



# **CITY OF HAWAIIAN GARDENS**

## **AGENDA PACKET**

### **PLANNING COMMISSION**

**GRANT WINFORD**  
**PRISCILLA KWAN**  
**ANNA RODRIGUEZ**  
**DONNA SCHULTZE**  
**SAMMY SO**

**CHAIRMEMBER**  
**VICE CHAIRMEMBER**  
**COMMISSIONER**  
**COMMISSIONER**  
**COMMISSIONER**

**REGULAR MEETING**  
**WEDNESDAY, JANUARY 13, 2021**  
**6:00 PM**

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## AGENDA

### CITY OF HAWAIIAN GARDENS PLANNING COMMISSION

#### REGULAR MEETING

## VIRTUAL VIDEO TELECONFERENCE\*

WEDNESDAY, JANUARY 13, 2021 AT 6:00 P.M.

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

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

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

The meeting can be viewed via various platforms as follows:

City of Hawaiian Gardens local cable/channel:

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

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

**\*Please Note:** To join in, please use your computer, tablet or mobile device and go to the website at <https://zoom.us/join> and enter the meeting ID: **8916396592**. Those persons desiring to testify in favor of or in opposition to any of the public hearing items will be given an opportunity to do so. However, persons may submit comments in advance prior to the meeting by emailing the planner at [knguyen@hgcity.org](mailto:knguyen@hgcity.org) by 4:00 p.m. on the date of the meeting.\* A staff member will read these public comment submissions into the record during the "public comments" portion of the agenda, provided that such comments (a) are submitted and received no later than 4:00 p.m. on January 13, 2021; (b) are no longer than 250 words; and (c) in accordance with Government Code section 54954.3(a), relate only to items listed on the agenda. Public comment submissions not meeting each of these criteria will not be read into the record.

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

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

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

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

- **Via E-Comment** on the City of Hawaiian Gardens website. A person may leave a written comment to be read during the Public Hearing public comment section.
- **\*Written Correspondence** may also be delivered to the City Hall Drop Box or received via mail. All written correspondence **MUST** be received by no later than Wednesday, January 13, 2021 at 4:00 PM. Please reference the hearing title and date of hearing in any written correspondence.

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

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

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

- **Via E-Comment** on the City of Hawaiian Gardens website. A person may leave a written comment to be read during the Agenda General Public Comment section. The designated staff will read the submissions into the record during the “Public Comments” portion of the agenda, provided that such comments meet the following criteria:
  - Submitted and receive no later than 4:00 PM on January 13, 2021.
  - No longer than 250 words;
  - In accordance with California Government Code Section 54954.3(a), relate only to items listed on the agenda.
  - Public Comment submissions not meeting each of the above listed criteria will not be read into the record*E-Comments are preferred.*
- **\*Written Correspondence** may also be delivered to the City Hall Drop Box or received via mail. All written correspondence **MUST** be received by no later than Wednesday, January 13, 2021 at 4:00 PM. Please reference the hearing title and date of hearing in any written correspondence.

**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL**

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

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

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

**4. PUBLIC HEARINGS**

- 4a. RESOLUTION NO. 2021-001/CASE NO. PLNG2020-0056-CUP – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT; THEREBY ALLOWING THE EXISTING LEGAL NONCONFORMING GASOLINE SERVICE STATION TO CONTINUE OPERATION AND TO ALLOW THE EXPANSION OF THE BUSINESS TO INCLUDE THE OPERATION OF A HYDROGEN FUELING SYSTEM, ON PROPERTY LOCATED AT 11807 E. CARSON STREET, CITY OF HAWAIIAN GARDENS**

**CEQA DETERMINATION:** The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15304 (Class 4 –Minor Alterations to Land) of the CEQA guidelines. Based on Staff’s analysis, the request to install and operate a hydrogen fueling system as an ancillary use to the existing gasoline station will not result in any changes to existing land use and will not have a significant effect on the environment; thereby staff feels that the request qualifies for this exemption.

**RECOMMENDATION:** Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2021-001, Recommending approving of Case No. PLNG2020-0056-CUP

- 4b. **RESOLUTION NO. 2021-002/CASE NO. PLNG2020-0057-VAR – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A VARIANCE; THEREBY ALLOWING THE EXISTING WALL/FENCE TO INCREASE FROM A MAXIMUM ALLOWABLE OF 6 FEET TO 12 FEET IN HEIGHT, IN CONJUNCTION WITH THE NEW HYDROGEN EQUIPMENT ENCLOSURE, ON PROPERTY LOCATED AT 11807 E. CARSON STREET**

**CEQA DETERMINATION:** The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15304 (Class 4 –Minor Alterations to Land) of the CEQA guidelines. Based on Staff's analysis, the request to increase above the maximum allowable 6-foot wall/fence for the purpose of constructing a hydrogen fueling storage enclosure will not result in any changes to existing land use and will not have a significant effect on the environment; thereby staff feels that the request qualifies for this exemption.

**RECOMMENDATION:** Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2021-002, Recommending approving of Case No. PLNG2020-0057-VAR

- 4c. **RESOLUTION NO. 2021-003/CASE NO. PLNG2020-0058-DRB – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A DESIGN REVIEW BOARD; THEREBY ALLOWING THE ARCHITECTURAL DESIGN OF A HYDROGEN FUELING STRUCTURE AT THE EXISTING GASOLINE SERVICE STATION, ON PROPERTY LOCATED AT 11807 E. CARSON STREET, CITY OF HAWAIIAN GARDENS**

**CEQA DETERMINATION:** The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15304 (Class 4 –Minor Alterations to Land) of the CEQA guidelines. Based on Staff's analysis, the request to install and operate a hydrogen fueling system as an ancillary use to the existing gasoline station will not result in any changes to existing land use and will not have a significant effect on the environment; thereby staff feels that the request qualifies for this exemption.

**RECOMMENDATION:** Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2021-003, Recommending approval of Case No. PLNG2020-0058-DRB

5. **RESOLUTIONS**

**RESOLUTION NO. 2021-004; CASE NO. PLNG2020-0081-DRB – A REQUEST TO APPROVE THE ARCHITECTURAL DESIGN OF THREE (3) NEW RESIDENTIAL DWELLINGS AND AN ACCESSORY DWELLING UNIT (ADU) ON PROPERTY LOCATED AT 12305 214<sup>th</sup> STREET, CITY OF HAWAIIAN GARDENS**

**CEQA DETERMINATION:** The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA guidelines. Class 3 includes construction of new residential units for not more than six (6) dwelling units. It is staff's opinion that the proposed residential project will not have a significant effect on the environment; thereby qualifying for Class 3 exemption.

**PLANNING COMMISSION ACTION:** Adopt Resolution No. 2021-004, recommending approval of Case No. PLNG2020-0081-DRB.

6. **CONSENT CALENDAR**

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

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

**RESOLUTION NO. 2021-005/CASE NO. PLNG2018-0054CUP AND 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 SECOND ONE-YEAR EXTENSION OF THE PREVIOUSLY APPROVED CONDITIONAL USE PERMITS, FOR A NEW GASOLINE SERVICE STATION THAT OPERATES WITH A CONVENIENCE STORE (7-ELEVEN) AND AN ALCOHOLIC BEVERAGE CONTROL TYPE 20 (OFF-SALE BEER & WINE) LICENSE, ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS, CA 90716.**

**PLANNING COMMISSION ACTION:** Waive further reading and Adopt Resolution No. 2021-005, Recommending approval of a second one-year extension to Case No. PLNG2018-0054CUP and PLNG2018-0104CUP.

**7. ORAL STAFF REPORTS**

**8. ORAL COMMISSIONER REPORTS**

**9. ADJOURNMENT**

To the regular Planning Commission meeting of January 27, 2021 at 6:00 p.m.



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

Agenda Item No.: 4 a/b/c

Meeting Date: Jan. 13, 21

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. 2021-001; CASE PLNG2020-0056-CONDITIONAL USE PERMIT - A REQUEST TO ALLOW THE EXISTING LEGAL NONCONFORMING GASOLINE SERVICE STATION (76-GASOLINE) TO CONTINUE OPERATION AND TO ALLOW THE EXPANSION OF THE BUSINESS TO INCLUDE THE OPERATION OF A HYDROGEN FUELING SYSTEM, ON PROPERTY LOCATED AT 11807 E. CARSON STREET, CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 2021-002; CASE PLNG2020-0057-VARIANCE - A REQUEST TO ALLOW THE EXISTING WALL/FENCE TO INCREASE FROM A MAXIMUM ALLOWABLE OF 6 FEET TO 12 FEET IN HEIGHT, IN CONJUNCTION WITH THE PROPOSED HYDROGEN EQUIPMENT ENCLOSURE, ON PROPERTY LOCATED AT 11807 E. CARSON STREET.

RESOLUTION NO. 2021-003; CASE PLNG2020-0058-DESIGN REVIEW - A REQUEST TO CONSIDER THE ARCHITECTURAL DESIGN OF A HYDROGEN FUELING STRUCTURE AT THE EXISTING GASOLINE SERVICE STATION, LOCATED AT 11807 E. CARSON STREET, CITY OF HAWAIIAN GARDENS

**DATE:** January 13, 2021

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**SUMMARY**

On September 3, 2020, the City of Hawaiian Gardens Community Development Department received applications for a Conditional Use Permit, a Variance and a Design Review Board requesting to expand the existing gasoline service station to include the operation of hydrogen fuel dispensers with supporting hydrogen equipment and to increase the existing wall/fence from a maximum allowable 6' to 12' in height for the equipment enclosure. The project is at the existing 76-gasoline station located at 11807 E. Carson Street, in the City of Hawaiian Gardens.

The 76-gasoline station is currently operating without a conditional use permit; therefore, the existing gasoline station has operated as a legal nonconforming use since the current Zoning Code was adopted in July 2011. The proposed expansion to include the sale of hydrogen fuel triggers the requirement of a CUP and the need to bring the property into today's standards. Under this CUP application, the Planning Commission will consider both aspects of the business that include the operation of 76-gasoline station and the sale of hydrogen fuel.

After a careful review of the proposal, staff deemed the application complete on December 28, 2020. On December 31, 2020, staff mailed a notice of the pending public hearing to all property owners within 300 feet of the subject site with the notice being published in the *Los Cerritos Community News*.

## **BACKGROUND**

The subject property is located at the northeast corner of Pioneer Boulevard and Carson Street. The site is located within the C-4 (General Commercial) Zoning District, with a General Plan designation of "General Commercial". The general plan designation is classified by commercial uses, including gasoline (automobile) and service stations, subject to the approval of a conditional use permit application.

In February 1966, the City issued permits to establish and operate an automobile gasoline service station along with three (3) vehicle service bays and two (2) standalone canopy/fuel pump islands.

In February 2012, the business owner/operator received approval to remodel the interior space of the building and to eliminate the existing 1,130 square foot auto repair component of the business. No changes were made to the exterior of the building. The interior improvements brought the entire retail/cashier facility to about 1,600 square feet.

## **DISCUSSION/ANALYSIS**

Over the years, the State of California and the federal government have launched a variety of initiatives to support the creation of a "hydrogen highway". With the support by the California Energy Commission (CEC) and other state agencies that strongly encourage the development of hydrogen fuel technology, Iwatani Group is proposing a hydrogen system that would allow hydrogen fuel cell vehicle travel through the state. According to Iwatani Group, the applicant is proposing to add the Hawaiian Gardens station to one of its several successfully established hydrogen stations throughout California.

### **Conditional Use Permit – Hydrogen Fueling Facility**

The proposed hydrogen fueling facility will consist of two hydrogen refueling dispensers, a supporting hydrogen equipment, and a transformer to power the equipment. The proposed dispensers will refuel light duty fuel cell electric vehicles. As shown on the site plan on the next page, the existing fuel pump canopy will be expanded to allow the



## Circulation

The project site plan indicates that vehicles utilizing the hydrogen fueling pumps could enter the site from the northerly Pioneer Boulevard driveways or the westerly Carson Street driveways. Fuel truck delivery is only expected to occur once a week. The hydrogen fueling trucks would most likely enter the site from Carson Street and traverse around the existing building to unload the hydrogen fuel to the rear of the property and then leave the site via the northerly Pioneer Boulevard driveway. No circulation issues are anticipated for users of the hydrogen dispensers or the delivery trucks. Note that the existing 76-gasoline station has been operating since 1966 and the City has never received any complaints regarding on-site circulation.

Staff has work with the applicant on design, access, and circulation to mitigate any negative impacts to patrons visiting the site and to the general public. With conditions of approval in place, staff feels that the project will not adversely impact the public and the neighboring uses.

## **FINDINGS (Conditional Use Permit)**

Pursuant to HGMC Section 18.100.090D, there are three (3) findings that must be adopted prior to the Planning Commission approving the Conditional Use Permit. A discussion of the findings follows:

### **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 expansion 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 hydrogen storage enclosure has been setback from adjacent streets with proper screening intended to buffer sensitive uses. The proposed hydrogen

equipment is located over 200' from the nearest residences. As such, it does not expect to impact the adjacent residential neighborhoods. Conditions of approval have been added to mitigate potential impacts and to ensure minimal disturbance to surrounding properties.

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 gasoline service. The applicant has proposed to increase a portion of block wall along the northeasterly corner of property to lesson any potential visual impacts created from the hydrogen equipment enclosure. Live planter materials will be added to enhance this area. As such, staff finds that these self-imposed mitigation measures, in addition to the required 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 development of a hydrogen fueling facility. The project is compatible with the existing use as automobile gasoline service station and uses in the surrounding area. The project provides additional landscaping area and provide adequate parking to address on-site circulation. Almost all development standards as required by the Zoning Code have been met or in many cases exceeded, except a variance for wall/fence. The proposed project will provide a hydrogen refueling station that does not offer within the vicinity. Further, the proposed project will complement the activity at the gasoline station, convenience store, and generate revenue significantly.

### **Variance – Wall/Fence**

As a second part of the request, the Planning Commission must consider a variance to increase the existing wall/fence from a maximum allowable six (6') feet to 12 feet in height. The increased wall/fence is to help screen and protect the hydrogen equipment enclosure. To accommodate the development of the hydrogen fueling equipment enclosure that locates adjacent to the existing wall, the applicant is requesting a variance to increase a portion of the existing wall/fence for up to 12 feet in height. As mentioned earlier, this wall serves as a part of the hydrogen equipment enclosure on the north and east sides.



Allowing the variance would be consistent with the Hawaiian Gardens General Plan and Zoning Ordinance. In particular, the variance would allow the existing legal nonconforming gasoline service station to offer the sale of hydrogen fueling, consistent with the following General Plan Goals and Policies:

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

Allowing the variance will allow the construction of a hydrogen equipment enclosure and it will give the applicant an opportunity to offer the sale of hydrogen refueling that has been offer in the area, particularly to the commercial corridor along Carson Street. The proposed use will also help attract patrons to the area and it will accommodate the need for hydrogen refueling in the area.

Land Use Element- Policy 4.7- *Provide neighborhood commercial uses throughout the community to make goods and services available within walking distances of residents.*

Approving the variance will allow the applicant to offer hydrogen refueling for zero emission vehicles that has never been offered in the vicinity, the immediate commercial and residential areas. The proposed use will also help revive the property by adding new landscaping and reconstructing the parking lot.

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.**

The subject site is conducive to the proposed use and its operation, as it meets or exceeds all applicable development standards in the C-4 zone, except for the wall/fence for which the applicant has requested variance. It is staff's opinion that allowing hydrogen refueling will attract more people to the area; thereby increasing the retail sale at the convenience store. In addition, staff believes the subject 76-gasoline station is a perfect location since it is located within proximity to the 605 Freeway, the Garden Casino, and the Garden Towne Shopping Center.

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 exceed the maximum allowable height for a wall that support the hydrogen equipment enclosure. Approving the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone. As mentioned previously, the proposed hydrogen equipment is about 11.5 feet tall and there is a need to erect a 12-foot-high wall to accommodate the development of the enclosure structure.

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

The proposed request does not involve expansion of existing building footprint. Instead, the project will aesthetically enhance the existing wall along the site's northerly and easterly property lines. Granting the variance for the additional fence height would be an additional expense for the applicant in order to construct a practical and feasible equipment enclosure, and thus not a matter of convenience or cost.

**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.**

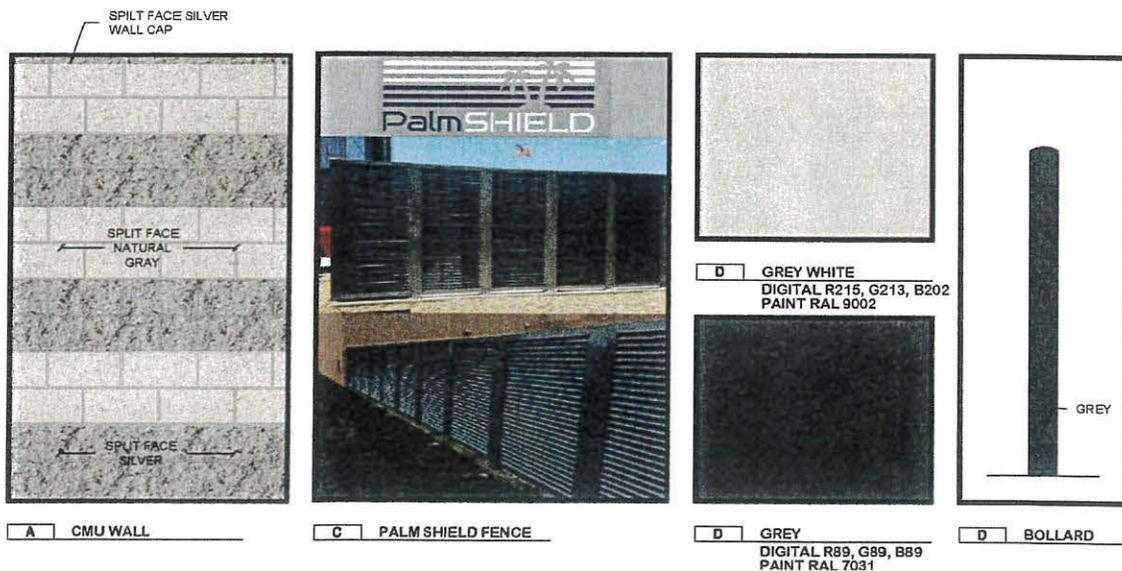
The project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity since the new development will be a major improvement to the subject site; indeed, the proposed project would benefit the zero emission vehicle owners who live and work in the area by keeping the business in the City and increasing the City's economic vitality.

**Design Review Board**

The proposed hydrogen equipment enclosure will have a combination of split-face CMU wall in natural gray and silver, and metal shield fence in grey and grey-white. The equipment enclosure will be built to creative a linear inspired design common in high-quality outdoor storage architecture. The building will incorporate some of the following colors and materials:

- Concrete masonry unit wall: split-face in natural gray and silver
- Metal shield fence: grey-white for fence/gate and grey for protective bollards

The proposed trash enclosure area will be located next to the hydrogen equipment enclosure, along the northerly property line of the site. Staff has added a condition of approval that requires the trash enclosure match the color and materials used on the hydrogen equipment structure.





## 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 18.100.040(E) 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 18.70.090 of the HGMC indicates that design guidelines have been developed to promote high quality development, protect the City from the adverse effects of poor design, encourage originality, creativity, and compatibility within neighborhoods, and to enhance the beauty, livability and prosperity of the community. The proposed project 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 No. 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 contemporary architectural façade and thus, blending with the existing commercial developments in the area. The proposed design, colors and materials will help to achieve an aesthetically pleasing environment at the corner of Carson Street and Pioneer Boulevard.*

General Provision No. 10: New development and remodeling shall be designed in such a way to upgrade the appearance and quality of the area.

- *The proposed contemporary design of equipment enclosure and the addition of new landscaping will improve the site significantly, thus upgrading the northeast corner of Carson Street and Pioneer Boulevard.*

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

Guideline No. 6: Earth tone colors are required on all exterior finish, rather than bright or fluorescent colors.

- *The proposed project includes grey-white, natural gray, and silver exterior finish for the equipment enclosure structure.*

### **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. 15304 (Class 4, Minor Alterations to Land). 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. Based on Staff's analysis, the request to install and operate a hydrogen fueling system as an ancillary use to the existing automobile gasoline station will not result in any changes to existing land use and will not have a significant effect on the environment; thereby staff feels that the request qualifies for this 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 the following:

1. Resolution No. 2021-001 approving Case Number PLNG2020-0056-CUP
2. Resolution No. 2021-002 approving Case Number PLNG2020-0057-VAR.
3. Resolution No. 2021-003 approving Case Number PLNG2020-0058-DRB.

Attachments:

1. Planning Commission Resolution No. 2021-001 (CUP)
2. Planning Commission Resolution No. 2021-002 (VAR)
3. Planning Commission Resolution No. 2021-003 (DRB)
4. Attachment "A" – Conditions of Approval
5. Attachment "B" – Standard List of Conditions
6. Project Plans

**RESOLUTION NO. 2021-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CASE PLNG2020-0056); THEREBY ALLOWING THE EXISTING LEGAL NONCONFORMING GASOLINE SERVICE STATION (76-GASOLINE) TO CONTINUE OPERATION AND TO ALLOW THE EXPANSION OF THE BUSINESS TO INCLUDE THE OPERATION OF A HYDROGEN FUELING SYSTEM, ON PROPERTY LOCATED AT 11807 E. CARSON STREET, CITY OF HAWAIIAN GARDENS**

**WHEREAS**, the applicant, Ben Steckler, has submitted a conditional use permit application to allow the existing legal nonconforming gasoline service station to continue operation and to expand the business to include the operation of a hydrogen fueling system, on property located at 11807 E. 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 separate Variance (PLNG2020-0057) application for the project is concurrently being processed to exceed the maximum allowable wall/fence in conjunction with the hydrogen equipment enclosure; and

**WHEREAS**, A separate Design Review Board (PLNG2020-0058) application for the project is concurrently being processed to consider the architectural design of a hydrogen fueling structure; and

**WHEREAS**, on December 31, 2020, an advertisement was published in the *Los Cerritos Community News*; and notices were placed 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 January 13, 2021, 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. PLNG2020-0056-CUP is exempt from the requirements of the Environmental Quality Act (CEQA) per CEQA Guideline 15304 (Class 4, Minor Alterations to Land). The request to install and operate a hydrogen fueling system as an ancillary use to the existing automobile gasoline station will not result in any changes to existing land use and will not have a significant effect on the environment; thereby staff feels that the request qualifies for this exemption.

**SECTION 2.** The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2020-0056-CUP 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 PLNG2020-0056-CUP DOES satisfy the criteria of Section 18.100.090D 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 expansion 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 hydrogen storage enclosure has been setback from adjacent streets with proper screening intended to buffer sensitive uses. The proposed hydrogen equipment is located over 200' from the nearest residences. As such, it does not expect to impact the adjacent residential neighborhoods. Conditions of approval have been added to mitigate potential impacts and to ensure minimal disturbance to surrounding properties.

**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 gasoline service. The applicant has proposed to increase a portion of block wall along the northeasterly corner of property to lesson any potential visual impacts created from the hydrogen equipment enclosure. Live planter materials will be added to enhance this area. As such, staff finds that these self-imposed mitigation measures, in addition to the required 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 development of a hydrogen fueling facility. The project is compatible with the existing use as automobile gasoline service station and uses in the surrounding area. The project provides additional landscaping area and provide adequate parking to address on-site circulation. Almost all development standards as required by the Zoning Code have been met or in many cases exceeded, except a variance for wall/fence. The proposed project will provide a hydrogen refueling station that does not offer within the vicinity. Further, the proposed project will complement the activity at the gasoline station, convenience store, and generate revenue significantly.

**SECTION 4.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2020-0056-CUP for property located at 11807 E. Carson Street, subject to the conditions found in the Attachment "A" – Conditions of Approval and Attachment "B" – Standard List of Conditions.

**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 13th day of January 2021.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
KEVIN NGUYEN  
PLANNING SECRETARY

I, Kevin M. Nguyen, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2021-001 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13th day of January 2021, 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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KEVIN NGUYEN  
PLANNING SECRETARY  
CITY OF HAWAIIAN GARDENS

**RESOLUTION NO. 2021-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A VARIANCE (CASE PLNG2020-0057); THEREBY ALLOWING THE EXISTING WALL/FENCE TO INCREASE FROM A MAXIMUM ALLOWABLE OF 6 FEET TO 12 FEET IN HEIGHT, IN CONJUNCTION WITH THE NEW HYDROGEN EQUIPMENT ENCLOSURE, ON PROPERTY LOCATED AT 11807 E. CARSON STREET**

**WHEREAS**, the applicant, Ben Steckler, has submitted a variance application to exceed the maximum allowable wall/fence height for the construction of a hydrogen fueling system, on property located at 11807 E. 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 separate Conditional Use Permit (PLNG2020-0056) application for the project is concurrently being processed to establish and operate a hydrogen fueling system in conjunction with an existing gasoline service station; and

**WHEREAS**, A separate Design Review Board (PLNG2020-0058) application for the project is concurrently being processed to consider the architectural design of a hydrogen fueling structure; and

**WHEREAS**, on December 31, 2020, an advertisement was published in the *Los Cerritos Community News*; and notices were placed 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 January 13, 2021, 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. PLNG2020-0057-VAR is exempt from the requirements of the Environmental Quality Act (CEQA) per CEQA Guideline 15304 (Class 4, Minor Alterations to Land). The request to exceed the maximum allowable fence height for the construction of a hydrogen fueling system will not result in any changes to existing land use and will not have a significant effect on the environment; thereby staff feels that the request qualifies for this exemption.

**SECTION 2.** The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2020-0057-VAR 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 PLNG2020-0057-VAR DOES satisfy the criteria of Section 18.100.100E 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 be consistent with the Hawaiian Gardens General Plan and Zoning Ordinance. In particular, the variance would allow the existing legal nonconforming gasoline service station to offer the sale of hydrogen fueling, consistent with the following General Plan Goals and Policies:

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

Allowing the variance will allow the construction of a hydrogen equipment enclosure and it will give the applicant an opportunity to offer the sale of hydrogen refueling that has been offer in the area, particularly to the commercial corridor along Carson Street. The proposed use will also help attract patrons to the area and it will accommodate the need for hydrogen refueling in the area.

Land Use Element- Policy 4.7- Provide neighborhood commercial uses throughout the community to make goods and services available within walking distances of residents.

Approving the variance will allow the applicant to offer hydrogen refueling for zero emission vehicles that has never been offered in the vicinity, the immediate commercial and residential areas. The proposed use will also help revive the property by adding new landscaping and reconstructing the parking lot.

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.**

The subject site is conducive to the proposed use and its operation, as it meets or exceeds all applicable development standards in the C-4 zone, except for the wall/fence for which the applicant has requested variance. It is staff's opinion that allowing hydrogen refueling will attract more people to the area; thereby increasing the retail sale at the convenience store. In addition, staff believes the subject 76-gasoline station is a perfect location since it is located within proximity to the 605 Freeway, the Garden Casino, and the Garden Towne Shopping Center.

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 exceed the maximum allowable height for a wall that support the hydrogen equipment enclosure. Approving the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone. As mentioned previously, the proposed hydrogen equipment is about 11.5 feet tall and there is a need to erect a 12-foot-high wall to accommodate the development of the enclosure structure.

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

The proposed request does not involve expansion of existing building footprint. Instead, the project will aesthetically enhance the existing wall along the site's northerly and easterly property lines. Granting the variance for the additional fence height would be an additional expense for the applicant in order to construct a practical and feasible equipment enclosure, and thus not a matter of convenience or cost.

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.**

The project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity since the new development will be a major improvement to the subject site; indeed, the proposed project would benefit the zero emission vehicle owners who live and work in the area by keeping the business in the City and increasing the City's economic vitality.

**SECTION 4.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2020-0057-VAR for property located at 11807 E. Carson Street, subject to the conditions found in the Attachment "A" – Conditions of Approval and Attachment "B" – Standard List of Conditions.

**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 13th day of January 2021.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
KEVIN NGUYEN  
PLANNING SECRETARY

I, Kevin M. Nguyen, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2021-002 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13th day of January 2021, 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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KEVIN NGUYEN  
PLANNING SECRETARY  
CITY OF HAWAIIAN GARDENS

**RESOLUTION NO. 2021-003**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A DESIGN REVIEW BOARD (CASE PLNG2020-0058); THEREBY ALLOWING THE ARCHITECTURAL DESIGN OF A HYDROGEN FUELING STRUCTURE AT THE EXISTING GASOLINE SERVICE STATION, LOCATED AT 11807 E. CARSON STREET, CITY OF HAWAIIAN GARDENS**

**WHEREAS**, the applicant, Ben Steckler, has submitted a design review board application to allow the architectural design, building color and material of a hydrogen fueling system, on property located at 11807 E. 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 separate Variance (PLNG2020-0057) application for the project is concurrently being processed to exceed the maximum allowable wall/fence in conjunction with the hydrogen equipment enclosure; and

**WHEREAS**, A separate Conditional Use Permit (PLNG2020-0056) application for the project is concurrently being processed to allow the installation and operation of a hydrogen fueling system; and

**WHEREAS**, on December 31, 2020, an advertisement was published in the *Los Cerritos Community News*; and notices were placed 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 Community Development Director deferred the approval of the proposed architectural design of the project to the Planning Commission; and,

**WHEREAS**, The Planning Commission held a duly noticed public hearing on January 13, 2021, 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. PLNG2020-0058-DRB is exempt from the requirements of the Environmental Quality Act (CEQA) per CEQA Guideline 15304 (Class 4, Minor Alterations to Land). The request to install and operate a hydrogen fueling system as an ancillary use to the existing automobile gasoline station will not result in any changes to existing land use and will not have a significant effect on the environment; thereby staff feels that the request qualifies for this exemption.

**SECTION 2.** The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case Number PLNG2020-0058-DRB DOES satisfy the criteria of Section 18.70.090(C) based on compatibility with the following design guidelines:

General Provision No. 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 contemporary architectural façade and thus, blending with the existing commercial developments in the area. The proposed design, colors and materials will help to achieve an aesthetically pleasing environment at the corner of Carson Street and Pioneer Boulevard.*

General Provision No. 10: New development and remodeling shall be designed in such a way to upgrade the appearance and quality of the area.

- *The proposed contemporary design of equipment enclosure and the addition of new landscaping will improve the site significantly, thus upgrading the northeast corner of Carson Street and Pioneer Boulevard.*

Design Standards and Guidelines (HGMC18.70.090.C)

Guideline No. 6: Earth tone colors are required on all exterior finish, rather than bright or fluorescent colors.

- *The proposed project includes grey-white, natural gray, and silver exterior finish for the equipment enclosure structure.*

**SECTION 3.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2020-0058-DRB for property located at 11807 E. Carson Street, subject to the conditions found in the Attachment "A" – Conditions of Approval and Attachment "B" – Standard List of Conditions.

**SECTION 4.** 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 13th day of January 2021.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

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KEVIN NGUYEN  
PLANNING SECRETARY

I, Kevin M. Nguyen, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2021-003 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 13th day of January 2021, 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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KEVIN NGUYEN  
PLANNING SECRETARY  
CITY OF HAWAIIAN GARDENS

**ATTACHMENT 'A'****Conditions of Approval  
PLNG2020-0056 (CUP), PLNG2020-0057 (VAR), PLNG2020-058 (DRB)**

The Planning Commission hereby approves Case PLNG2020-0056-CUP, Case PLNG2020-0057-VAR, and Case PLNG2020-058-DRB for the operation of an existing legal nonconforming gasoline service station and expand the business to include the operation of a hydrogen fueling system on property located at 11807 E. Carson Street, subject to the following conditions.

**Planning:**

1. Approval of a Variance allows the construction of a 12-foot-high wall/fence as a part of the enclosure wall for the hydrogen fueling storage facility. Wall/fence and equipment enclosure shall be located at the northeast corner of the property. Any changes to the approved plot plan dated January 13, 2021 shall be subject to the approval of the Director of Community Development and/or the Planning Commission as applicable and the requirements of the Hawaiian Gardens Municipal Code.
2. Approval of a Conditional Use Permit allows the existing legal nonconforming gasoline service station to continue operation and allows the expansion of business to include the operation of a hydrogen fueling system. This CUP approval also includes the operation of two fuel pump islands and the existing cashier/convenience store.
3. The Design Review Board approves the architectural design, color and building materials of a proposed hydrogen fuel storage enclosure and fuel pump island.
4. The proposed trash enclosure shall have colors and architectural features that match the proposed hydrogen fueling enclosure.
5. The new trash enclosure shall meet all City and Commercial Waste requirements. Trash must be picked up as necessary to ensure that the trash enclosure has adequate space to accommodate the needs of the site. No trash storage/disposal shall be placed in the public right-of-way. The applicant shall make every effort to secure the proposed enclosures to prevent dumping.
6. The owner/applicant shall be responsible to remove the existing Mexican or Date Palm tree adjacent to the driveway approach on Pioneer Blvd and replace with a new Date or Mexican palm tree that matches existing. The size, type and location of palm tree shall be determined by the Community Development Director prior to installation.
7. The ground level transformer shall be screened from public view by using live planter materials. The Owner/Applicant shall work with Southern California Edison to find a suitable location with final locations subject to review and approval by the Community Development Department
8. All fire department related equipment, valves and apparatuses shall be screened and approved by the Planning Division prior to installation.
9. No outdoor sales are permitted at the subject facility and from public sidewalk. This includes no unpermitted advertising at the hydrogen equipment storage.

10. All vehicles including employees and patrons at the site shall be parked at the designed parking lot areas and shall not otherwise be parked in a manner which hampers vehicular circulation on the subject site or the public right-of-way.
11. No outdoor storage of any kind is permitted at the subject site (except the approved hydrogen fueling facility). Storage of all materials shall be located entirely within the enclosed building.
12. There shall be no permanent storage of motor vehicles, boats, trailers, equipment, or personal goods on the subject site's parking lot area or adjacent parking lots.
13. No hazardous materials (i.e., motor oils, gasoline, transmission fluids, household cleaning, gardening/landscaping products, etc.) shall be stored within the parking lot or trash enclosure area.
14. 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, including any heirs, successors or assigns of or to the applicant or property owners, respectively (collectively, the "Owner/Applicant") prior to the issuance of any occupancy permit and/or business license.
15. The Director of Community Development shall have full authority to make changes to the operation of hydrogen facility, gasoline service station, and or changes to the project plans, and may refer new changes to the City Planning Commission and or City Council as deemed necessary.
16. The applicant/owner shall not permit any loitering on the subject site and adjacent parking lots.
17. The property owner/applicant shall provide security cameras, including cameras at the fuel pump islands and hydrogen fuel storage facility, to survey the subject site at all times.
18. Prior to submittal to the Building and Safety Division for the installation of permanent decorative outdoor fence/gate, the applicant shall provide final working drawings to the City Planning Division with all applicable conditions of approval incorporated. Said plans for the planter area shall include all specification of the proposed landscaping materials. Final drawings shall be subject to the approval of the Director of Community Development before issuance of permits.
19. 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.

20. There shall be no unpermitted signage or advertising of any kind on the hydrogen storage structure, fencing, and fuel pump islands, including advertising directed to the exterior from within, promoting the sales of merchandise.
21. The sales of off-sale alcohol beverages in the convenience store shall be subject to the approval of a CUP and the California Department of Alcohol Beverage Control.
22. Approval of the above listed entitlements shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the Hawaiian Gardens Municipal Code shall apply.

**Building & Safety Division:**

1. Prior to permit issuance the applicant shall provide a construction management plan which requires full compliance with AQMD Rule 403.
2. If applicable, prior to the issuance of grading permits, the project proponent shall submit a confirmation report by a qualified environmental professional to the Community Development Department indicating that the site does not contain a underground storage tank or that the tank has been removed; and that no soil contamination was present as a result of the tank, or all potential contamination has been remediated.

**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 (e.g., Knox box) shall be provided to permit access to the subject facility by safety personnel (e.g., Los Angeles County Fire Department, Los Angeles County Sheriff's Department, etc.). Location and type of system shall be coordinated through these agencies.

**Drainage and Grading:**

1. If applicable, the project shall comply with the City's Stormwater Program and the Regional Water Board's NPDES permit, including the project complying with Low Impact Development standard and regulations.
2. Surface water generated from the project site shall not drain over the sidewalk or driveways into the gutter on Carson St. and Pioneer Blvd. A parkway drain is required for the streets. All NPDES permit requirements need to be shown on final plans.

**Road:**

1. As proposed, the owner/applicant shall modify a driveway approach along Pioneer Blvd and shall replace with full curb, gutter and sidewalk in compliance with ADA standards.

2. The owner/applicant shall repair any displaced, broken, or damaged curb, gutter, and pavement on street fronting this project and to the satisfaction of the City Engineer.
3. If a section of streets (Pioneer Blvd and Carson St) in front of the project site is damaged during construction, the owner/applicant shall slurry seal the entire section of street fronting the project site. The area of removal and replacement of any damage or service cut shall be determined and approved by the Community Development Director.

**Utilities:**

- 1 If applicable, all existing above grade utilities at the property, including but not limited to power poles, overhead wires, telephone, television, and Wi-Fi cable service shall be undergrounded or removed from the property.
- 2 Any utilities that are in conflict with the development shall be relocated at the developer's expense.

**ATTACHMENT "B"**

**STANDARD LIST OF CONDITIONS**

DATE:	January 13, 2021
OWNER(S):	
PERMITTEE:	Ben Steckler
APPLICANT:	Ben Steckler
PROJECT ADDRESS:	11807 E. 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 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)	PLNG2020-0056-CUP	2021-001	January 13, 2021
X	Variance	PLNG2020-0057-VAR	2021-002	January 13, 2021
	Reference Zone Change			
	Plot Plan Number (s)			
X	Design Review Board	PLNG2020-0058-DRB	2021-003	January 13, 2021

REQUIRED	DONE	
<b>I. GENERAL PROJECT CONDITIONS</b>		
X		A. The approval of CUP, VAR, and DRB allow the operation of an existing legal non-conforming gasoline service station and allow the expansion of the business to include the operation of a hydrogen fueling system. 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 and Floor plan, 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 this Attachment "B" and Attachment "A" – Conditions of Approval. 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.
		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.
		K. The days and hours of operation of the restaurant, including outdoor dining shall be: Mondays - Fridays Saturdays - Sundays

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 approvals 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 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	
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: ____ 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.
		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.
		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.
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.

REQUIRED	DONE	
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.
		H. All non-residential development >25,000 sq. Ft. shall be subject to Chapter 18.52 of the HGMC regarding Travel Demand Measures (TDM).
		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.
		J. Prior to release of occupancy, the Community Development Director shall issue a certificate of compliance with the Trip Reduction Measures as required.
		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.
		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 too be determined by LACFD/HGB&S)" c. "This facility 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.
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.

REQUIRED	DONE		
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.
		C.	A permanent maintenance program of all landscaping shall be provided insuring regular irrigation, fertilization and weed abatement.
X		D.	<p>The applicant will provide street trees subject to review &amp; approval of the Community Development Department. Street tree shall be shall be replaced along Pioneer Blvd consisting of Mexican or Date Palm 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.</p> <p>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.</p>
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.
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
		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.

REQUIRED	DONE		
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.
		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.
		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) after 9:00 P.M. on Fridays and Saturdays. 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.
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.

REQUIRED	DONE	
<b>VII. ALCOHOLIC BEVERAGE STANDARDS</b>		
X		A. No alcoholic beverages shall be sold for off-site 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 business 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 subject 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.
		C. All roof top appurtenances and equipment shall be adequately screened from view to the satisfaction of the Community Development Department.
		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.
		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.
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 applicable, during the construction of this project, ANY driveway, driveway apron, sidewalk, or the half-street in front of the subject property is damaged, then the applicant shall replace/repair to the satisfaction of the City Engineer.
<b>IX. ENGINEERING DIVISION STANDARDS</b>		
		A. The property shall be graded to drain to the street or approved easement, but in no case shall such drainage be allowed to sheet flow across the public sidewalk. A grading and/or drainage plan shall be submitted to and approved by the Building Official/City Engineer, and such grading and drainage shall take place in accordance with such approved plan.

REQUIRED	DONE	
		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.
		D. Water service facilities, including appropriate backflow prevention devices, shall be installed to the satisfaction of the City Engineer.
		E. Sanitary sewer facilities shall be installed to the satisfaction of the City Engineer.
		F. The Permittee shall provide the City with a Backflow Device Test Form, filled out by the licensed tester before any final permits are released.
		G. 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.
		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. 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.
		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.
		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.
		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.
		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.

REQUIRED	DONE		
			<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.
		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.
		D.	Permittee shall provide for installation of cable television conduits and facilities to the satisfaction of the City Administrator or designee.
		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-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.
		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.

REQUIRED	DONE	
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.
		D. The required on-site minimum fire flow shall be installed and made available to the satisfaction of the Fire Chief and City Engineer prior to storage or construction involving combustible materials.
		E. Fire sprinkler system hook-ups and post indicator/OS & Y valves must be approved by the Fire Department.
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.
		H. The fire flows should be performed and upgrades identified on the map prior to map recordation.
<b>XII. PUBLIC SAFETY STANDARDS</b>		
		A. The Permittee shall maintain an unobstructed view through the front windows of the restaurant tenant space. 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.
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:
		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.
		D. All new businesses must contact the Southern California Air Quality Management District (SCAQMD) and/or Los Angeles County Fire Department (Hazardous Materials) for information relative to their business. Verification of permits or a letter of exemption must be submitted to the Community Development Department prior to occupancy or issuance of a business license.

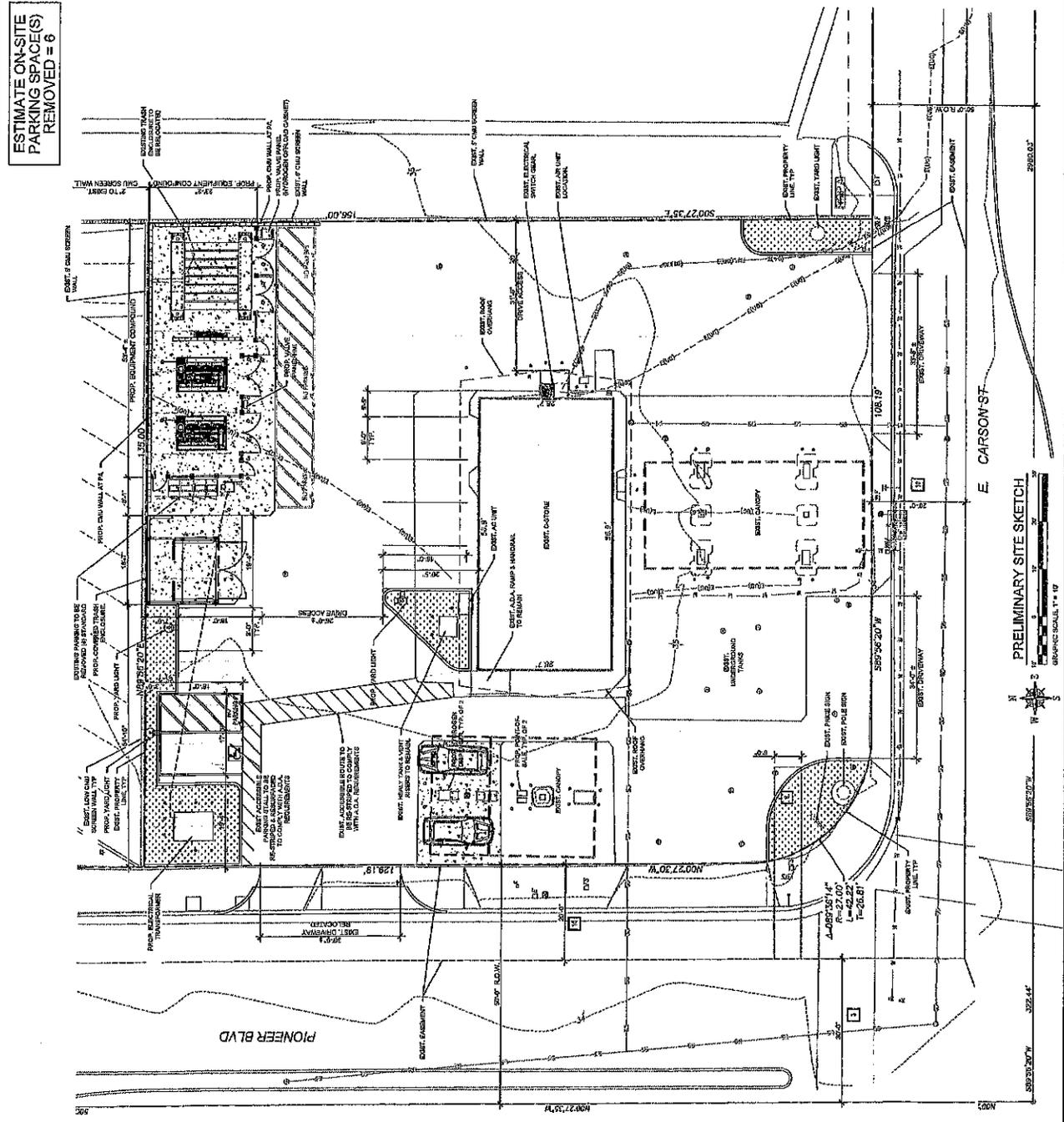
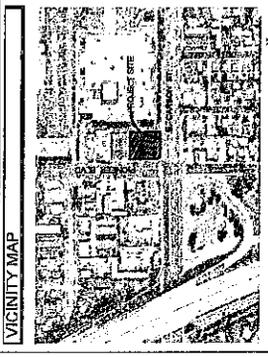
REQUIRED	DONE	
		<p>E. This project could generate a sufficient amount of demolition and construction waste. In order to comply with the California Integrated Waste management Act (AB 939), the Permittee and/or property owner (s) shall develop and implement a Job Site Recycling and Waste Reduction Plan, 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.</p>
		<p>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.</p>
		<p>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).</p>
X		<p>H. The project shall be constructed in accordance with the California Building Code, the City's building standards, and other pertinent building regulations.</p>
X		<p>I. Hazardous materials use, storage, and disposal during demolition and construction activities for the project shall comply with applicable federal, state, and local regulations.</p>
X		<p>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.</p>
		<p>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.</p>
		<p>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.</p>

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.





**ESTIMATE ON-SITE  
PARKING SPACE(S)  
REMOVED = 6**



**Site Plan Approval**

Use of this site plan requires the equipment location and all other components be approved and reflected on the Site Plan.

Name	Signature	Date
Full Name (If Required)		

208 N. Buckle, Ste. 206  
Pasadena, CA 91101  
626.797.7622  
fredberg.com

For more info, call Mike at 626.797.7622  
208 N. Buckle, Ste. 206  
Pasadena, CA 91101  
626.797.7622  
fredberg.com

NO STRUCTURAL ANALYSIS HAS BEEN PERFORMED AS A RESULT, THE EQUIPMENT COMPOUND IS SUBJECT TO SOLEIGNMENT CHANGES.

**LEGEND**

--- EQUIPMENT MAINTENANCE CLEARANCE PER MANUFACTURERS

**1887 E CARSON ST.**  
PIONEER BLVD  
MAYWOOD, CALIFORNIA 91754

**SITE PLAN**

DATE: 07/16/2020  
18/24

**SP11**











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

Agenda Item No.: 5  
Meeting Date: Jan. 13, 21  
CD Director: J.C.

**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. 2021-004 FOR CASE NO. PLNG2020-0081-DRB – A REQUEST TO APPROVE THE ARCHITECTURAL DESIGN OF THREE (3) NEW RESIDENTIAL DWELLINGS AND AN ACCESSORY DWELLING UNIT ON PROPERTY LOCATED AT 12305 214<sup>th</sup> STREET, CITY OF HAWAIIAN GARDENS**

**DATE:** January 13, 2021

### **BACKGROUND**

The subject site is a 13,275 square foot parcel (75' x 177') that is located on the north side of 214<sup>th</sup> Street between Norwalk Boulevard and Claretta Avenue. The site is zoned R-3 (Intermediate Density Residential) with a General Plan Land Use Designation of "Intermediate Density". Surrounding land uses include all single-family homes to the north, south, east and west.

Under Case PLNG2020-0081-DRB, the applicant is proposing to expand his existing single-family residence by adding the following:

- Ground floor: Unit No. 2 and four (4) enclosed garages, all attached to the rear of existing unit.
- Second floor: Units No. 3 and No. 4
- Detached structure: Four (4) enclosed garages and an accessory dwelling unit (ADU) sits on top.

The project also includes a common open space and three (3) guest parking spaces. Upon completion, the residential dwellings will include the following:

- Unit 1 will remain at 1,788 square feet with three bedrooms and two bathrooms.
- Units 2, 3 & 4 each will have the living space between 1,116 and 1,206 square feet. Each unit consists of three bedrooms and two bathrooms.
- The 891 square foot detached ADU will have two bedrooms and one bathroom.

The project either meets or exceeds the minimum requirements for a proposed residential development in the R-3 zone.

**Project Details**

Development Standards	Proposed	Required-Minimum / Maximum
Density	1 existing plus 3 new units & an ADU	5 Units Maximum (2,300 sq. ft/unit)
Parking	11 (4 two-car enclosed- 3 guest)	14 (10 two-car enclosed- 4 guest)
Building Height	26'-2"	35 Feet Maximum
Lot Coverage (Footprint)	36.3 %	65 % Maximum
Front Setback	20 Feet (existing)	20 Required
Side Setback	7 Feet (west-interior side)	7 Feet Required
Rear Setback	16 Feet	7 Feet Required

**DISCUSSION/ANALYSIS**

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

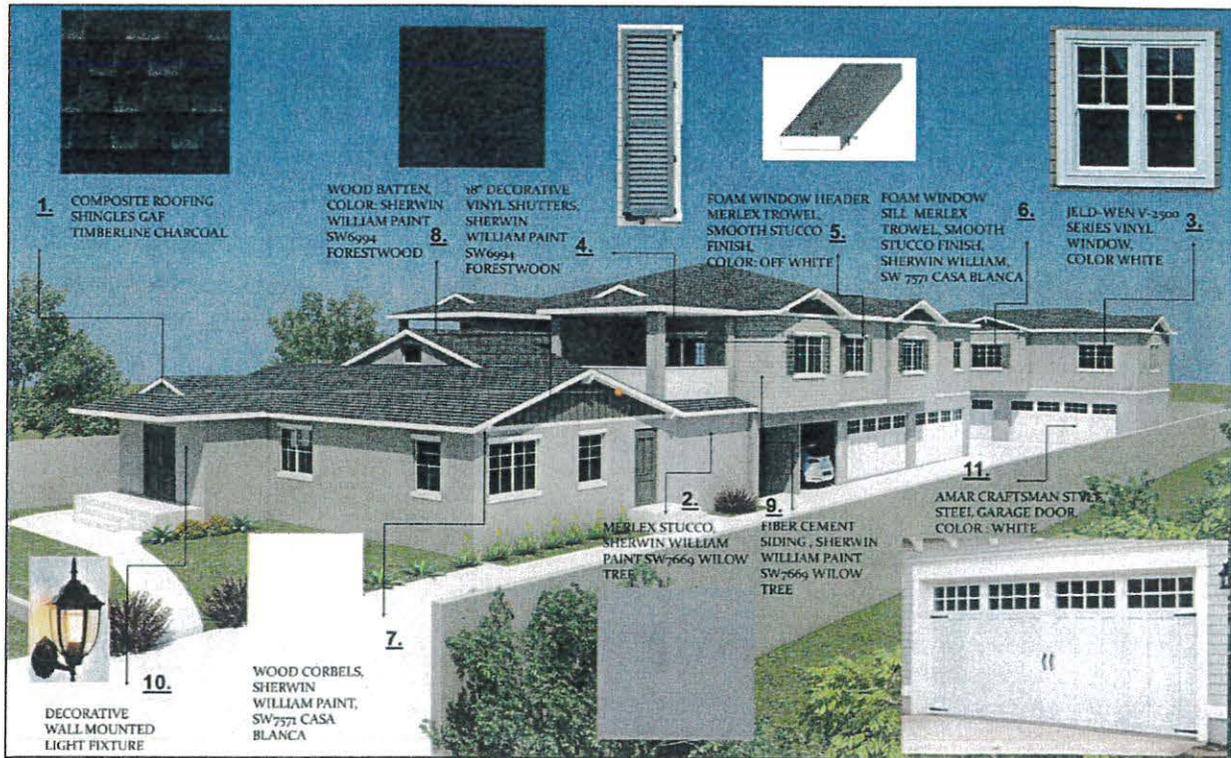
It is Staff's intent that the Planning Commission focus and consider only the exterior architecture of the proposed building, including but not limited to colors and materials, overall architectural design, and the bulk and massing of the building. It should be noted that staff may still need to review the project's plot plan prior to issue final approval on the working plans and prior to the issuance of building permits.

**Architecture**

The project architect has made substantial efforts to design and create an aesthetically pleasing residential addition with traditional high-end materials. Massing of the project has been considered, with the bulk and volume of the structures broken by insets, off-set planes, porches and balconies. Finishing materials will consist of fiber cement siding and stucco finishes, shingle comp roof, decorative vinyl shutters, and a color palette to include varying of Casa Blanca, Willow tree, white and off-white accent colors.



The use of Timberline Charcoal shingle roofing, white color for window trim and decorative window shutters will provide articulation to the building facade. The design takes into consideration a reduction in bulk and massing of the building first by offsetting the upper floor and including decorative balconies on the second floor. Additionally, the project offers variation in the interior (east) side elevation, while also offsetting the various facades for distinction, breaking up the blank wall between the first and second floor.



The same architectural design, primary color and building materials will be applied for the detached garage and accessory dwelling unit located at the rear of the property.

The project, as designed, devotes about 24 percent of the site to landscaping or approximately 3,190 square feet to be distributed throughout the site. The proposed landscape pallet includes the planting of trees, shrubs, and groundcover. 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. It should be noted that the final landscape plan will be refined further prior to permit issuance.

It is staff’s opinion that the project architect has created a design that is compatible with the surrounding residences and it is compliant with the design requirements of the HGMC. Staff believes that the design is compatible with the City’s design guidelines.

**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, 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 18.50.100 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 proposal is complying with the design guidelines (General Provisions – HGMC Section 18.50.100.B) as follows:

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 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, stone, or similar material.

- *The design encompasses traditional design elements, including stucco, fiber siding, window accents, and shingle composite roof. The overall appearance takes massing into consideration by protruding part of the second story, offsetting the building facades, rooflines as well as the garage doors, and the addition of a balcony for units 3 and 4, thus creating a welcoming aesthetic for the façades.*

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 western architectural elements and thus, blending with the traditional homes in the City of*

*Hawaiian Gardens. The front (north) and east (driveway) façades, which are visible from 214<sup>th</sup> Street with traditional elements, window treatments, off-set rooflines, and decorative balconies will help to achieve an aesthetically pleasing environment along 214<sup>th</sup> frontage.*

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

- *The finished project will enhance the site significantly with the new residential units, thus upgrading this section of 214<sup>th</sup> Street.*

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 an earth tone color including off-whites and creams.

- *The colors and materials are silver/gray tone in nature including Willow Tree, Casa Blanca, white and forest wood, with shingle roofing designed to look like traditional ranch style roofing to match the overall architecture presented for existing and new residential units.*



#### 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 project includes numerous offset planes with changes in rooflines, protruding part of the second story of the building, and the inclusion of a balcony on the second floor to provide a variation in the vertical and horizontal planes.*

*Changes in building material including fiber cement siding, Merlex stucco, and decorative window and garage door treatments are also included in the proposal.*

Staff believes that the proposed residential project provides for an architecturally pleasing development, involving a traditional looking home that is well balanced and provides an upgrade to the overall streetscape along 214<sup>th</sup> Street.



### **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. 15303 (Class 3, New Construction or Conversion of Small Structures). 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 California Environmental Quality Act. Class 3 includes construction of new structures including this request. It is staff's opinion the proposed residential dwellings will not have a significant effect on the environment; thereby qualifying for the Class 3 exemption.

### **CONCLUSION**

Staff finds that the new development meets the design criteria of the City of Hawaiian Gardens and recommends that the Planning Commission adopt Resolution No. 2021-004, approving Case Number PLNG2020-0081-DRB.

#### Attachments:

1. Planning Commission Resolution No. 2021-004
2. Standard List of Conditions
3. Project Plans

**RESOLUTION NO. 2021-004**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING (PLNG2020-0081-DRB) THE ARCHITECTURAL DESIGN, BUILDING MATERIALS, AND COLORS OF THREE (3) NEW RESIDENTIAL DWELLINGS AND AN ACCESSORY DWELLING UNIT TO AN EXISTING SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED AT 12305 214<sup>th</sup> STREET, CITY OF HAWAIIAN GARDENS**

**WHEREAS**, the applicant submitted plans proposing a 5-unit apartment complex for the property located at 12305 214<sup>th</sup> Street; and,

**WHEREAS**, the property is currently located within the R-3 (Intermediate Density Residential) 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**, the Community Development Director deferred the approval of the proposed architectural design to the Planning Commission; and,

**WHEREAS**, on January 13, 2021, the Planning Commission of the City of Hawaiian Gardens held a hearing relative to the design of the project associated with Case Number PLNG2020-0081-DRB.

**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 15303 (Class 3-New Construction or Conversion of Small Structures). The proposed project consists of three new residential units and an accessory dwelling unit, all located within an urbanized area and the project complies with all development standards.

**SECTION 2.** The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2020-0081-DRB 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 PLNG2020-0081-DRB DOES satisfy the criteria of Section 18.50.100(B) based on compatibility with the following design guidelines:

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 stucco, fiber siding, window accents, and shingle composite roof. The overall appearance takes massing into consideration by protruding part of the second story, offsetting the building facades, rooflines as well as the garage doors, and the addition of a balcony for units 3 and 4, thus creating a welcoming aesthetic for the façades.*

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 western architectural elements and thus, blending with the traditional homes in the City of Hawaiian Gardens. The front (north) and east (driveway) façades, which are visible from 214<sup>th</sup> Street with traditional elements, window treatments, off-set rooflines, and decorative balconies will help to achieve an aesthetically pleasing environment along 214<sup>th</sup> frontage.*

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

- *The finished project will enhance the site significantly with the new residential units, thus upgrading this section of 214<sup>th</sup> Street.*

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 an earth tone color, including off-whites and creams.

- *The colors and materials are silver/gray tone in nature including Willow Tree, Casa Blanca, white and forest wood, with shingle roofing designed to look like traditional ranch style roofing to match the overall architecture presented for existing and new residential units.*

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 project includes numerous offset planes with changes in rooflines, protruding part of the second story of the building, and the inclusion of a balcony on the second floor to provide a variation in the vertical and horizontal planes. Changes in building material including fiber cement siding, Merlex stucco, and decorative window and garage door treatments are also included in the proposal.*

**SECTION 4.** The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2020-0081-DRB, approving the architectural design of three additional units to the existing single-family home and a detached accessory dwelling unit (ADU), subject to the following conditions:

1. The proposed plans and colors and materials as presented shall be made a part of this approval. The Director of Community Development shall be allowed to approve minor changes to the plans including colors and materials at his or her discretion. All elevations will be keyed to the final colors and materials board.
2. The Community Development Director may require slight changes to the colors (for the existing unit, the proposed units and the ADU) to ensure a cohesive color scheme. Any and all outstanding corrections shall be made to the plans prior to final approval of the site plan, which will include standard conditions of approval as applicable.
3. Any architectural changes required by the Planning Commission as a result of the hearing shall be made to the plans to the satisfaction of the Director of Community Development.
4. The final architectural plans shall be designed to include all elements of the proposed rendering approved by the Planning Commission including but not limited to window treatments, siding, lighting, design of the columns and railings for balconies, design of entry doors, landscaping, and fencing.
5. The applicant/contractor shall resubmit all revised plans to the Planning Division for a full review prior to proceeding to the Building Division for plan check review.

**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 January 2021.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
KEVIN NGUYEN  
PLANNING SECRETARY

I, Kevin M. Nguyen, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2021-004 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 January 2021, 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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KEVIN NGUYEN  
PLANNING SECRETARY  
CITY OF HAWAIIAN GARDENS

### STANDARD LIST OF CONDITIONS

DATE:	January 13, 2021
OWNER(S):	Maj Abolsen
PERMITTEE:	
APPLICANT:	Midcities Engineering Inc.
PROJECT ADDRESS:	12305 214 <sup>th</sup> Street

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	PLNG2020-0081-DRB	2021-004	January 13, 2021
	Variance			
	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 development of three (3) additional residential units and a detached accessory dwelling unit (ADU) along with four (4) two-car enclosed garages. 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. The Standard List of Conditions 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 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.
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.

REQUIRED	DONE	
		K. The days and hours of operation of the business shall be limited to: Monday through Sunday 7:00 am to 8:00 pm.
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. 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.
		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.
		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 permit by the City of Hawaiian Gardens.
		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: ___ 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.
		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.
		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.	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.
		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	
		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.
		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.
		H. All non-residential development >25,000 sq. Ft. shall be subject to Chapter 18.52 of the HGMC regarding Travel Demand Measures (TDM).
		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.
		J. Prior to release of occupancy, the Community Development Director shall issue a certificate of compliance with the Trip Reduction Measures as required.
		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.
		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.
		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.
		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.
		F. No raceway signs will be allowed. Painted wall signs, human held signs and strobe lights will not be permitted with this development.
		G. CUP will be required for a Master Sign Program should any proposed signs exceed code requirements.
		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.
		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
		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		
		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>			
		A.	No alcoholic beverages shall be sold from the premises.
		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.
		C.	The subject property shall not contain a bar, or the establishment of any area for the consumption of alcoholic beverages.
		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.
		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.
		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 dished 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.
		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	
		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.
		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.
		H. The fire flows should be performed and upgrades identified on the map prior to map recordation.
<b>XII. PUBLIC SAFETY STANDARDS</b>		
		A. The Permittee shall maintain an unobstructed view through the front windows of the business. No window tinting shall be applied to the windows.
		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.
		C. The front door shall remain open, unlocked and unobstructed during business hours.
		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	
		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.

REVISIONS	DATE	BY
1		
2		

OWNER: MAJABOLSEN  
 12305 214TH ST  
 HAWAIIAN GARDENS, CA 90716

SITE PLAN  
 12305 214TH STREET  
 HAWAIIAN GARDENS, CA 90716

DESIGN: MIDCOTES ENGINEERING  
 9744 MAPLE STREET  
 BELLFLOWER CA 90706

DATE	REVISION	F.I.	SCALE	TITLE	SHEET
SEP. 2020			1/8"		

LEGAL DESCRIPTION:  
 TRACT NO 11928 LOT 38

APN#: 7056023009

ZONING: R-3, INTERMEDIATE DENSITY RESIDENTIAL

CONSTRUCTION TYPE: 1A-B

OCCUPANCY: 1A-B

STORY: 2

LOT SIZE: 0.93 ACRES

DEVELOPER: MAJABOLSEN

PROJECT DESCRIPTION: 12305 214TH STREET

OWNER: MAJABOLSEN

DESIGNER: MIDCOTES ENGINEERING INC.  
 9744 MAPLE STREET #101  
 BELLFLOWER CA 90706  
 TEL: (562) 986-3925

PROPERTY ADDRESS: 12305 214TH STREET  
 HAWAIIAN GARDENS, CA

SUMMARY:  
 PROPOSED: 708 & 610 TO BE DEMOLISHED  
 PROPOSED: ADD 3 UNIT APARTMENT (3 BEDROOMS) BUILDING AND DETACHED 2-2 CAR GARAGE WITH ADU UNIT ABOVE.

PARKING REQUIRED PER HAWAIIAN GARDENS CODE:  
 - MULTI-FAMILY RESIDENTIAL 3+ UNITS:  
 THREE BEDROOM UNIT: 2 PARKING SPACES PLUS 0.75 GUEST ROOM  
 ASSIGNED SPACES = (2x 4 UNITS) = 8 SPACES  
 TOTAL PARKING SPACES: (0.75 x 4 UNITS) = 3

TOTAL PARKING REQUIRED: 8 ASSIGNED SPACES + 3 GUEST SPACES  
 PROPOSED: 8 ASSIGNED PARKING SPACES IN GARAGES AND 3 GUEST PARKING SPACES INCLUDING 1 ADA ACCESSIBLE SPACE

EX. LIVABLE AREA TO BE DEMOLISHED: 1,788 S.F.

EX. UNLIVABLE AREA TO REMAIN: 1,250 S.F.

EX. GARAGE AREA TO BE DEMOLISHED: 220 S.F.

BUILDING #1:

GARAGE AREA: 985 S.F.

FIRST FLOOR LIVABLE AREA (UNIT 2): 1,134 S.F.

SECOND FLOOR LIVABLE AREA (UNIT 3): 1,201 S.F.

SECOND FLOOR BALCONY AREA (UNIT 4): 1,116 S.F.

SECOND FLOOR BALCONY AREA (UNIT 3): 157 S.F.

SECOND FLOOR BALCONY AREA (UNIT 4): 157 S.F.

SHEET INDEX:

SP PROPOSED SITE PLAN / TITLE SHEET

A1 EX. & DEMO HOUSE FLOOR PLAN

A2 BUILDING #1 FIRST FLOOR PLAN

A3 BUILDING #1 SECOND FLOOR PLAN

A4 BUILDING #1 ELEVATIONS

A5 BUILDING #1 SECTIONS

A6 BUILDING #2 FLOOR PLANS

A7 BUILDING #2 ELEVATIONS & SECTIONS

A8 LANDSCAPE PLAN

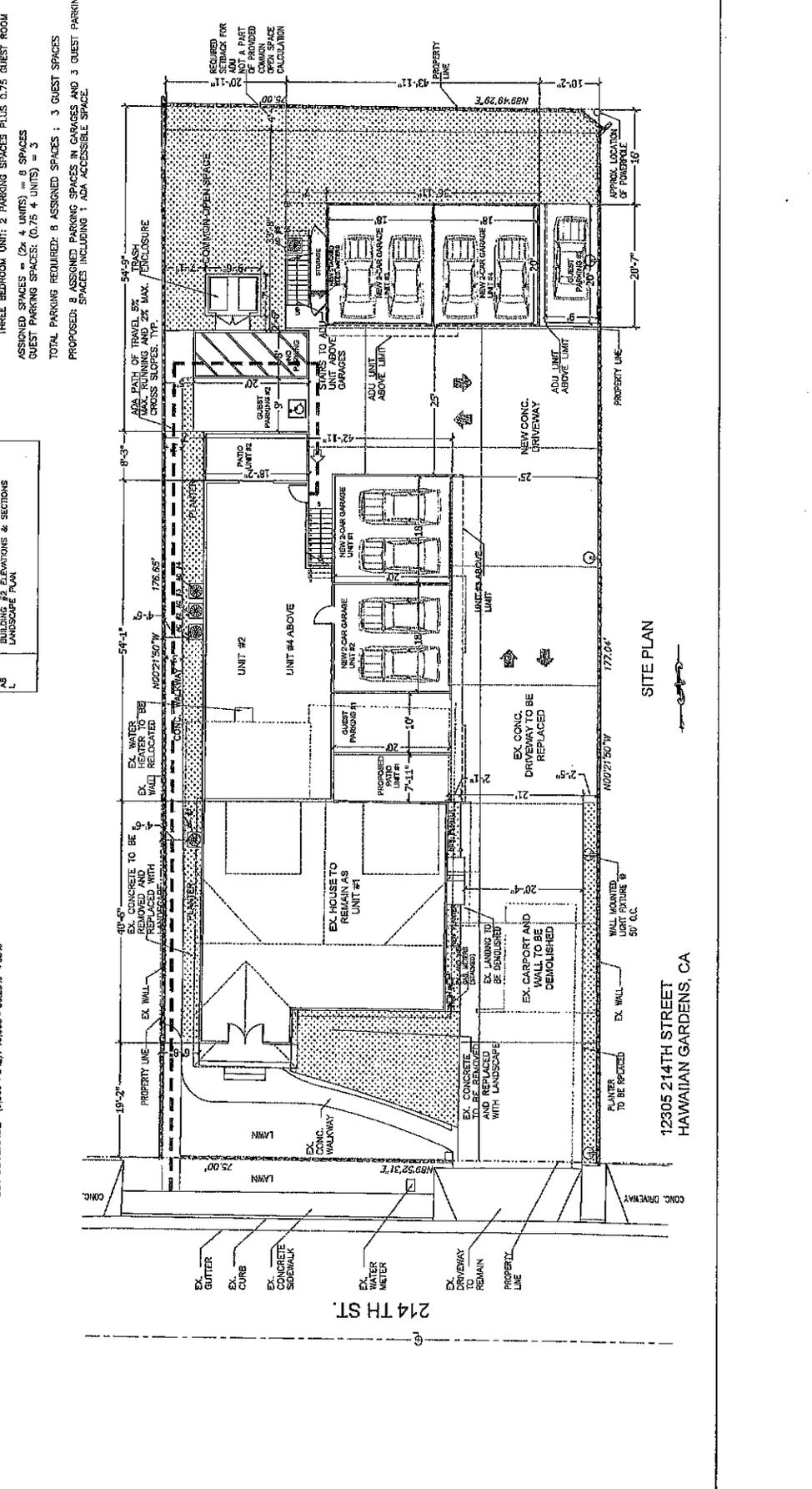
OPEN SPACE BREAKDOWN

OPEN SPACE TYPE	ZONING DISTRICT (DVR) REQUIRED	PROPOSED
PRIVATE OPEN SPACE	150 S.F. PER UNIT ADJACENT TO UNIT, WITH A MINIMUM DIMENSION OF 8 FEET	624 S.F.
COMMON OPEN SPACE	350 S.F. PER UNIT	1,402 S.F.
TOTAL OPEN SPACE	500 S.F. PER UNIT (100%)	2,000 S.F.

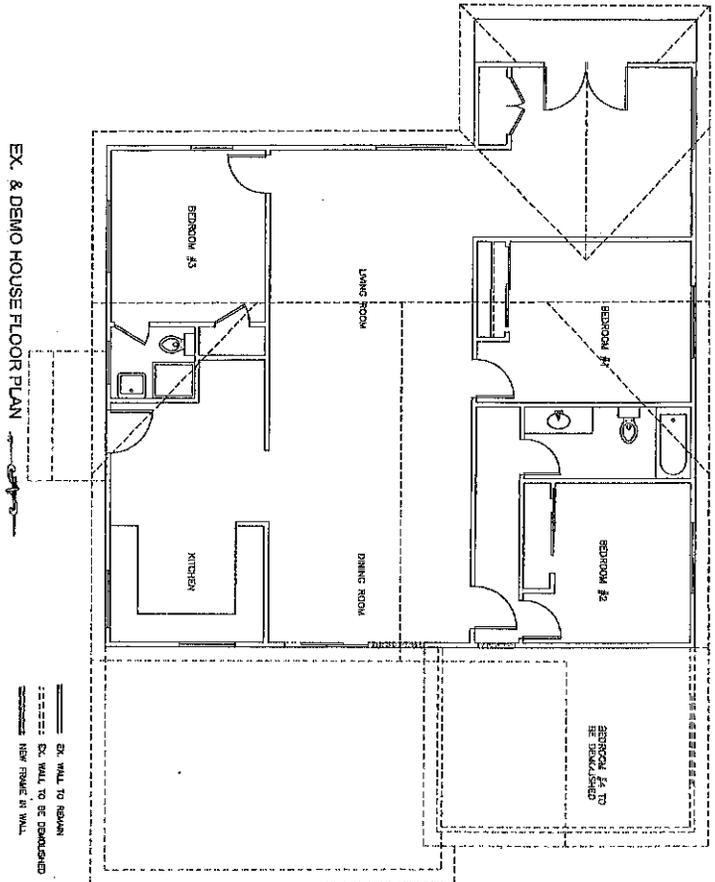
UNIT #	NUMBER OF BEDROOMS	UNIT AREA S.F.	PRIVATE OPEN SPACE S.F. (BALCONY/PATIO)
EX. S.F.D.	4	1,788	150
3	3	1,136	150
4	3	1,118	157
ADU	2	1	0

LOT COVERAGE = (3,800 + 842) / 13,068 = 36.28% < 65%



SITE PLAN

12305 214TH STREET  
 HAWAIIAN GARDENS, CA



REVISIONS	
NO.	DATE
1	
2	

OWNER: MAJ ABOLSEN  
12305 214TH ST.  
HAWAIIAN GARDENS, CA 90716

EX. & DEMO HOUSE FLOOR PLAN  
12305 214TH STREET  
HAWAIIAN GARDENS, CA 90716

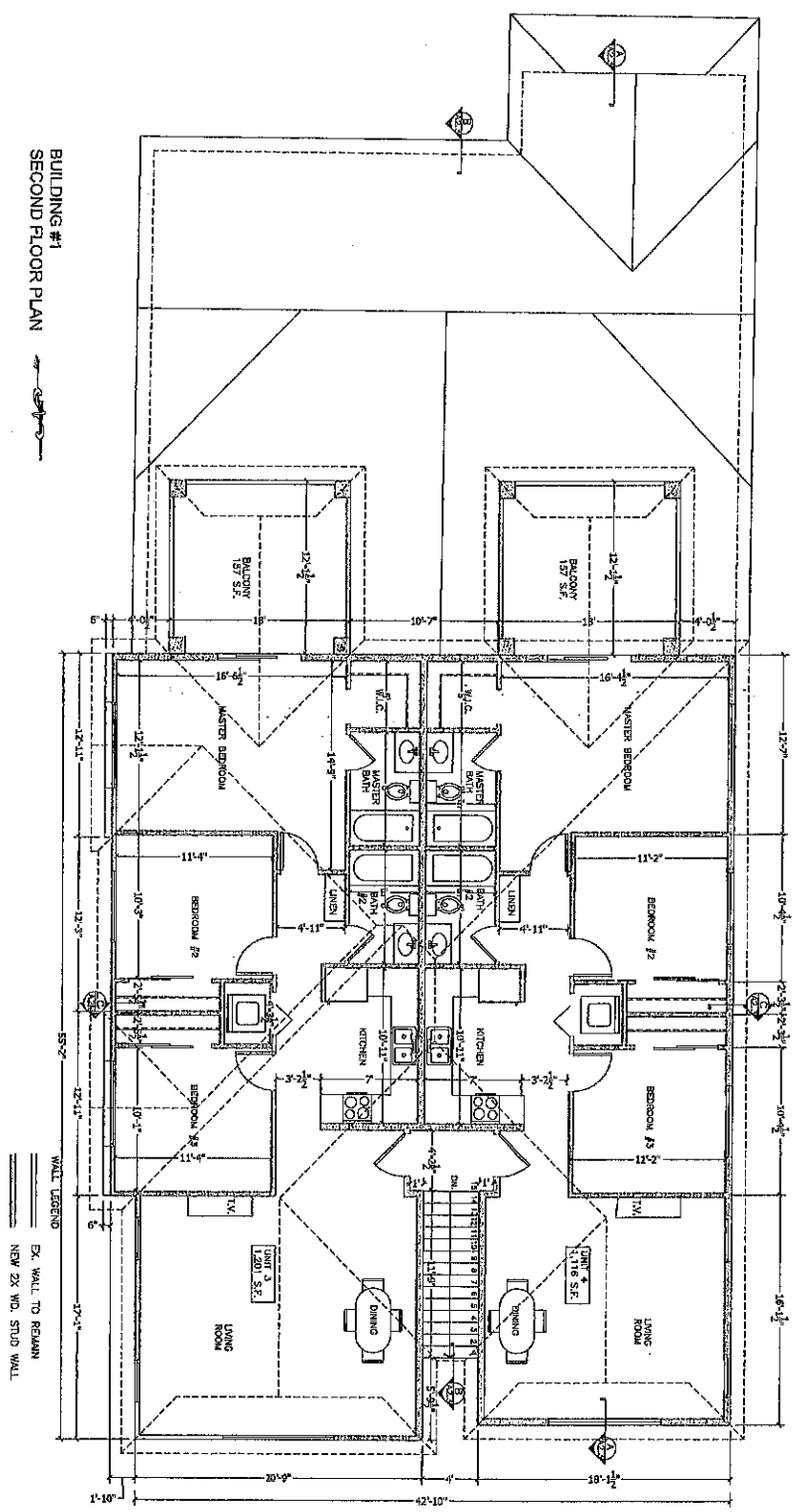
DESIGN: MIDCITIES ENGINEERING  
9744 MAPLE STREET  
BELLFLOWER CA 90706

DATE	SEP. 2020
DESIGNER	F.J.
SCALE	1/4"
TITLE	EX. & DEMO HOUSE FLOOR PLAN
SHEET	

A.P. 72



BUILDING #1  
SECOND FLOOR PLAN



NO.	DATE	REVISIONS
1		
2		

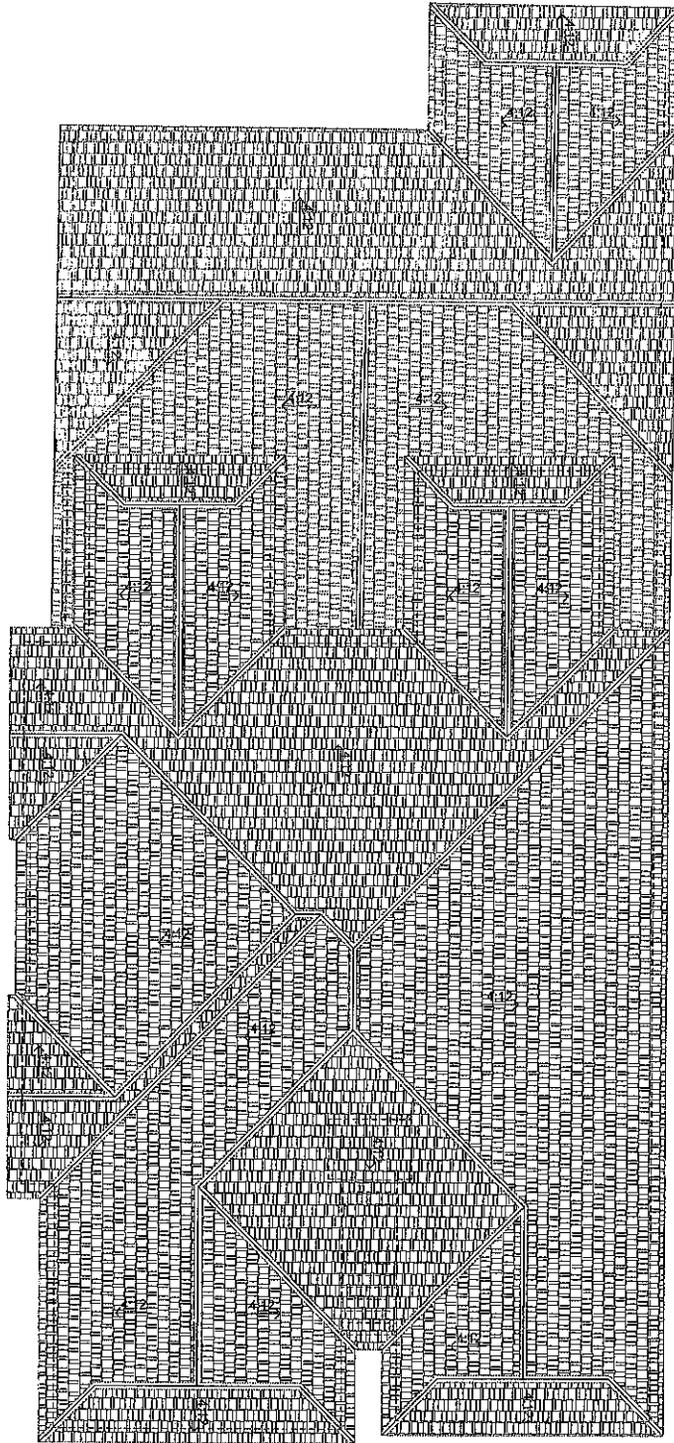
OWNER: MAJ ABOLSEN  
12305 214TH ST.  
HAWAIIAN GARDENS, CA 90716

BUILDING #1 SECOND FLOOR PLAN  
12305 214TH STREET  
HAWAIIAN GARDENS, CA 90716

DESIGN: MIDCITIES ENGINEERING  
8744 MAPLE STREET  
BELLFLOWER CA 90706

DATE: SEP. 2020  
DRAWN BY: F.J.  
SCALE: 1/4" = 1'-0"  
TITLE: BUILDING #1 AND FLOOR PLAN  
SHEET: A.P. 74

BUILDING #1  
ROOF PLAN

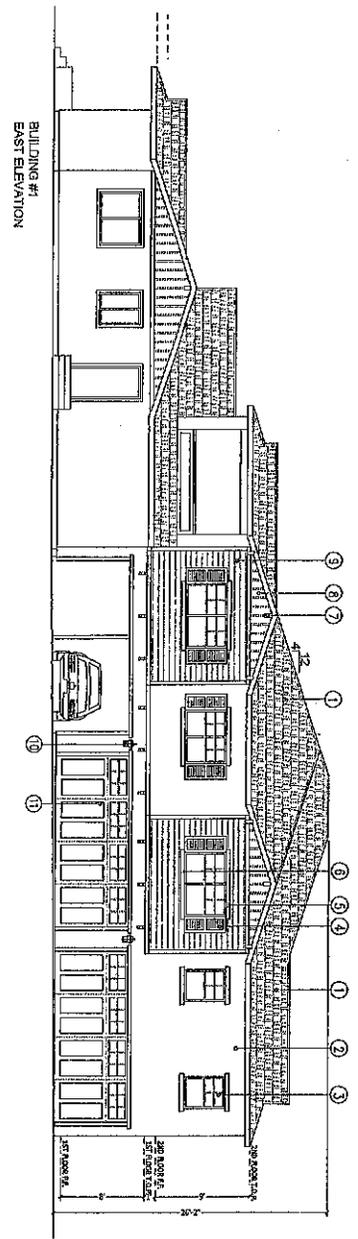


REVISIONS	
NO.	DATE
1	
2	

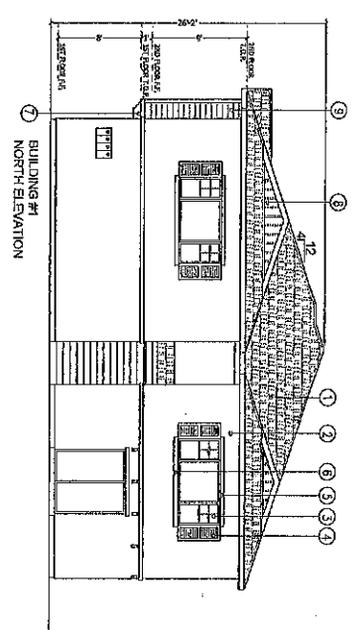
DATE	SEP. 2020
DESIGNER	F.J.
SCALE	1/4"
TITLE	BUILDING #1 ROOF PLAN

DESIGN: MIDCITIES ENGINEERING 9744 MAPLE STREET BELLFLOWER CA 90706	BUILDING #1 ROOF PLAN 12305 214TH STREET HAWAIIAN GARDENS, CA 90716	OWNER: MAJ ABOLSEN 12305 214TH ST. HAWAIIAN GARDENS, CA 90716
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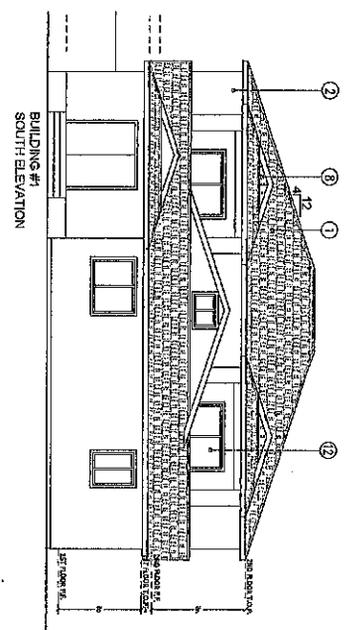
A.P. 75



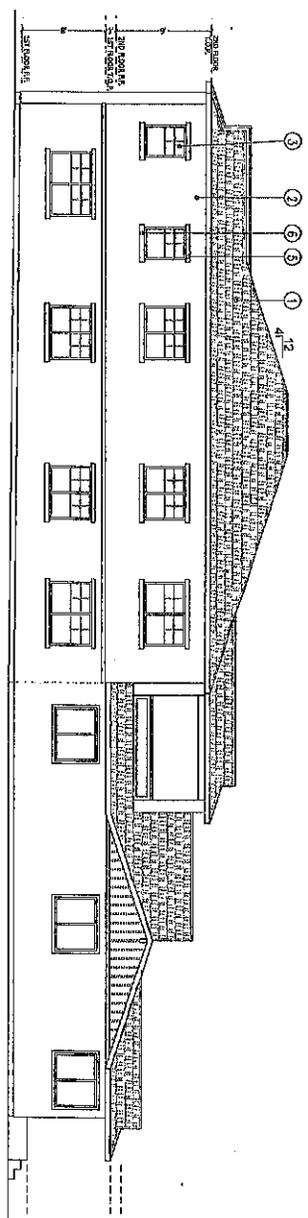
BUILDING #1  
EAST ELEVATION



BUILDING #1  
NORTH ELEVATION



BUILDING #1  
SOUTH ELEVATION



BUILDING #1  
WEST ELEVATION

- ELEVATIONS NOTES:**
- 1 COMPOSITIONAL ROOFING SHINGLES GOLF
  - 2 MERILEX STUCCO FINISH
  - 3 VINYL WINDOW/WHITE COLOR
  - 4 1" DECORATIVE VINYL SHUTTERS
  - 5 FOAM WINDOW/HEADER MERILEX TROWEL
  - 6 SOLID WINDOW SILL MERILEX STUCCO TROWEL
  - 7 WOOD SHINGLES WHITE
  - 8 WOOD BOARD & BATTEN
  - 9 FIBER CEMENT SIDING
  - 10 DECORATIVE WALL MOUNTED LIGHT FIXTURE
  - 11 GARAGE DOOR
  - 12 VINYL DOOR WHITE COLOR

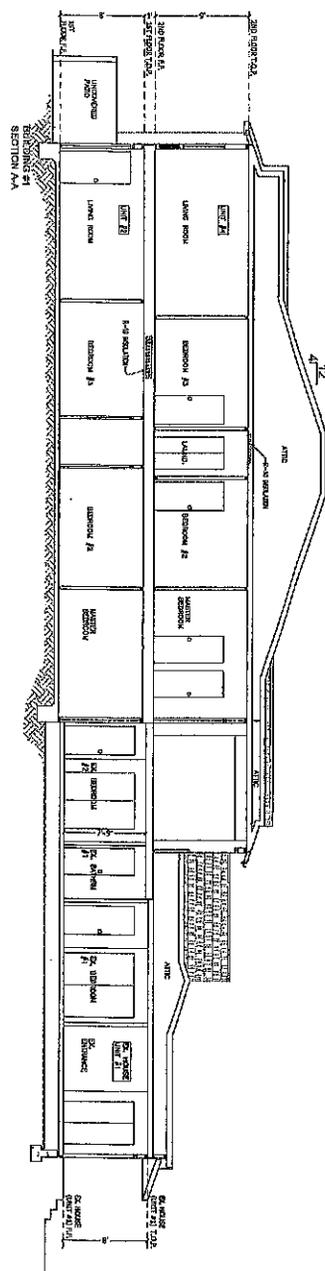
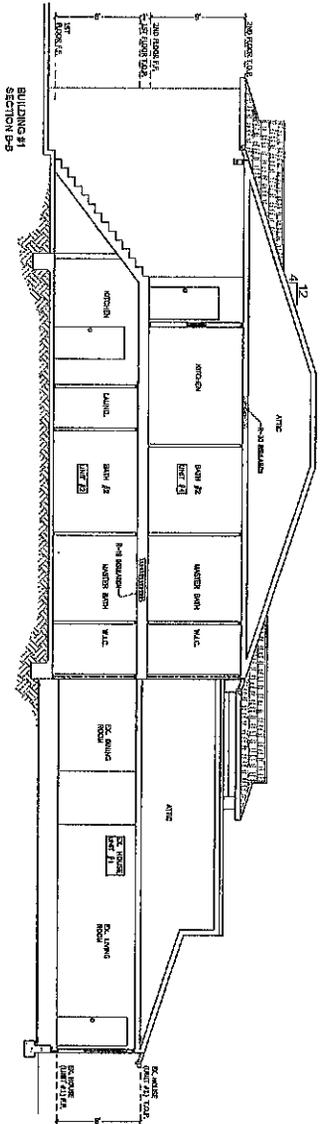
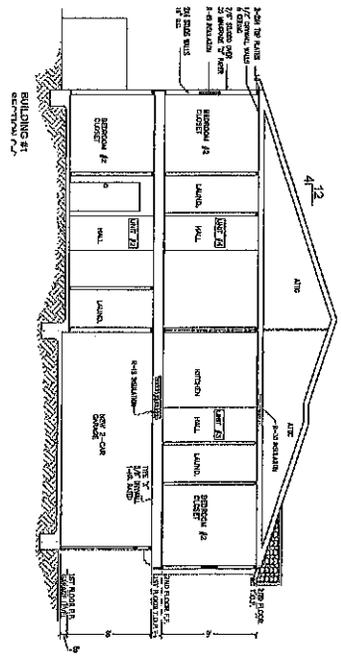
NO.	DATE	REVISIONS
1		
2		

OWNER: MAJ ABOLSEN  
12305 214TH ST.  
HAWAIIAN GARDENS, CA 90716

BUILDING #1 ELEVATIONS  
12305 214TH STREET  
HAWAIIAN GARDENS, CA 90716

DESIGN: MIDCITIES ENGINEERING  
9744 MAPLE STREET  
BELLFLOWER CA 90706

DATE	SEP. 2020
DESIGNED BY	F.L.
CHECKED BY	3/16/20
DRAWING TITLE	
BUILDING #1 ELEVATIONS	
SHEET	
A-10	



NO.	DATE	REVISIONS
1	08/20	BASE
2		ENR

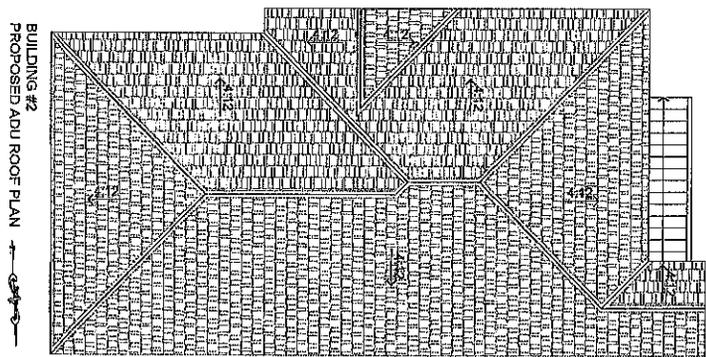
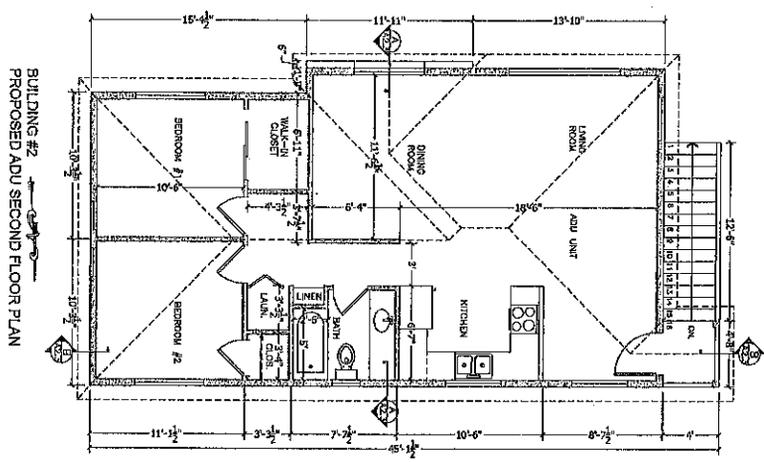
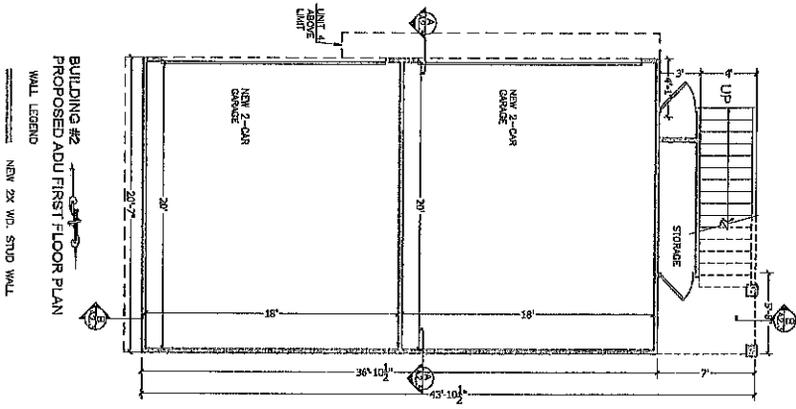
OWNER: MAJ ABOLSEN  
12305 214TH ST.  
HAWAIIAN GARDENS, CA 90716

BUILDING #1 SECTIONS  
12305 214TH STREET  
HAWAIIAN GARDENS, CA 90716

DESIGN: MIDCITIES ENGINEERING  
9744 MAPLE STREET  
BELLFLOWER CA 90708

DATE	08/20/2020
DESIGNER	F.L.
SCALE	3/8" = 1'-0"
BUILDING #1 SECTIONS	
PROJECT	

77



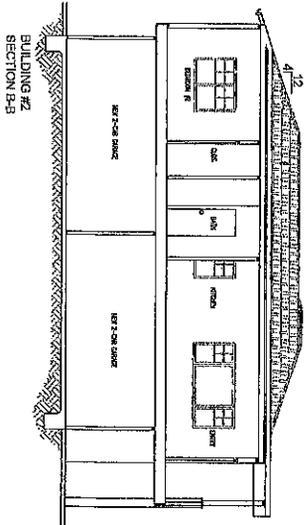
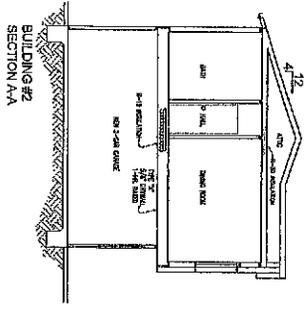
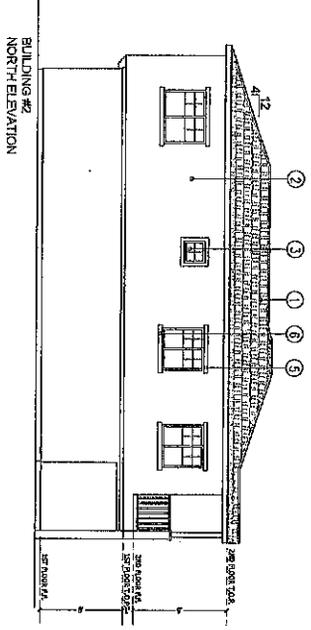
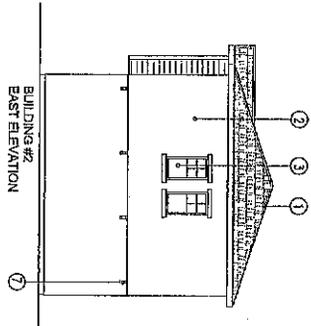
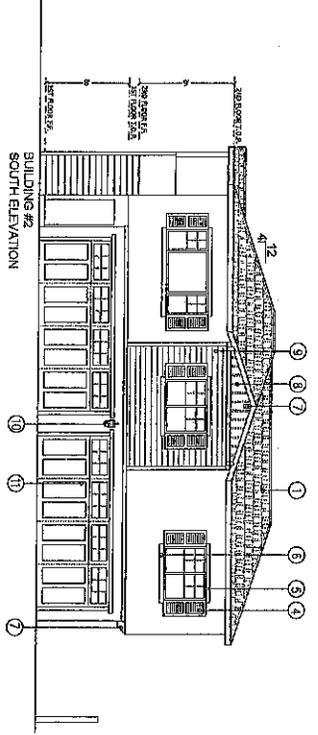
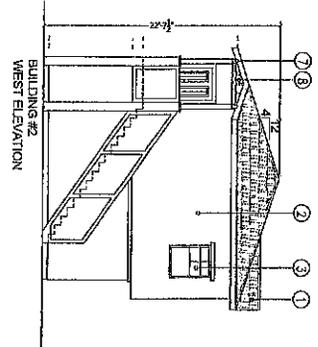
REVISIONS	
1	DATE: 04-29-20
2	DATE: 05-11-20

OWNER: MAJ ABOLSEN  
12305 214TH ST.  
HAWAIIAN GARDENS, CA 90716

BUILDING #2 FLOOR PLANS  
12305 214TH STREET  
HAWAIIAN GARDENS, CA 90716

DESIGN: MIDCITIES ENGINEERING  
9744 MAPLE STREET  
BELLFLOWER CA 90706

DATE	05-11-2020
DOCUMENT	F.L.P.
SCALE	3/16" = 1'-0"
TITLE	BUILDING #2 FLOOR PLANS
DESIGNER	MAJ



- ELEVATIONS NOTES:**
- 1 PAINTED ON ROOFING SHINGLES CAR
  - 2 MERLEX STUCCO FINISH
  - 3 VINYL WINDOW/WHITE COLOR
  - 4 1/8" DECORATIVE VINYL SHUTTERS
  - 5 FOAM WINDOW HEADER MERLEX TRIMMEL
  - 6 SMOOTH STUCCO FINISH, COLOR OFF WHITE
  - 7 FOAM WINDOW SILL MERLEX STUCCO TRIMMEL
  - 8 SMOOTH FINISH, COLOR OFF WHITE
  - 9 WOOD SHINGLES WHITE
  - 10 WOOD BOARD & BATTEN
  - 11 FIBER CEMENT SIDING
  - 12 DECORATIVE WALL MOUNTED LIGHT FIXTURE
  - 13 GARAGE DOOR

REVISIONS	DATE	BY
1	08-24-20	MAJ
2		

OWNER: MAJ ABOLSEN  
12305 214TH ST.  
HAWAIIAN GARDENS, CA 90716

BUILDING #2 ELEVATIONS & SECTIONS  
12305 214TH STREET  
HAWAIIAN GARDENS, CA 90716

DESIGN: MIDCITIES ENGINEERING  
9744 MAPLE STREET  
BELLFLOWER CA 90706

DATE	BY
SEP 2020	MAJ
DRAWN BY	F.L.
SCALE	3/8" = 1'-0"
BUILDING #2 ELEVATIONS & SECTIONS	

A.P. 79

NO.	DATE	DESCRIPTION
1		
2		

OWNER: MAJABOLSEN  
 12305 214TH ST.  
 HAWAIIAN GARDENS, CA 90716

DESIGN: MIDCITIES ENGINEERING  
 9744 MAPLE STREET  
 BELLFLOWER CA 90706

CONCEPTUAL LANDSCAPE PLAN  
 12305 214TH STREET  
 HAWAIIAN GARDENS, CA 90716

DATE: SEP 2020  
 DRAWN BY: F.J.  
 SCALE: 1/8" = 1'-0"  
 SHEET: 1/8"  
 CONCEPTUAL LANDSCAPE PLAN SHEET

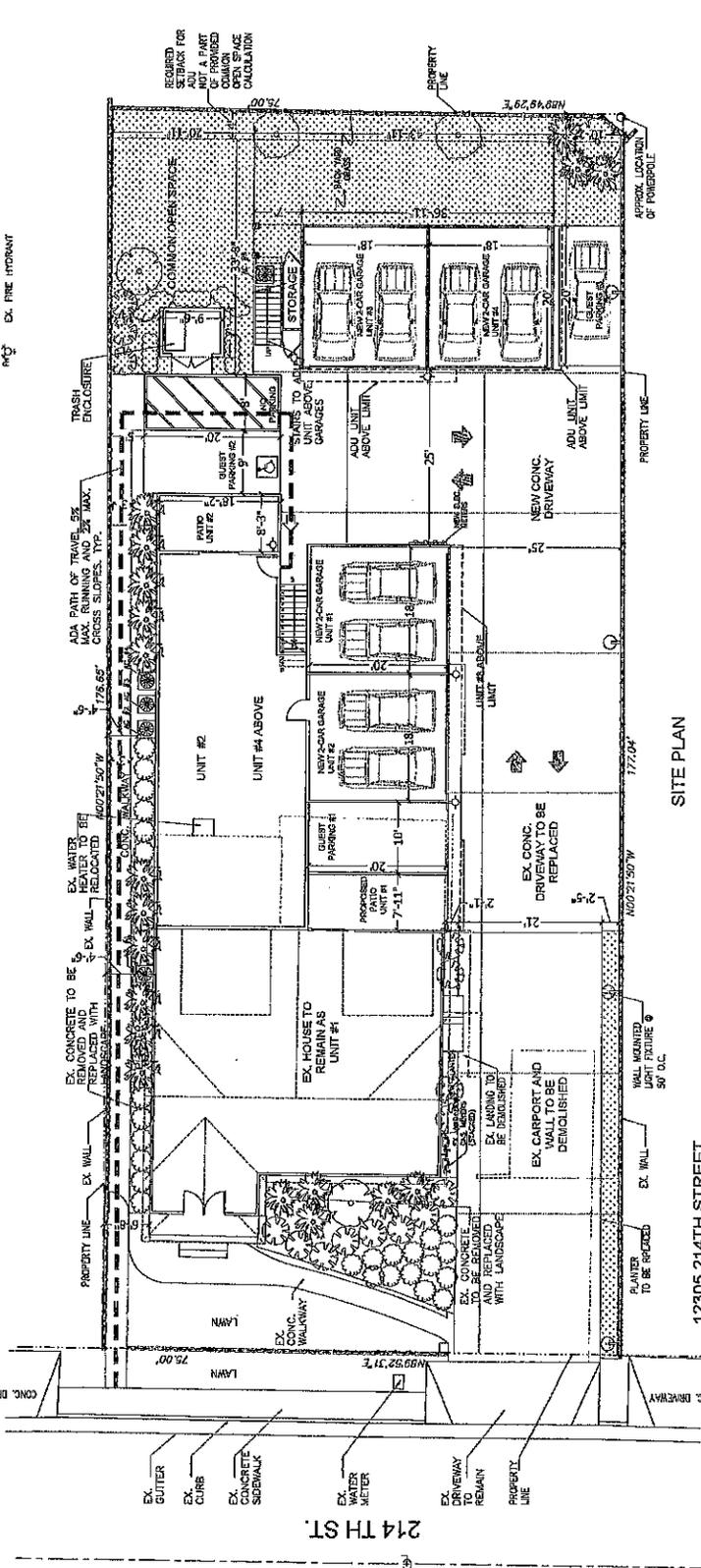
- NOTES**
- 1- TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER UTILITY PIPES, GAS METERS OR SEWER LATERALS, A MINIMUM OF 10' AWAY FROM UTILITY POLES, AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STAIRWELL CONNECTIONS.
  - 2- DRIP IRRIGATION IS REQUIRED WHEREVER POSSIBLE. OVERHEAD SPRAY IRRIGATION SHALL BE USED ONLY IN AREAS WITH NON-IRRIGABLE SLUDGE MATERIAL. TRIPES SHALL BE PLACED ON SEPARATE MAINS FROM ALL OTHER PLANT MATERIAL.
  - 3- A MINIMUM OF TWO INSPECTIONS WILL BE REQUIRED PER CONSTRUCTION PHASE. THE FIRST IS AN IRRIGATION INSPECTION TO VERIFY PIPE DEPTHS AND IRRIGATION SYSTEM OPERATION. THE SECOND IS AN IRRIGATION INSPECTION TO VERIFY SOIL MOISTURE COVERAGE AND OPERATIONAL AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE PLANNING DEPARTMENT TO SCHEDULE LANDSCAPE RESPONSIBILITY.
  - 4- A MINIMUM OF THREE LAYERS OF MULCHING SHALL BE INSTALLED IN STRIPED AREAS. IN AREAS WITH UNRECOVERED PLANTED FROM PLANTS, THE MULCH DEPTH SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES.

**SITE CALCULATION**  
 TOTAL LOT AREA: 55,107 SQ. FT. = 1.25 ACRES  
 LOT COVERAGE: 10.877%  
 BUILDING FOOTPRINT: 10,877 SQ. FT. = 19.02%  
 PROPOSED LANDSCAPE AREA: 55,107 / 50.107 = 12.02%

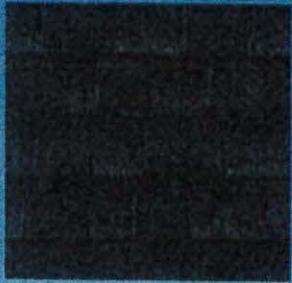
- LEGENDS:**
- ADA PATH OF TRAVEL 36" MAX. SLOPE
  - PROPERTY LINE
  - EX. FIRE HYDRANT

PLANTING SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
(Symbol)	CECIDIUM DESERT MIMOSA	DESERT ALBUCA PALE VERVE	24" BOX	4	MULTI / HEIGHT 8-10", SPREAD 4-5' MIN.	L
(Symbol)	GRACIA PARVULARIA	AUSTRALIAN WILLOW	24" BOX	4	DOUBLE STAKE / HEIGHT 8'-10", SPREAD 3'-4" MIN.	L
(Symbol)	WESTERBIA MORNING LIGHT	MORNING LIGHT	5 GAL	137	FULL & BUSHY @ 3' O.C.	L
(Symbol)	DANIELA MORNING LIGHT	CASSIA BLUE	1 GAL	37	FALL & BUSHY @ 3' O.C.	L
(Symbol)	US INTERMEDIUM GREEN CLUMP	GREEN GLIMP TEXAS SAGE	1 GAL	28	FULL & SPREADING INSTALL @ 4'	L
(Symbol)	US INTERMEDIUM GREEN CLUMP	TEXAS SAGE	5 GAL	5	UPRIGHT, DENSE, HEIGHT 10 FEET WALL WIDTH 4 FT. TO 6 FT	M
(Symbol)	FOREST BLEND	SHREDDED WOOD MULCH	3" MAX. AS RECD.	AS REQD.	3" DEEP - TO ALL PLANTING AREAS TYP.	

- PLANT LEGEND:**
- 100 WATT WALL MOUNTED LIGHT FIXTURE
  - WALL MOUNTED LIGHT FIXTURE
- LIGHTING NOTES:**  
 DRIVEWAY LIGHTED WITH 100 WATT LIGHT PER FIFTY FEET. SUBJECT TO APPROVAL BY THE PLANNING DIVISION. ALL LIGHT FIXTURES SHALL BE SHIELDED AND ADDRESS SIGNING BE RESIDENTIAL UNITS AND LOCATION VISIBLE BY THE PUBLIC. SUBJECT TO APPROVAL BY THE PLANNING DIVISION.
- SITE NOTES:**  
 ALL UTILITY LINES TO BE UNDERGROUND INCLUDING TELEPHONE, CABLE AND ELECTRICAL.



**SITE PLAN**  
 12305 214TH STREET  
 HAWAIIAN GARDENS, CA



**1.** COMPOSITE ROOFING SHINGLES GAF TIMBERLINE CHARCOAL



**8.** WOOD BATTEN, COLOR: SHERWIN WILLIAM PAINT SW6994 FORESTWOOD



**4.** 18" DECORATIVE VINYL SHUTTERS, SHERWIN WILLIAM PAINT SW6994 FORESTWOOD

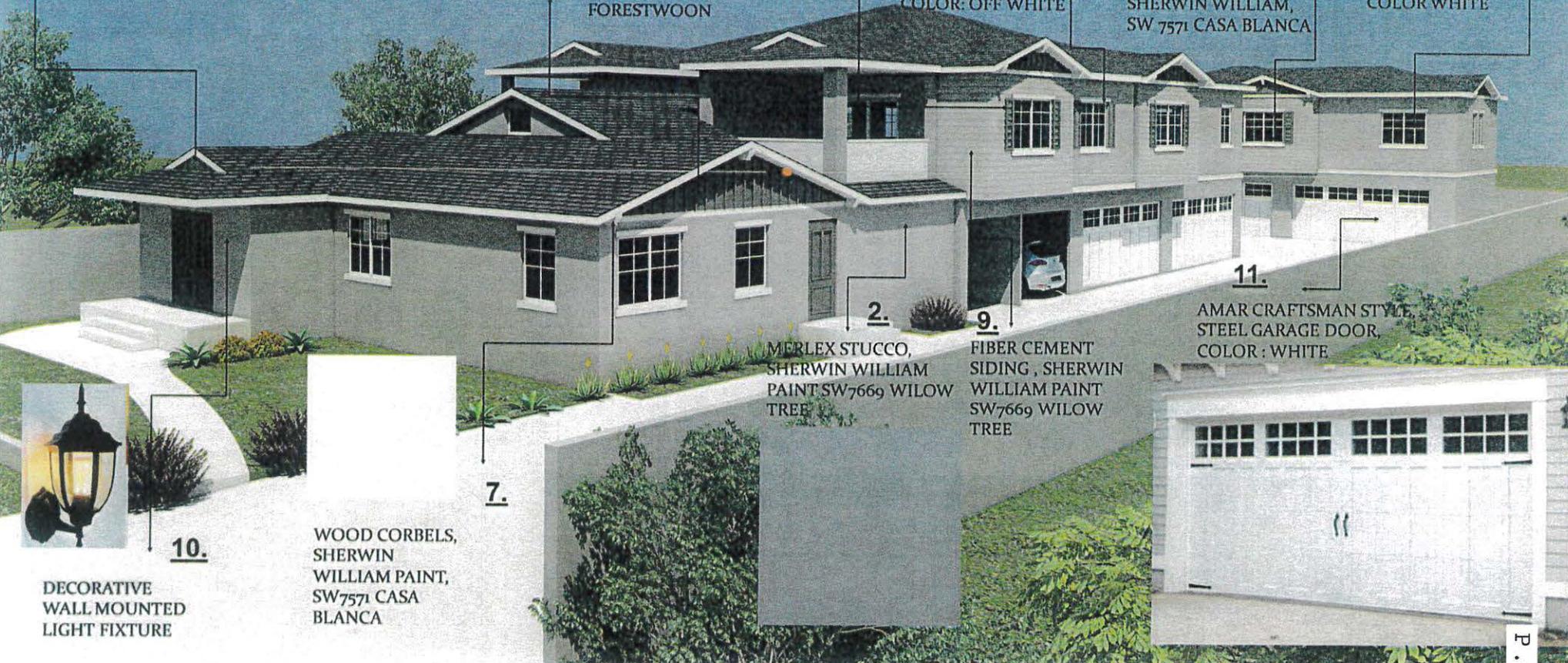


**5.** FOAM WINDOW HEADER MERLEX TROWEL, SMOOTH STUCCO FINISH, COLOR: OFF WHITE



**3.** JELD-WEN V-2500 SERIES VINYL WINDOW, COLOR WHITE

**6.** FOAM WINDOW SILL MERLEX TROWEL, SMOOTH STUCCO FINISH, SHERWIN WILLIAM, SW 7571 CASA BLANCA



**10.** DECORATIVE WALL MOUNTED LIGHT FIXTURE

**7.** WOOD CORBELS, SHERWIN WILLIAM PAINT, SW7571 CASA BLANCA

**2.** MERLEX STUCCO, SHERWIN WILLIAM PAINT SW7669 WILLOW TREE

**9.** FIBER CEMENT SIDING, SHERWIN WILLIAM PAINT SW7669 WILLOW TREE

**11.** AMAR CRAFTSMAN STYLE STEEL GARAGE DOOR, COLOR: WHITE









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

Agenda Item No.: 6  
Meeting Date: Jan. 13, 21  
CD Director J.C

**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. 2021-005; CASE NO. PLNG2018-0054 AND PLNG2018-0104 - A REQUEST TO ALLOW A SECOND ONE-YEAR EXTENSION OF THE PREVIOUSLY APPROVED CONDITIONAL USE PERMITS, FOR A NEW GASOLINE SERVICE STATION THAT OPERATES WITH A CONVENIENCE STORE (7-ELEVEN) AND AN ALCOHOLIC BEVERAGE CONTROL TYPE 20 (OFF-SALE BEER & WINE) LICENSE, ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

**DATE:** January 13, 2021

**SUMMARY**

The applicant, Adan Madrid, is requesting for a second one (1) year extension of the previously approved entitlements (PLNG2018-0054-Conditional Use Permit for a gasoline service station with a convenience store and PLNG2018-0104-Conditional Use Permit for the off-sale of beer & wine license) granted by the Planning Commission Resolution No. 2019-004 and Resolution No. 2019-005. The applicant has indicated that he needs more time to resolve various environmental issues prior to commencing construction.

**DISCUSSION**

As mentioned above, the proposed project involves the construction of a 2,940 square foot convenience store, a 1,908 square foot (36' x 53') gasoline canopy, along with 12 on-site parking spaces. Also, the project involves the sale of various types of alcoholic beverages (off-sale) inside the convenience store. The State 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.

On February 13, 2019 the Planning Commission adopted Resolution No. 2019-004 and Resolution No. 2019-005 approving the development of a new gasoline service station/ convenience store (7-Eleven) and the operation of an ABC Type 20 license at the subject site.

Pursuant to the Hawaiian Gardens Municipal Code Section 18.100.020(L), expiration of unused entitlements shall apply when a valid building permit has not been issued and construction has not been pursued and completed within one (1) year from the approval date.

On February 12, 2020, the applicant submitted a written request to extend the above listed entitlements for one year from the approval date. On April 7, 2020 the Planning Commission adopted Resolution approving the request by the applicant for the initial one-year extension.

Due to the unexpected circumstances, the project was delayed for months. As of today, building permits have been issued for the project and the applicant plans to commence the project construction. With the entitlements set to expire on February 13, 2021, the applicant is again requesting to extend the entitlements for another year, until February 13, 2022.

This additional one-year extension would allow existing entitlements for the project to continue to February 13, 2022, subject to the Conditions of Approval set forth by the Planning Commission Resolution No. 2019-004 and Resolution No. 2019-005. Also, the request allows the applicant/owner more time to prepare, construct, and complete the project by the approved deadline.

### **CONCLUSION**

Staff recommends that the Planning Commission adopt a Resolution approving the request for a second one-year extension of existing Conditional Use Permits (PLNG2018-0054 and PLNG2018-0104). The approved entitlements will be valid until February 13, 2022 or until construction is commenced and completed.

#### **Attachments:**

1. Planning Commission Resolution No. 2021-005
2. Attachment "A" – Conditions of Approval
3. Applicant's Letter dated December 15, 2020

## RESOLUTION NO. 2021-005

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A REQUEST BY ADAN MADRID, TO ALLOW A SECOND ONE-YEAR EXTENSION OF THE PREVIOUSLY APPROVED CONDITIONAL USE PERMITS (PLNG2018-0054 AND PLNG2018-0104) FOR A NEW GASOLINE SERVICE STATION/ CONVENIENCE STORE (7-ELEVEN), ON PROPERTY LOCATED AT 12300 CARSON STREET, CITY OF HAWAIIAN GARDENS**

**WHEREAS**, Mr. Adan Madrid has made a request for a second one-year extension of the previously approved entitlements for the development of a gasoline service station with a convenience store, for 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**, on February 13, 2019 the City of Hawaiian Gardens Planning Commission adopted Resolution No. 2019-004 and Resolution No. 2019-005, thereby approving two Conditional Use Permit applications for the development of a gasoline service station/ convenience store (7-Eleven) and the operation of a Department of Alcoholic Beverage Control Type 20 license; and,

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

**WHEREAS**, on April 7, 2020, the Planning Commission of the City of Hawaiian Gardens adopted a Resolution approving an initial one-year time extension of Case No. PLNG2018-0054 and Case No. PLNG2018-0104.

**WHEREAS**, on January 13, 2021, the Planning Commission of the City of Hawaiian Gardens held a hearing relative for a second extension request to Case No. PLNG2018-0054 and Case No. PLNG2018-0104.

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

**SECTION 1.** The Planning Commission of the City of Hawaiian Gardens finds that the request for anothe one-year extension to the time limit set forth in Planning Commission Resolution No. 2019-004 and Resolution No. 2019-005, are consistent with Section 18.100.020(M) of the Hawaiian Gardens Municipal Code as the findings made and the conditions imposed by the original approvals are still valid as follows:

1. The subject property is zoned under the C-4 (General Commercial) and more specifically as a "General Commercial" designation on the current City of

Hawaiian Gardens Zoning Map, thus the use is in conformance with the Zoning Map as it intends for commercial developments.

2. The applicant/owner indicated that he would continue to pursue and develop the project in a manner that is not detrimental to adjacent uses and structures within the vicinity of the site.
3. All original conditions of approval are still valid and shall remain in full force and effect.

**SECTION 2.** The Planning Commission of the City of Hawaiian Gardens hereby extends a second one-year time limit for Case No. PLNG2018-0054 and Case No. PLNG2018-0104, subject to the conditions contained in Attachment "A".

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

**PASSED, APPROVED, AND ADOPTED** by the Hawaiian Gardens Planning Commission on this the 13<sup>th</sup> day of January 2021.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
KEVIN M. NGUYEN  
PLANNING SECRETARY

I, Kevin M. Nguyen, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2021-005 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 January 2021, 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:

---

KEVIN M. NGUYEN  
PLANNING SECRETARY  
CITY OF HAWAIIAN GARDENS

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

The Planning Commission hereby approves a second one-year extension to 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, on 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/developer and all property owners of the subject property, prior to the issuance of any occupancy permit and/or business license.
2. This second one-year extension allows the previously approved Conditional Use Permits for the project to continue to **February 13, 2022**.
3. The approval of both Conditional Use Permits allows the construction of a 2,940 square feet convenience store (7-Eleven), 1,908 square feet (36' x 53') fuel canopy and the operation of an ABC Type 20 (Off-Sale Beer & Wine) license, 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.
4. All original conditions of approval for the project CUPs under Resolution No. 2019-004 and Resolution No. 2019-005 are still valid and in full force.
5. 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.



5932 Bolsa Avenue, Suite 107 - Huntington Beach, CA 92649

Tel (714) 892-8810 Fax (800) 342-0507

December 15, 2020

Mr. Joseph Colombo  
Community Development Department  
City of Hawaiian Gardens  
21815 Pioneer Blvd  
Hawaiian Gardens, CA 90716-1237

Hand-Delivered

Subject: Case Number PLNG2018-0054CUP and PLNG2018-0104CUP  
Location: 12300 Carson Street, Hawaiian Gardens, CA 90716  
APN: 7076-001-004

Dear Mr. Colombo:

Please accept this letter requesting a one (1) year extension of time for the above referenced conditional use permit applications approved by the Planning Commission on February 13, 2019 for the development of a 24-hour 7-Eleven convenience market with off-sale beer and wine in conjunction with an automobile fueling service station. A one (1) year extension of time was previously approved by the Planning Commission, which is due to expire on February 13, 2021.

The owner of the property and 7-Eleven encountered contaminated soil on site, which has delayed moving forward with construction. They have worked through this issue and will be ready to proceed with grading, site preparations and construction in the next few months. Construction completion and store opening are anticipated at the end of Q3 2021.

Thank you in advance for your consideration of our time extension request. Please feel free to contact me should you require additional information. I can be reached at (949) 235-9538 and at [adan@asidvm.com](mailto:adan@asidvm.com).

Sincerely,

Adan Madrid  
Project Manager