

**HAWTHORNE PLANNING COMMISSION**

**MINUTES OF JANUARY 18, 2017**

**A. CALL TO ORDER**

Chairperson Patrick T. Carey 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**

Christopher Palmer led the Pledge of Allegiance

**C. ROLL CALL**

PRESENT: Chairperson Patrick T. Carey  
Commissioner Rula Alshanableh  
Commissioner Robert Smith  
Commissioner Mike Talleda

ABSENT: Vice-Chairperson Juan Ortiz

EX-OFFICIO MEMBERS: Planning Director Brian James

STAFF: Senior Planner Chris Palmer

**D. ORAL COMMUNICATIONS**

No Communications

**E. RECESS AIRPORT ZONING COMMISSION**

**F. CONSENT CALENDAR**

No items

**G. CONTINUED PUBLIC HEARINGS**

1. Conditional Use Permit No. 2016CU09

Senior Planner Chris Palmer presented the staff report on Conditional Use Permit 2016CU09 for approval to add 41 additional rooms/suites to an existing 87 room hotel.

Mr. Palmer explained that hotels are governed by Title 17 and Section 17.25.020 of the HMC (Permitted Uses), which stipulates that new hotels are subject to approval of a Conditional Use Permit (CUP) by the Planning Commission.

Mr. Palmer stated that the subject property and surrounding parcels are zoned Regional Commercial (C-R). As shown on the Vicinity Map and Site Photos, the project site is surrounded by three to five story hotels and a three story parking structure and residential uses to the east.

Mr. Palmer stated that the applicant did not provide a market study as required by the municipal code. He explained that the city prepared one addressing hotel uses in the DHSP area. The market study found that this area where the project is located is economically viable to sustain hotel development.

Mr. Palmer explained the breakdown of parking requirements.

Mr. Palmer stated that the proposed project meets the development standards of the C-R zone.

Commissioner Talleda had concerns about the letters from the citizens of Hawthorne regarding the shared parking and Mr. Palmer explained the shared parking arrangement and stated that the parking meets the requirements of the HMC and no parking issues or code violations (trash and maintenance) have been observed.

Commissioner Alshanableh asked about the average occupancy and Mr. Palmer stated that the average occupancy is 85%.

Commissioner Smith expressed that he did not see a parking issue during field visits and also noted that previous staff reports did not address or detail parking requirements or parking problems.

Chairperson Carey also noted that he was on the commission when previous projects were approved and did not recall parking or trash/other code violations being issues.

The applicant's representative introduced himself and agreed with all the conditions of approval.

**Motion to Approve by Commissioner Smith, second by Commissioner Alshanableh**

**Yes: Alshanableh, Smith, Talleda, Carey**

**No:**

**Abstain:**

**Absent: Ortiz**

2. Conditional Use Permit No. 2016CU10

Senior Planner Chris Palmer presented the staff report for Conditional Use Permit 2016CU10, a request for approval of a new 88 room, five story hotel, located at 11501 Acacia Avenue.

Mr. Palmer stated that the applicant is proposing a new five story, 88 room hotel with 37 parking stalls on-site

Mr. Palmer stated that the city prepared a market study addressing hotel uses in the Acacia area. The market study found that this area where the project is located is economically viable to sustain hotel development.

Mr. Palmer explained the breakdown of the parking requirements.

Mr. Palmer stated that the proposed project meets the development standards of the C-R zone.

Janelle Titus, who is a Hawthorne resident, wanted clarification regarding the wall on the southern property line. Mr. Palmer stated that the wall would be 11 feet tall and the building is set back 10 feet from the property line.

Terry Titus, who is a Hawthorne resident, wanted to know if the existing wall will be demolished in the process of construction and Mr. Palmer stated that fence issues are negotiated through property owners.

Commissioner Alshanableh expressed support of the project and that its design.

Commissioner Smith was impressed with the development.

**Motion to Approve by Commissioner Smith, second by Commissioner Talleda.**

**Yes: Alshanableh, Smith, Talleda, Carey**

**No:**

**Abstain:**

**Absent: Ortiz**

#### **H. NEW PUBLIC HEARINGS**

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

#### **J. AIRPORT ZONING COMMISSION CONCENT CALENDAR**

#### **K. AIRPORT ZONING COMMISSION NEW/CONTINUED ITEMS**

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

**M. COMMISSIONER REPORTS**

No reports

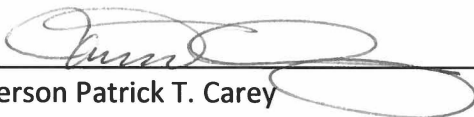
**N. ADMINISTRATIVE ITEMS**

Mr. James noted the upcoming study session on storm water management on the February 1, 2017, agenda.

Consideration of the appointment of a Chairperson and Vice-Chairperson was postponed until the next meeting so that all Commissioners could be in attendance.


**O. ADJOURNMENT**

The meeting was adjourned at 8pm.

  
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Chairperson Patrick T. Carey  
Hawthorne Planning Commission

Date signed: 7/5/2017

ATTEST:

  
\_\_\_\_\_  
Brian James  
Secretary, Hawthorne Planning Commission

**HAWTHORNE AIRPORT ZONING COMMISSION**

**MINUTES OF JANUARY 18, 2017**

**CALL TO ORDER**

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**PLEDGE OF ALLEGIANCE**

Christopher Palmer led the Pledge of Allegiance.

**ROLL CALL**

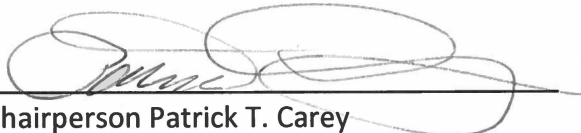
PRESENT:	Chairperson Patrick T. Carey Commissioner Rula Alshanableh Commissioner Robert Smith Commissioner Mike Talleda
ABSENT:	Vice-Chairperson Juan Ortiz
EX-OFFICIO MEMBERS:	Planning Director Brian James
STAFF:	Senior Planner Chris Palmer

**ORAL COMMUNICATIONS**

None

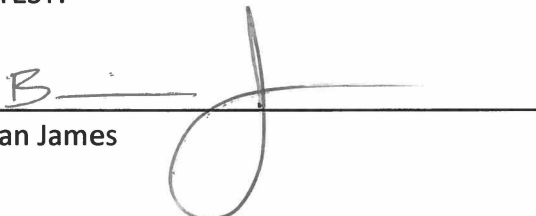
**CONSENT CALENDAR**

The meeting was adjourned at 8pm.

  
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Chairperson Patrick T. Carey  
Hawthorne Airport Zoning Commission

Date signed: 7/5/2017

ATTEST:

  
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Brian James

Secretary, Hawthorne Airport Zoning Commission