

**HAWTHORNE PLANNING COMMISSION**

**MINUTES OF SEPTEMBER 19, 2018**

**A. CALL TO ORDER**

Commissioner Talleda called the meeting to order at 6:00 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 (Absent) Commissioner Patrick T. Carey Commissioner Juan Ortiz
EX-OFFICIO MEMBERS:	Planning Director Brian James
STAFF:	Planning Director Brian James City Attorney Melissa Crosthwaite Senior Planner Chris Palmer

**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 August 22, 2018

**Motion to approve the minutes for the regular meeting of August 22, 2018, by Commissioner Carey and Second by Vice-Chairperson Smith.**

**Yes: Talleda, Smith, Carey, Ortiz**

**No:**

**Abstain:**

**Absent: Alshanaheh**

**F. RECESS AIRPORT ZONING COMMISSION**

**G. PLANNING COMMISSION CONSENT CALENDAR**

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

**Motion to approve by Commissioner Carey and a second by Commissioner Ortiz**

**Yes: Talleda, Smith, Carey, Ortiz**

**No:**

**Abstain:**

**Absent: Alshanableh**

2. Approval of Building Colors per HMC Section 17.20.010  
13904, Hawthorne, California (7 Unit Residential)

**Motion to approve by Chairperson Talleda and a second by Vice-Chairperson Smith**

**Yes: Talleda, Smith, Carey, Ortiz**

**No:**

**Abstain:**

**Absent: Alshanableh**

#### H. CONTINUED PUBLIC HEARINGS

No items

#### I. NEW PUBLIC HEARINGS

1. Change of Zone 2018CZ02

Senior Planner Chris Palmer presented the staff report for Change of Zone 2018CZ02 to change the Zoning Map from the Regional Commercial Mixed Use (CR-MU) zone to the Regional Commercial (CR) zone. Mr. Palmer also summarized written correspondence received on the proposal and the fact that the hearing was noticed three weeks in advance. The Commission clarified the proposed action to remove the MU overlay and eliminate the option to develop the property with a high density residential use and that the property is about to be sold at auction. Hannah Bentley and Laurilla Walker spoke in favor of the proposal. Maury Loverich, Joan Gallagher, Yvonne Amaryllis, Marci Aceagle, and Rajesh Bondare expressed concerns about the impacts of future development on their properties and generally expressed support of a lower density residential development between their homes and any future commercial. The Commission discussed the possibility of reducing the allowable density of the MU overlay to a lesser density (e.g. 15-20 units per acre). The Commission discussed the possibility of future density bonus proposals, which would be subject to State standards and that could seek increased densities and different development standards. Commissioner Ortiz expressed the need to allow for some residential development but at a reduced density.

**Motion by Vice-Chair Smith and a second by Commissioner Carey to adopt PC Resolution 2018-13 recommending that the City Council approve Zone Change 2018CZ02 and directed that staff provide a future discussion item to explore creating a new MU Overlay zone with a reduced residential density.**

**Yes: Talleda, Smith, Carey, Ortiz**

**No:**

**Abstain:**

**Absent: Alshanableh**

**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 Carey noted that the Chamber of Commerce golf tournament is coming next Thursday.
- Commissioner Ortiz discussed the need for street landscaping to be maintained and replaced and that Public Works provide an update on the on-going roadway improvements on Hawthorne, El Segundo, and Prairie.

**P. ADJORNMENT**

Chairperson Talleda adjourned the meeting at 7:34 PM.

**HAWTHORNE AIRPORT ZONING COMMISSION**

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**B. PLEDGE OF ALLEGIANCE**

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**C. ROLL CALL**

<b>PRESENT:</b>	Chairperson Mike Talleda Vice-Chairperson Robert Smith Commissioner Rula Alshanaheh (Absent) Commissioner Patrick T. Carey Commissioner Juan Ortiz
<b>EX-OFFICIO MEMBERS:</b>	Planning Director Brian James
<b>STAFF:</b>	Planning Director Brian James City Attorney Melissa Crosthwaite Senior Planner Chris Palmer

**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 7:34 PM



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Chairperson Mike Talleda  
Hawthorne Planning Commission/Airport Zoning  
Commission

Date signed: 10/17/18

ATTEST:



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Brian James  
Secretary, Hawthorne Planning Commission /Airport Zoning Commission