

HAWTHORNE PLANNING COMMISSION

MINUTES OF JULY 1, 2020

A. CALL TO ORDER

Chairperson Robert Smith called the meeting to order at 6:07 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Caraveo led the Pledge of Allegiance

C. ROLL CALL

COMMISSION:	Chairperson Robert Smith Vice-Chairperson Rula Alshanableh Commissioner Juan Ortiz <b>(Absent)</b> Commissioner Jason Caraveo Jr. Commissioner Ryan Richard
EX-OFFICIO MEMBERS:	Planning Director Greg Tsujiuchi
STAFF:	Assistant City Attorney Melissa Crosthwaite Senior Planner Chris Palmer Senior Planner Maria Majcherek

D. ORAL COMMUNICATIONS

No Communications

E. PLANNING COMMISSION AND AIRPORT ZONING COMMISSION CONSENT CALENDAR

No Items

F. RECESS AIRPORT ZONING COMMISSION

G. PLANNING COMMISSION CONSENT CALENDAR

No Items

H. CONTINUED PUBLIC HEARINGS

No Items

I. NEW PUBLIC HEARINGS

1. Zone Text Amendment 2019ZA05

Senior Planner Maria Majcherek presented Zone Text Amendment 2019ZA05, Consideration of an amendment to Chapter 17.74 to add a new definition of “secondary residence” as a dwelling not occupied by the owner as a “primary residence” but owned by person(s) whose primary residence is in the City of Hawthorne, and amending the definition of “home-sharing” to include this new property-type and excluding this type from definition of “vacation rental” and capping permits for “secondary residence” at 10.

**Motion by Commissioner Richard and a second by Vice-Chairperson Alshanableh for ordinance 2206 to be revisit within 1 year.**

**Yes: Alshanableh, Caraveo, Richard**

**No:**

**Abstain: Smith**

**Absent: Ortiz**

2. Conditional Use Permit 2020CU02 and Density Bonus 2020DB02

Senior Planner Chris Palmer presented Conditional Use Permit 2020CU02 and Density Bonus 2020DB02, a request to build a total of seven townhome-style apartment units inclusive of one affordable unit.

**Motion by Commissioner Caraveo and a second by Vice-Chairperson Alshanableh to adopt PC Resolution 2020-10 approving Conditional Use Permit 2020CU02 and Density Bonus / Housing Agreement 2020DB02.**

**Yes: Smith, Alshanableh, Caraveo**

**No:**

**Abstain:**

**Absent: Ortiz, Richard (Left Early)**

3. Conditional Use Permit 2019CU07

**Item will be continued to the next regular scheduled meeting of July 15, 2020 at 6:00 PM.**

4. Zone Text Amendment 2020ZA03

Senior Planner Maria Majcherek presented Zone Text Amendment 2020ZA03, an Amendment to the Municipal Code adding a new Chapter 17.21 (Accessory Dwelling Unit) to Title 17 (Zoning) of the Hawthorne Municipal Code in compliance with State Law and repealing Section 17.20.130.

**Motion by Vice-Chairperson Alshanableh and a second by Chairperson Smith to adopt PC Resolution 5050-12 recommending the City Council adopt Ordinance 2205, as well as a motion to continue the public hearing on this item to July 15, 2020 at 6:00 PM via zoom.**

**Yes: Smith, Alshanableh, Caraveo**

**No:**

**Abstain:**

**Absent: Ortiz. Richard (Left Early)**

J. RECESS THE PLANNING COMMISSION AND CALL BACK TO ORDER THE AIRPORT ZONING COMMISSION

K. AIRPORT ZONING COMMISSION CONSENT CALENDAR

No Items

L. AIRPORT ZONING COMMISSION NEW/CONTINUED PUBLIC HEARINGS

No Items

M. CALL BACK TO ORDER THE PLANNING COMMISSION CONCURRENTLY WITH THE AIRPORT ZONING COMMISSION

N. ADMINISTRATIVE ITEMS

No Items

O. COMMISSIONER REPORTS

No Items

P. ADJORNMENT

Chairperson Smith adjourned the meeting at 6:54 PM.

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PRESENT:	Chairperson Robert Smith Vice-Chairperson Rula Alshanableh Commissioner Juan Ortiz ( <b>Absent</b> ) Commissioner Jason Caraveo Jr. Commissioner Ryan Richard
EX-OFFICIO MEMBERS:	Planning Director Greg Tsujiuchi
STAFF:	Assistant City Attorney Melissa Crosthwaite Senior Planner Chris Palmer Senior Planner Maria Majcherek

D. ORAL COMMUNICATIONS

No Communications

E. AIRPORT ZONING COMMISSION CONSENT CALENDAR

No Items

F. AIRPORT ZONING COMMISSION NEW/CONTINUED ITEMS

No Items

G. ORDER THE PLANNING COMMISSION CONCURRENTLY WITH THE AIRPORT ZONING COMMISSION

H. ADMINISTRATIVE ITEMS

No Items

I. COMMISSIONER REPORTS

No Items

J. ADJOURNMENT

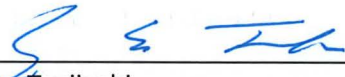
The meeting was adjourned at 6:54 PM.



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Chairperson Robert Smith  
Hawthorne Planning Commission/Airport Zoning  
Commission

Date signed: 2-5-2021

ATTEST:



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Greg Tsujiuchi  
Secretary, Hawthorne Planning Commission /Airport Zoning Commission