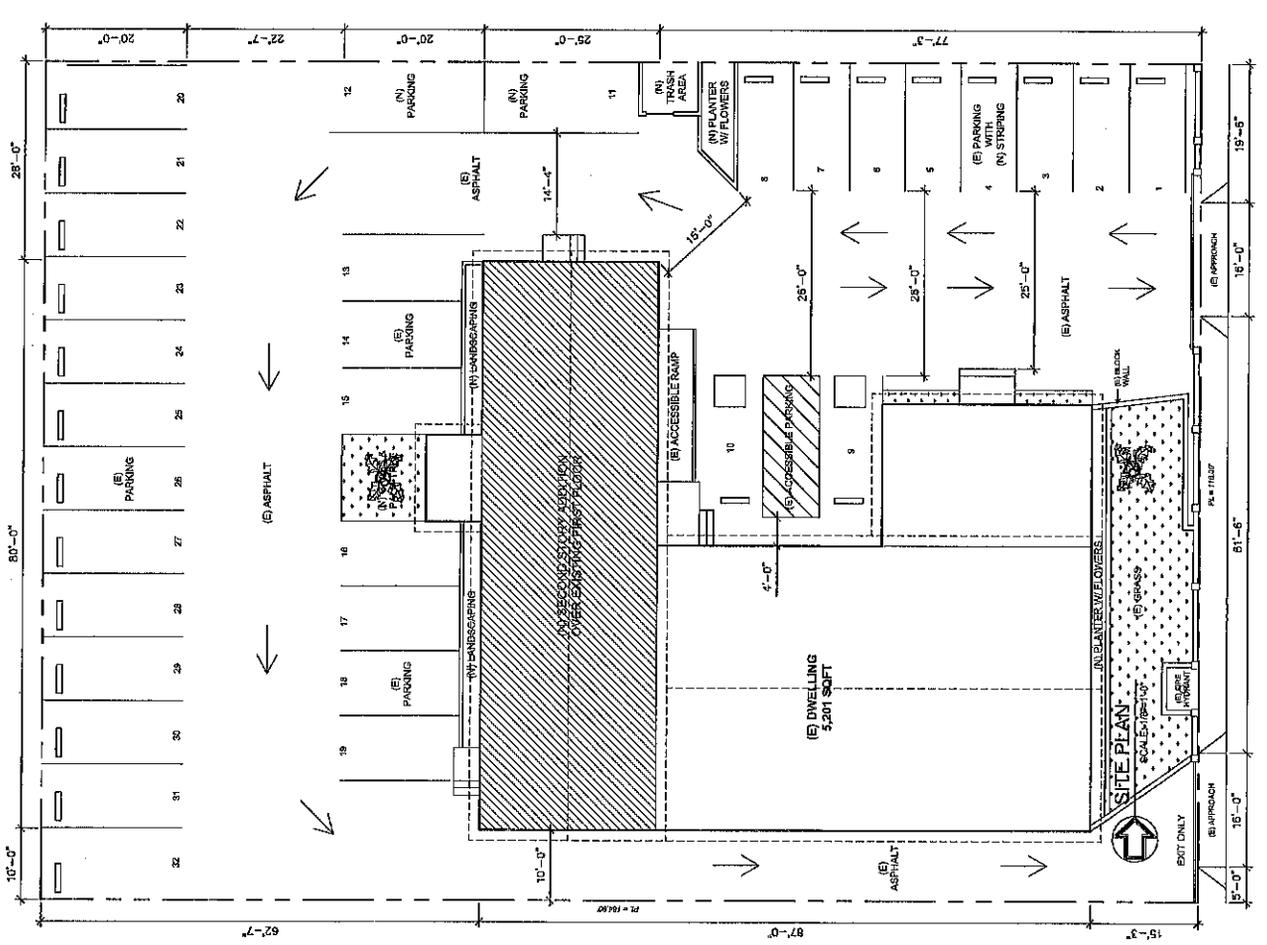
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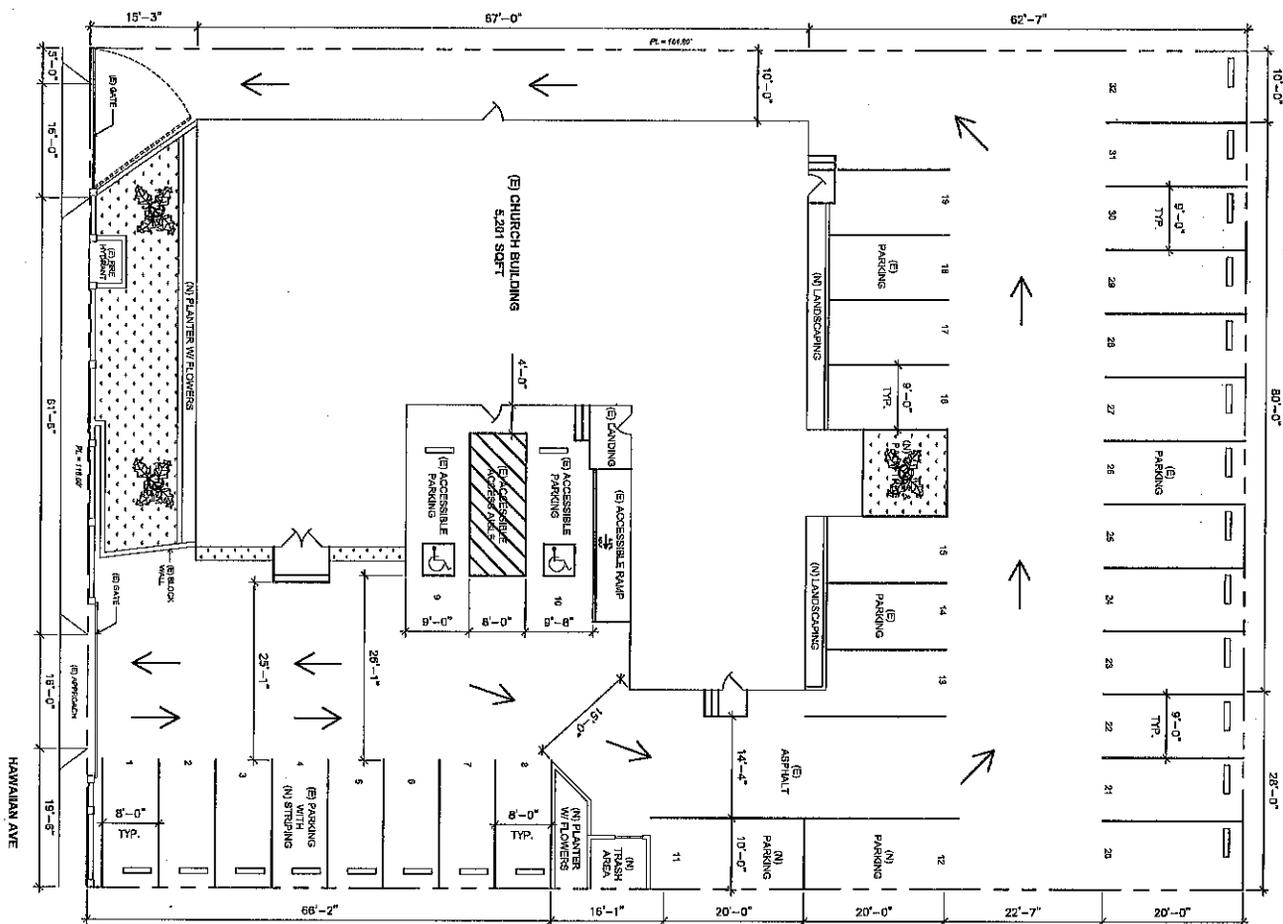
(E) DWELLING 5,201 SQFT  
(N) ADDITION 4,000 SQFT  
TOTAL 9,201 SQFT

(E) LOT SIZE 19,448 SQFT  
FAR =  $\frac{9,201 \text{ SQFT}}{19,448 \text{ SQFT}} = 47.3\%$

**SHEET INDEX**

SITE PLAN & PROJECT INFORMATION ..... A-1  
PARKING & CIRCULATION PLANS ..... A-2  
LANDSCAPE PLAN ..... A-3  
EXISTING FLOOR PLAN ..... A-4  
PROPOSED FLOOR PLANS ..... A-5  
ELEVATIONS 1 ..... A-6  
ELEVATIONS 2 ..... A-7  
RENDERINGS ..... R-1  
RENDERINGS ..... R-2





**HOURS OF OPERATION**

LOCATION	DAYS	TIME	HRS
SAFACTORY	SUN	6:00 PM - 8:00 PM	200
DRINKING ROOM	SUN	7:00 PM - 8:00 PM	100
DRINKING ROOM	TUE	7:00 PM - 8:00 PM	100
DRINKING ROOM	THU	7:00 PM - 8:00 PM	100
DRINKING ROOM	FRI	7:00 PM - 8:00 PM	100
DRINKING ROOM	SAT	7:00 PM - 8:00 PM	100
DRINKING ROOM	SUN	7:00 PM - 8:00 PM	100
DRINKING ROOM	TUE	7:00 PM - 8:00 PM	100
DRINKING ROOM	THU	7:00 PM - 8:00 PM	100
DRINKING ROOM	FRI	7:00 PM - 8:00 PM	100
DRINKING ROOM	SAT	7:00 PM - 8:00 PM	100
DRINKING ROOM	SUN	7:00 PM - 8:00 PM	100

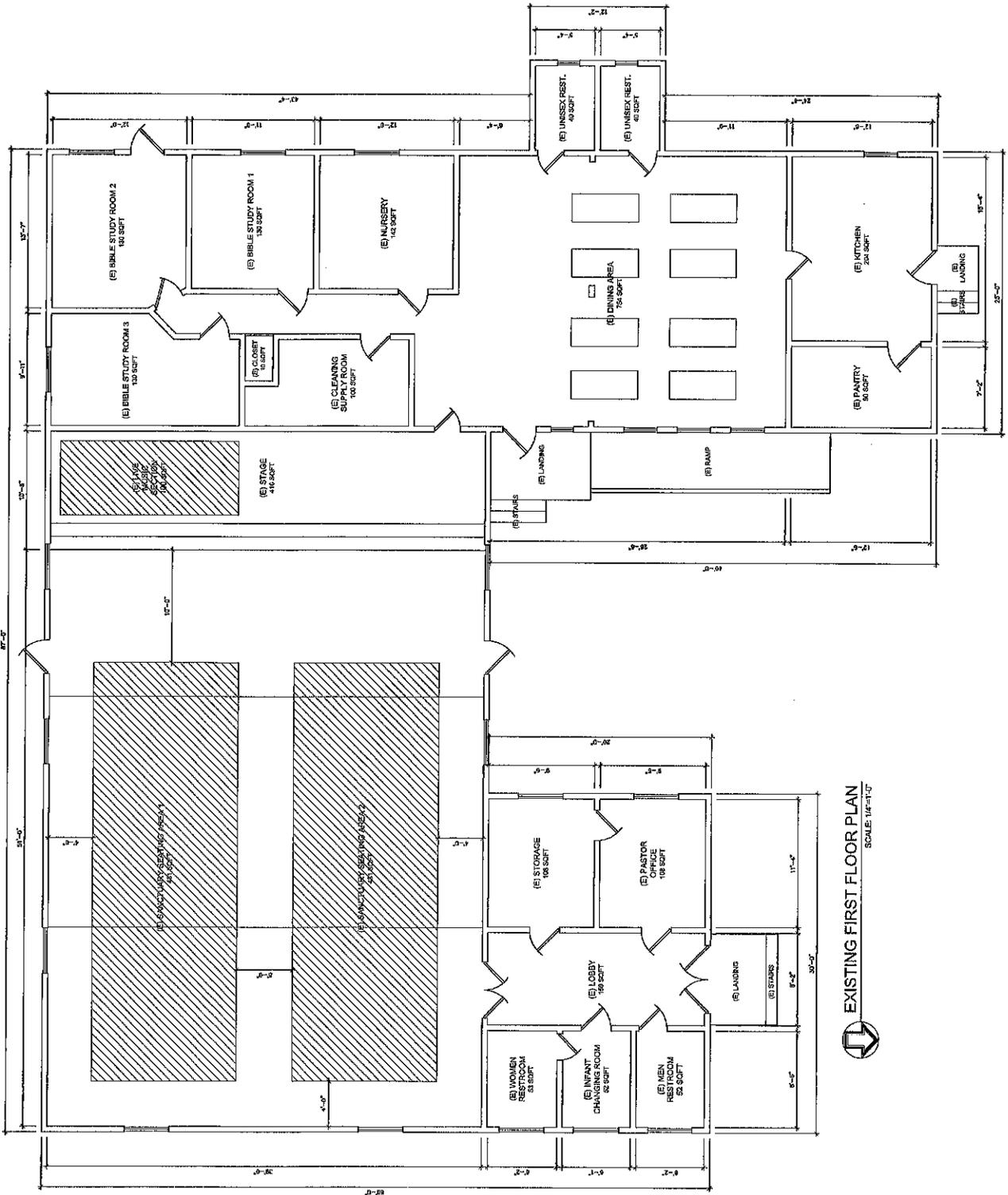
NOTE: NO LOCATION IS OCCUPIED SIMULTANEOUSLY.  
 \*THIS OCCURS EVERY THREE MONTHS

**NO. OF PARKING SPACES**

TYPE	EXISTING	PROPOSED
REGULAR	18	0
ANGLED	7	0
COMPACT	2	8
ACCESSIBLE	2	2
<b>TOTAL</b>	<b>29</b>	<b>30</b>

**PARKING CALCULATION**

Type of Room	Storage Value	Office Area	Residential	Discontinuity	Multi-Tenure Space	Assembly
Princ. Room	108	882	129	120	52	862
Pub. Room	100	143	130	120	122	
Sec. Room	706	548	119			
	48	172	148			
	48	148				
	100	991	623	300	614	362
Off. Area	143	43	22			
Storage	143	43	22			
Off. Area	143	43	22			
Residential	143	43	22			
Discontinuity	143	43	22			
Multi-Tenure Space	143	43	22			
Assembly	143	43	22			
<b>TOTAL</b>	<b>443</b>	<b>443</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>



EXISTING FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

EXISTING FLOOR PLAN

PICAZO DRAFTING & DESIGN (323) 313-6152  
picazodraftinganddesign@gmail.com

IGLESIA C. EBENEZER P. CENTRAL  
21921 HAWAIIAN AVE  
HAWAIIAN GARDENS, CA 90716  
(714) 287-4581

DATE: OCT 1, 2015  
SCALE: SEE PLAN  
DRAWN BY: P. MOYER  
CHECKED BY: J. MOYER  
PROJECT NO.: 15-102  
PROJECT NAME: EBENEZER P. CHURCH

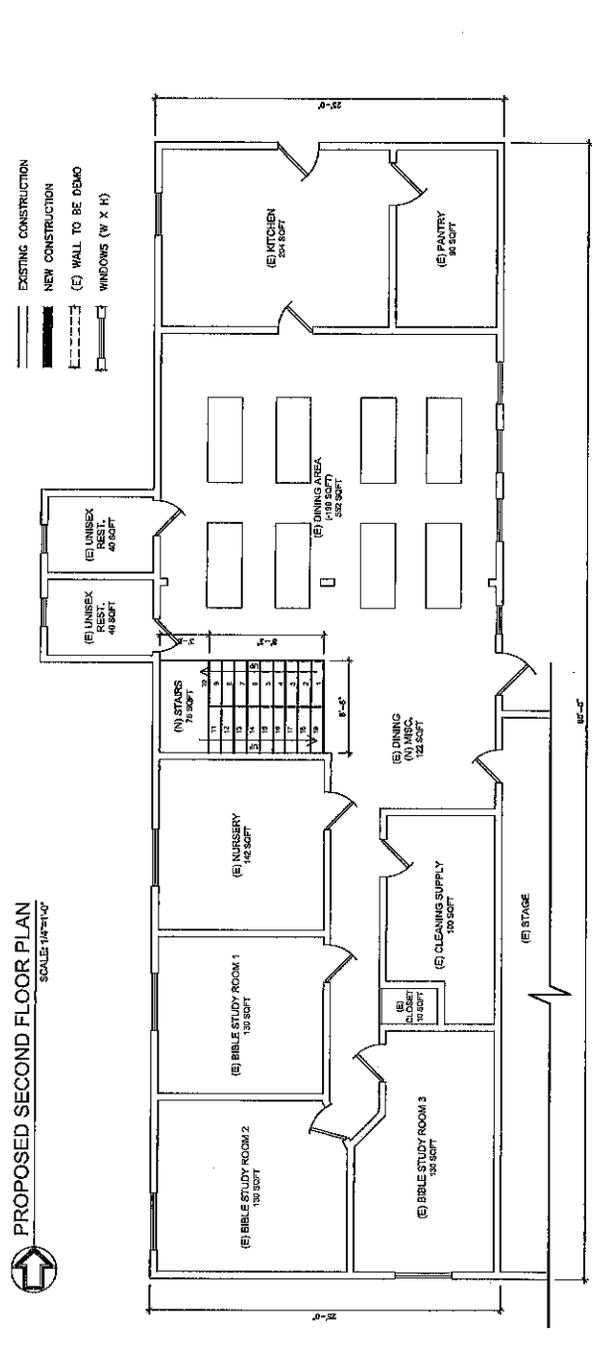
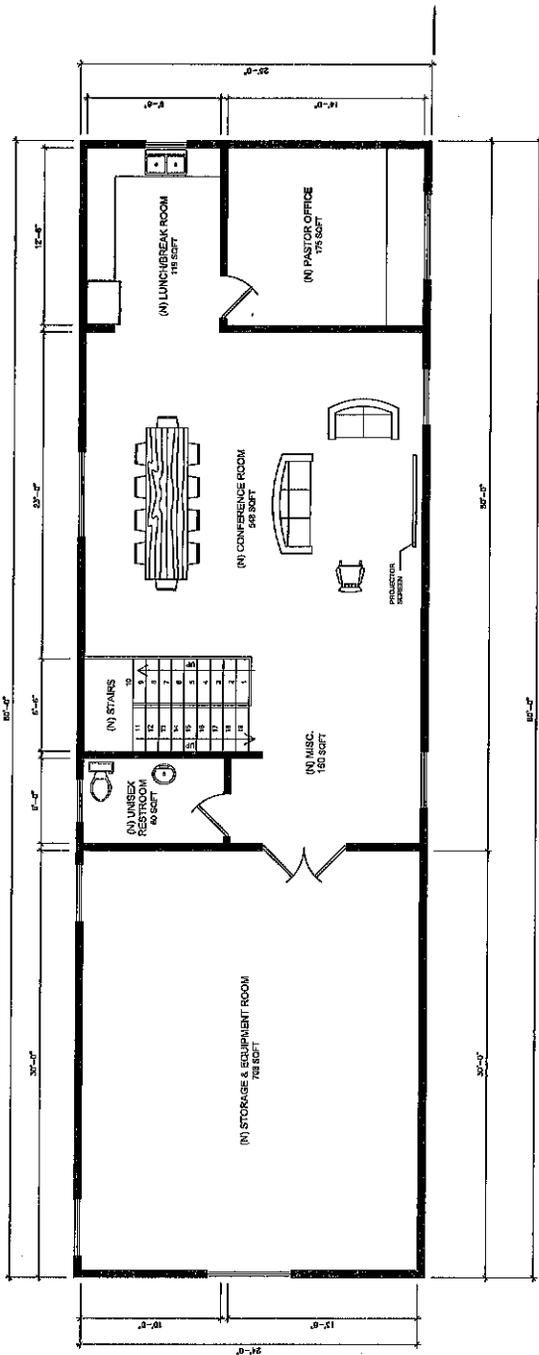
A-4

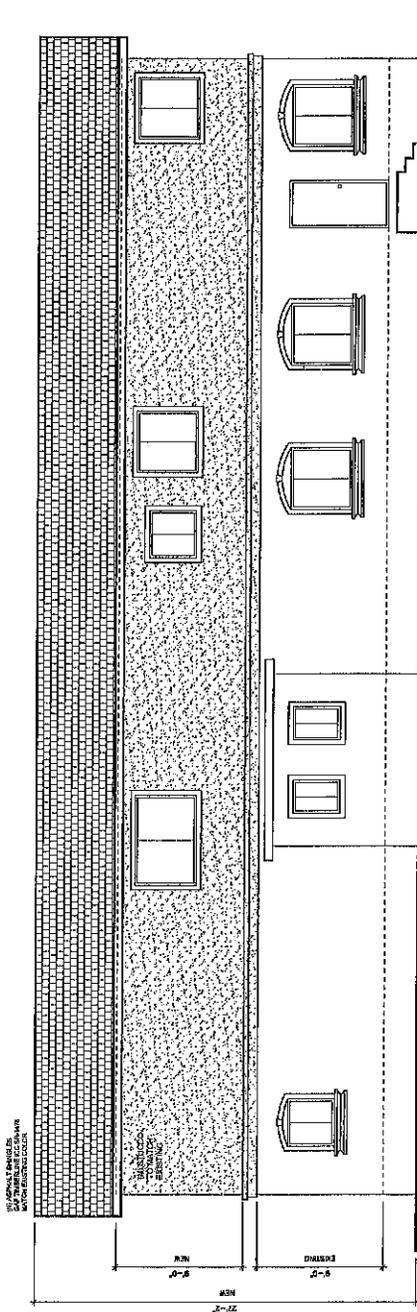
PROPOSED FLOOR PLANS

JELESIA C. EBEN-EZER P. CENTRAL  
 21821 HAWAIIAN AVE  
 HAWAIIAN GARDENS, CA 90716  
 (714) 287-4561

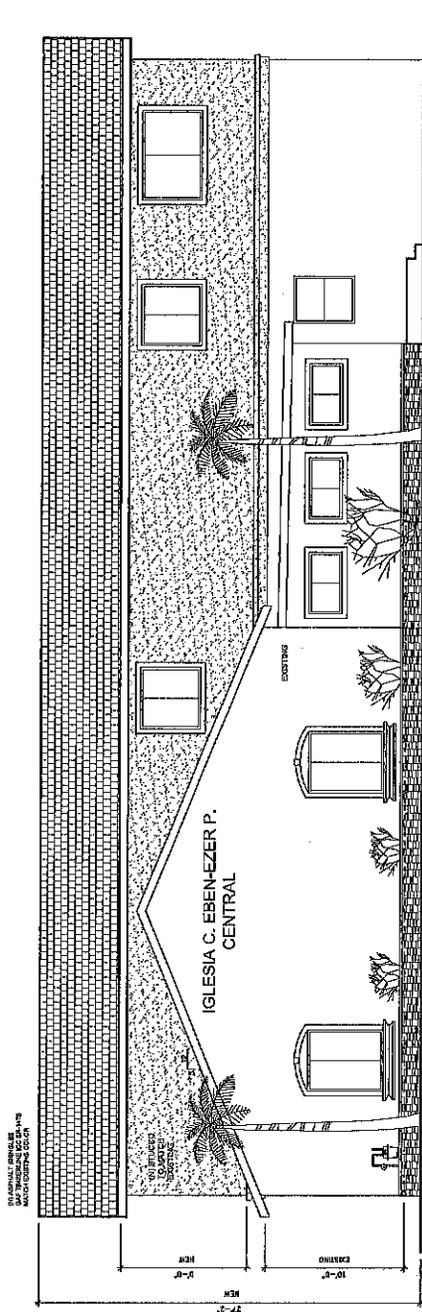
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 DRAWING: A-001-001  
 SCALE: 1/8" = 1'-0"  
 SHEET: 001

A-5

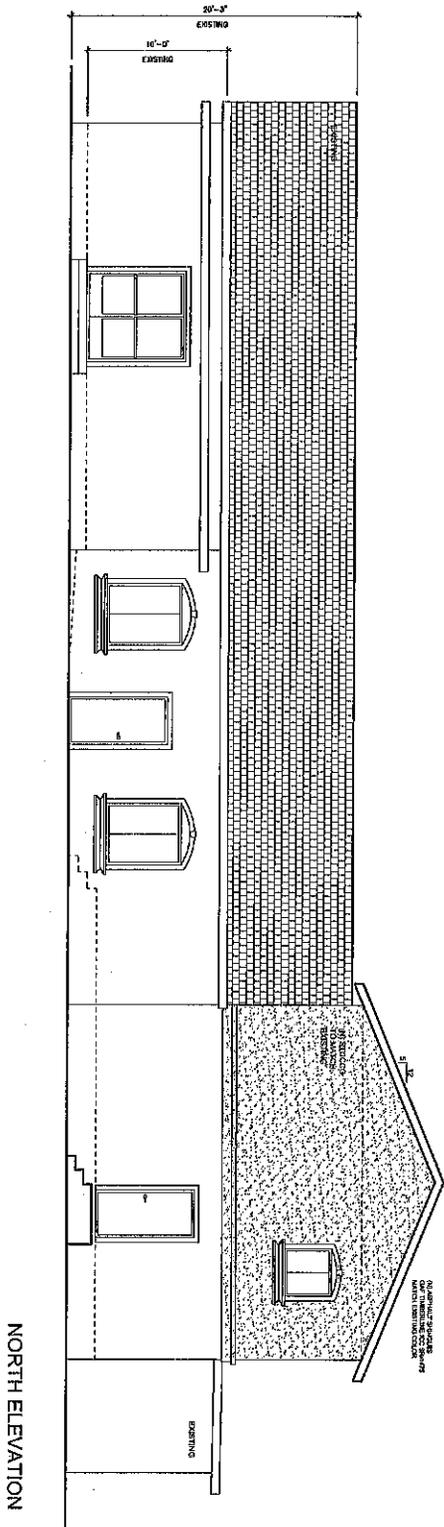




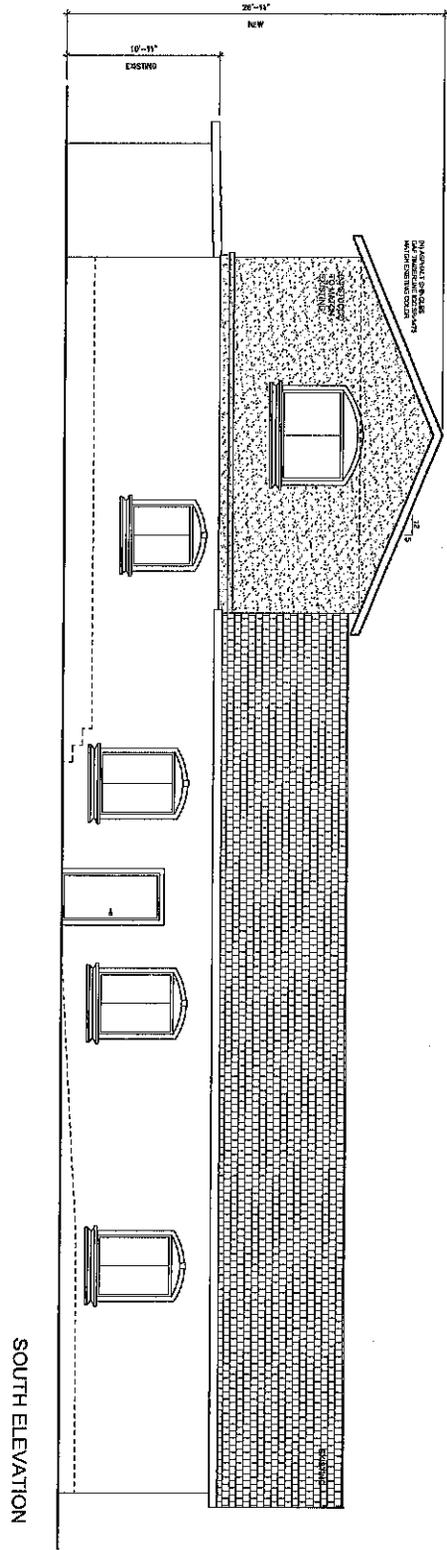
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



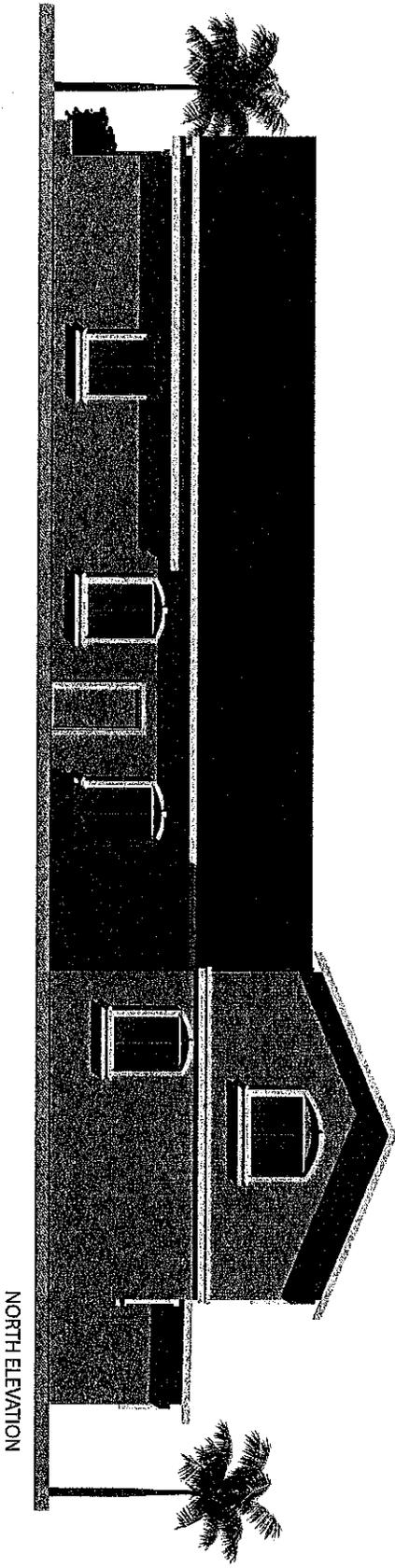
SOUTH ELEVATION

A-6.2  
 1:2  
 2018  
 11/13/2018  
 V. M. VERNANDE  
 U. M. A. R. R. O.  
 11/13/2018  
 11/13/2018

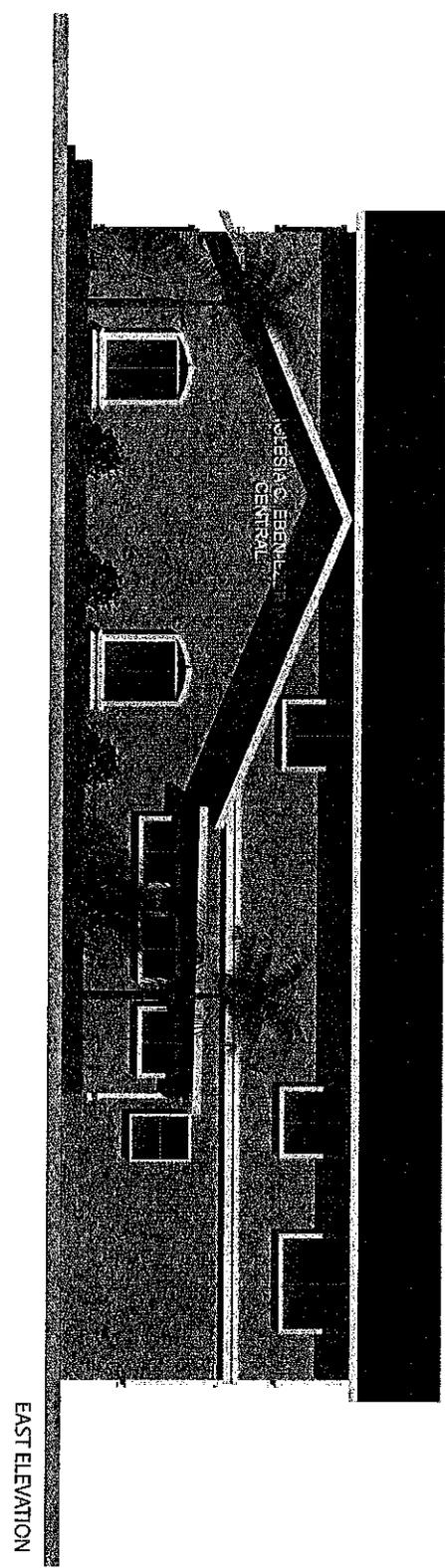
IGLESIA C. EBEN-EZER P. CENTRAL  
 21921 HAWAIIAN AVE  
 HAWAIIAN GARDENS, CA 90716  
 (714) 287-4581

ELEVATIONS II

**PICAZO DRAFTING**  
 & DESIGN (323) 313-6152  
 picazodraftinganddesign@gmail.com



NORTH ELEVATION



EAST ELEVATION

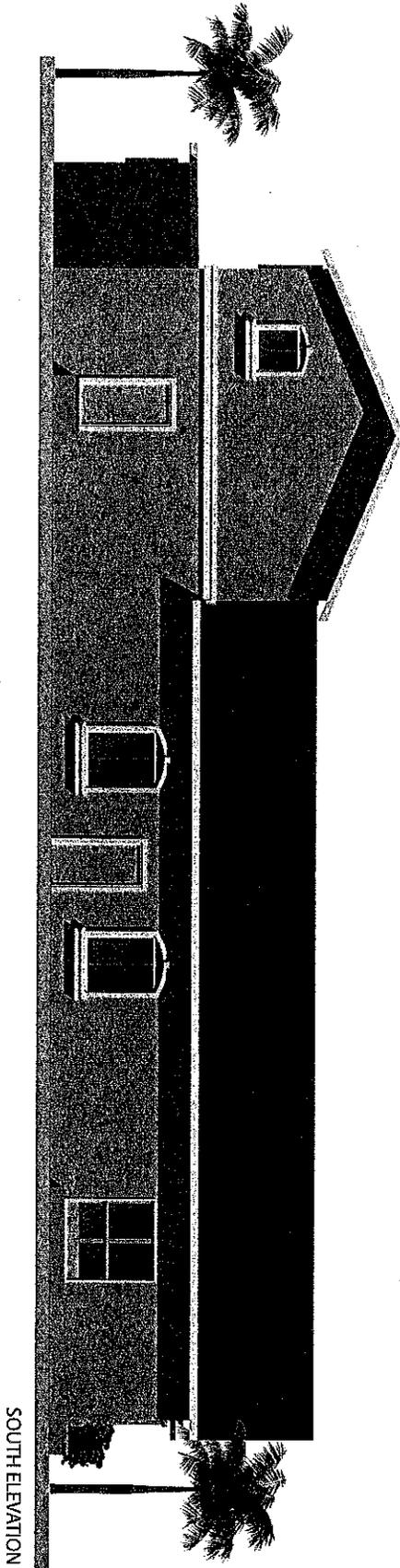
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 TIME: 1:45 PM  
 DRAWN BY: A. PICAZO  
 CHECKED BY: A. PICAZO

R-1

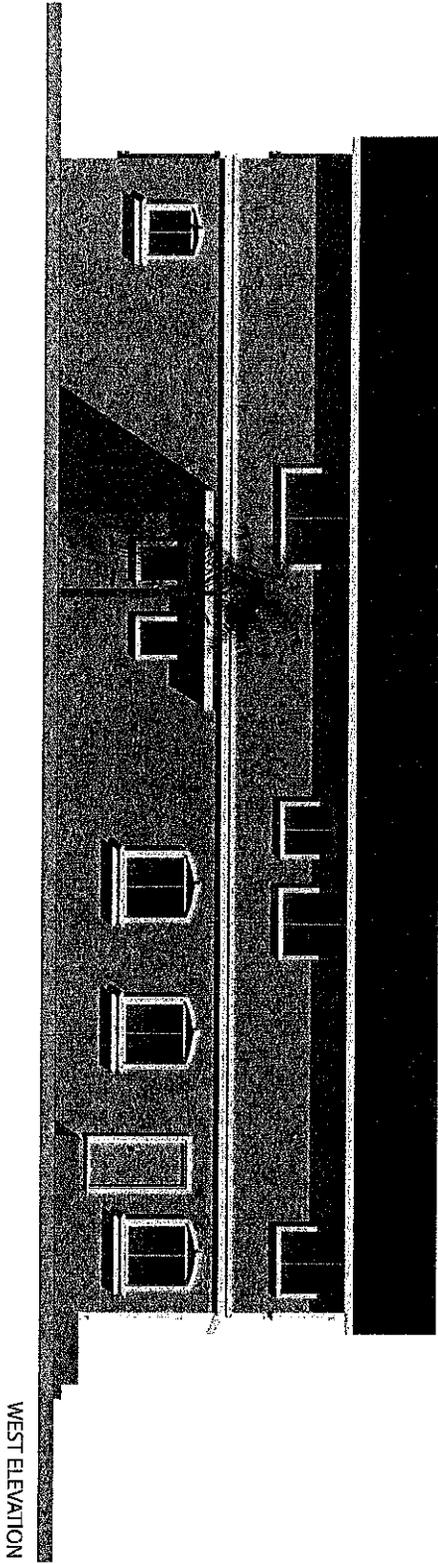
UNAME  
 IGLESIA C. EBEN-EZER P. CENTRAL  
 21921 HAWAIIAN AVE  
 HAWAIIAN GARDENS, CA 90716  
 (714) 287-4581

WEST/CLAYTON  
 EAST AND NORTH ELEVATION RENDERS

PICAZO DRAFTING  
 & DESIGN (323) 313-6152  
 picazodraftinganddesign@gmail.com



SOUTH ELEVATION



WEST ELEVATION