

HAWTHORNE PLANNING COMMISSION

MINUTES OF AUGUST 22, 2018

A. CALL TO ORDER

Commissioner Talleda called the meeting to order at 6:04 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Carey led the Pledge of Allegiance

C. ROLL CALL

COMMISSION:	Chairperson Mike Talleda Vice-Chairperson Robert Smith Commissioner Rula Alshanaheh Commissioner Patrick T. Carey Commissioner Juan Ortiz
EX-OFFICIO MEMBERS:	Planning Director Brian James
STAFF:	Senior Planner Chris Palmer Planning Director Brian James

D. ORAL COMMUNICATIONS

1. Hannah Bentley spoke in support of proposed Zone Change at 15000 Aviation Boulevard, which is scheduled for September 19, 2018.

E. PLANNING COMMISSION AND AIRPORT ZONING COMMISSION CONSENT CALENDAR

1. Approval of Planning Commission and Airport Zoning Commission minutes for the regular meeting of June 20, 2018.

Motion to approve the minutes for the regular meeting of June 20, 2018, by Vice-Chairperson Smith and Second by Commissioner Carey.

Yes: Talleda, Smith, Alshanaheh, Carey, Ortiz

No:

Abstain:

Absent:

F. RECESS AIRPORT ZONING COMMISSION

G. PLANNING COMMISSION CONSENT CALENDAR

No Items

H. CONTINUED PUBLIC HEARINGS

1. Zone Text Amendment 2018ZA01

Planning Director James presented the staff report for Zone Text Amendment 2018ZA01 for an amendment to the Municipal Code to allow the off-site storage of vehicle inventory associated with a local new car dealership on parcels with limited development potential in the M-2 Zone. The applicant, Gary Premeaux, spoke in support of the amendment. The Planning Commission agreed that the proposed amendment makes sense for properties that have limited development potential.

Motion by Vice-Chair Smith and a second by Commissioner Carey

Yes: Talleda, Smith, Alshanableh, Carey, Ortiz

No:

Abstain:

Absent:

I. NEW PUBLIC HEARINGS

1. Zone Text Amendment 2018ZA06, Conditional Use Permit 2018CU05, and related actions – Boring Company Test Elevator/Spur

Planning Director James presented the staff report for Zone Text Amendment 2018ZA06 to establish a process by which a Test Elevator/Spur connecting the existing Test Tunnel under 120th Street to the enclosed garage of a private residence for the purpose of examining the capabilities of a zero-emissions, underground travel option for personal vehicles may be conditionally permitted; and Conditional Use Permit 2018CU05 to establish a Test Elevator/Spur on a property located at 3834 119th Place. Sammy Andrade, Carmen, and other neighbors expressed concerns about the safety of their homes, responsibility for damages (TBC), and questioned the engineering and safety details. A neighbor questioned the plan shown in the presentation, which is different than what was shown to her by TBC. The applicant provided details about the engineering, construction, and safety aspects of the project. The Planning Commission discussed the long and short-term safety of the project; security aspects; conditions and requirements to ensure that the neighborhood is not negatively impacted; construction (tunneling) as a common and thoroughly tested construction process that will be inspected and permitted by several agencies including the fire department, city engineer, building inspector, and Cal OSHA; and clarified conditions of approval. The Commission discussed the benefits of the project as consistent with the reputation of the City as a Test City and expressed support for the project as proposed and conditioned. Commissioner Alshanableh disclosed that she was

contacted by the applicant who provided insight into the project and that no opinions or direction was provided.

Motion by Vice-Chair Smith and a second by Commissioner Alshanableh

Yes: Talleda, Smith, Alshanableh, Carey, Ortiz

No:

Abstain:

Absent:

2. Conditional Use Permit 2018CU01

Senior Planner Palmer presented the staff report for Conditional Use Permit 2018CU01, a request to approve a new 119 room hotel at 11519 Acacia Avenue. Megan Mitchell, neighbor, presented a survey and letter requesting that the entry be moved off of 116th Street and relocated to Acacia Avenue to minimize traffic impacts. Osvaldo Ramirez, neighbor, expressed concerns about additional traffic, parking, and privacy. The applicant's representative, Jamarus, discussed potential to connect parking to the recently approved hotel immediately to the north and that the gate would be retained to protect the residents. The Planning Commission discussed the CEQA exemption recommendation; transition of the neighborhood from residential to a hotel hub and how to protect residents during the change; the merits of the suggestion to relocate the entrance and/or cul-de-sac as suggested by the neighbors; parking concerns; a redesign of the façade facing 116th Street; location of bus drop-off/pick-up area; need for the traffic study to help make an informed decision; setbacks on Acacia and 116th Street; and notification process.

Motion to continue by Commissioner Alshanableh and a Second by Commissioner Smith to: 1) complete the traffic study; 2) explore options for the entrance to the hotel and location/configuration of the cul-de-sac; redesign the façade to provide more detail on 116th Street and to address the entry concerns; and to re-notice the project to include tenants within the 300 foot radius.

Yes: Talleda, Smith, Alshanableh, Carey, Ortiz

No:

Abstain:

Absent:

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

No items

K. AIRPORT ZONING COMMISSION CONSENT CALENDAR

L. AIRPORT ZONING COMMISSION NEW/ CONTINUED PUBLIC HEARINGS

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

No items

N. ADMINISTRATIVE ITEMS

No items

O. COMMISSIONER REPORTS

- Commissioner Ortiz requested that a discussion of the public notification process and history be placed on a future agenda.
- Commissioner Ortiz discussed hotel in the City of Inglewood where buses park and stage passengers on Imperial Avenue, blocking traffic.

P. ADJORNMENT

Chairperson Talleda adjourned the meeting at 8:23 PM.

HAWTHORNE AIRPORT ZONING COMMISSION

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C. ROLL CALL

PRESENT:	Chairperson Mike Talleda Vice-Chairperson Robert Smith Commissioner Rula Alshanableh Commissioner Patrick T. Carey Commissioner Juan Ortiz
EX-OFFICIO MEMBERS:	Planning Director Brian James
STAFF:	Senior Planner Chris Planner Planning Director Brian James

D. ORAL COMMUNICATIONS

No Communications

E. AIRPORT ZONING COMMISSION CONSENT CALENDAR

No items

F. AIRPORT ZONING COMMISSION NEW/CONTINUED ITEMS

No items

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

H. ADMINISTRATIVE ITEMS

No items

I. COMMISSIONER REPORTS

See Item O above.

J. ADJOURNMENT

The meeting was adjourned at 8:23 PM



Chairperson Mike Talleda
Hawthorne Planning Commission/Airport Zoning
Commission

Date signed: 9/19/18

ATTEST:



Brian James
Secretary, Hawthorne Planning Commission /Airport Zoning Commission