

HAWTHORNE PLANNING COMMISSION

MINUTES OF JUNE 6, 2018

A. CALL TO ORDER

Vice Chairperson Smith called the meeting to order at 6:08 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Ortiz led the Pledge of Allegiance

C. ROLL CALL

COMMISSION:	Chairperson Mike Talleda (Arrived at 6:25) Vice-Chairperson Robert Smith Commissioner Rula Alshanableh (Absent) Commissioner Patrick T. Carey Commissioner Juan Ortiz
EX-OFFICIO MEMBERS:	Planning Director Brian James
STAFF:	Senior Planner Chris Palmer Associate Planner Maria Majcherek Planning Director Brian James City Attorney Melissa Crosthwaite

D. ORAL COMMUNICATIONS

No Communications

E. PLANNING COMMISSION AND AIRPORT ZONING COMMISSION CONSENT CALENDAR

1. Approval of Planning Commission and Airport Zoning Commission minutes for the regular meeting of May 2, 2018.

Motion to approve the minutes for the regular meeting of May 2, 2018, by Commissioner Carey and Second by Commissioner Ortiz.

Yes: Smith, Ortiz, Carey

No:

Abstain:

Absent: Talleda, Alshanableh

F. RECESS AIRPORT ZONING COMMISSION

G. PLANNING COMMISSION CONSENT CALENDAR

1. Consideration of Building Colors per HMC Section 17.20.010. 11431 Cedar Avenue, Hawthorne (7 Unit Residential Complex).

Associate Planner Majcherek provided a staff report and recommended denial of the proposed colors. Sylvia Torres, Applicant representative, requested approval of the proposed colors.

Motion by Commissioner Ortiz and a second by Commissioner Carey to deny the colors as proposed. The Commission directed the applicant to work with staff to find a color palette that complies with the HMC and that is toned-down in brightness and return to the commission for review.

Yes: Smith, Ortiz, Carey,

No:

Abstain:

Absent: Talleda, Alshanableh

- I. NEW PUBLIC HEARINGS (Item I moved forward on the Agenda)

1. Conditional Use Permit 2017CU11

The Commission moved item I.1 forward. Chairperson Talleda arrived during Staff's presentation and stated for the record that he had read the staff report, understands the item, and is able to act on the application.

Associate Planner Majcherek provided a staff report. The Applicant, Mrs. Patsy Polk, requested approval of the proposed wall. The Commission discussed the height of the proposed wall from the sidewalk (7'); inquired about input from neighbors (no input); and discussed the location of the mirror.

Motion by Commissioner Carey and a second by Commissioner Ortiz to adopt Resolution PC 2017-27 approving CUP 2017CU11.

Yes: Talleda, Smith, Ortiz, Carey

No:

Abstain:

Absent: Alshanableh

- H. CONTINUED PUBLIC HEARINGS

3. Conditional Use Permit 2017CU13 and Vesting Tentative Map 74690 (Item H.3 moved forward on the Agenda)

The Commission moved item H.3 forward. Senior Planner Palmer presented Conditional Use Permit 2017CU13 and Vesting Tentative Map 74690. The Commission inquired if an air easement allowing overflights would be required (not a requirement of AOZ #1); inquired if verification of meeting the interior noise standard would be required after construction; discussed the importance of airport disclosure prior to sale (required in AOZ#1); and noted that the project should help upgrade the neighborhood.

Motion by Commissioner Carey and a second by Chairperson Talleda to adopted PC Resolution 2018-11 approving CUP 2017CU13 and Vesting Tentative Map 74690 with the additional condition that a noise test be conducted after construction and prior to issuance of the final building permit to verify adherence to the interior noise standard of AOZ#1 and that the test be conducted by a third-party acoustical engineer selected by the City and paid for by the applicant.

Yes: Talleda, Smith, Ortiz, Carey

No:

Abstain:

Absent: Alshanableh

1. General Plan Amendment 2017GP02 and Change of Zone 2017CZ03

Vice Chairperson Smith recused himself and left the Chambers. Senior Planner Palmer presented General Plan Amendment 2017GP02 and Change of Zone 2017CZ03. The Commission inquired about the history of the change in land use designations; agreed that the site is not viable for a commercial use; and inquired about location of site relative to the Freeway (approximately 25' above).

Motion by Commissioner Carey and a second by Commissioner Ortiz to adopted PC Resolution 2018-09 recommending that the City Council approve General Plan Amendment 2017GP02 and Change of Zone 2017CZ03.

Yes: Talleda, Ortiz, Carey

No:

Abstain: Smith

Absent: Alshanableh

2. Conditional Use Permit 2017CU15 and Vesting Tentative Map 78256

Vice Chairperson Smith recused himself and left the Chambers. Senior Planner Palmer presented Conditional Use Permit 2017CU15 and Vesting Tentative Map 078256. The Commission inquired if the proposal was a condominium project (yes) and how common areas will be maintained (HOA responsibility); inquired about the height of the block wall along the Freeway (6'); and inquired about noise mitigation measures and the location of triple-paned windows. The Applicant's representative, Patricio Culqui, requested approval of the project.

Motion by Commissioner Carey and a second by Chairperson Talleda to adopted PC Resolution 2018-10 approving Conditional Use Permit 2017CU15 and Vesting Tentative Map contingent upon approval of General Plan Amendment 2017GP02 and Change of Zone 2017CZ03 by the City Council.

Yes: Talleda, Ortiz, Carey

No:

Abstain: Smith

Absent: Alshanableh

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

J. AIRPORT ZONING COMMISSION CONSENT CALENDAR

No items

K. AIRPORT ZONING COMMISSION NEW/CONTINUED PUBLIC HEARINGS

No items

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

M. ADMINISTRATIVE ITEMS

No items

N. COMMISSIONER REPORTS

No items

O. ADJOURNMENT

Chairperson Talleda adjourned the meeting at: 7:27PM

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No items

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No items

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P. ADJOURNMENT

The meeting was adjourned at: 7:27PM



Chairperson Mike Talleda
Hawthorne Planning Commission/Airport Zoning
Commission

Date signed: 6/20/18

ATTEST:



Brian James
Secretary, Hawthorne Planning Commission /Airport Zoning Commission