

HAWTHORNE PLANNING COMMISSION

MINUTES OF MARCH 15, 2017

A. CALL TO ORDER

Commissioner Patrick T. Carey called the meeting to order at 6:12 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance

C. ROLL CALL

PRESENT: Chairperson Juan Ortiz
Commissioner Rula Alshanableh
Commissioner Robert Smith
Commissioner Patrick T. Carey

ABSENT: Vice-Chairperson Mike Talleda

EX-OFFICIO MEMBERS: Planning Director Brian James
Mark Mandell, Mandell Municipal Services

STAFF: Associate Planner Christopher Palmer
John P. Ramirez, CSG Consultants, Inc.

D. ORAL COMMUNICATIONS

No Communications

E. RECESS AIRPORT ZONING COMMISSION

F. CONSENT CALENDAR

1. Approval of Minutes:

a. 9/7/16 minutes

Motion to Continue to 4/5/17 by Commissioner Alshanableh and Second by Chairperson Ortiz:

Yes: Carey, Smith, Ortiz, Alshanableh

No:
Abstain:
Absent: Talleda

b. 9/21/16 minutes

Motion to Continue to 4/5/17 by Commissioner Alshanableh and Second by Chairperson Ortiz:

Yes: Carey, Smith, Ortiz, Alshanableh
No:
Abstain:
Absent: Talleda

G. CONTINUED PUBLIC HEARINGS

No items

H. NEW PUBLIC HEARINGS

1. Conditional Use Permit No. 2017CU02

Senior Planner Chris Palmer presented the staff report for Conditional Use Permit 2017CU02 for a request to modify conditions of approval of a previously approved Conditional Use Permit to increase the number of rooms and allow the sale of alcohol.

The Commission discussed the availability of library parking, accommodation of storm water (LID), and sustainable features (e.g. landscape and irrigation).

Mr. Kearns, a Hawthorne resident, expressed concern that the potential overflow parking from the project could impact on-street parking.

Mr. Tamir, a Redondo Beach resident, expressed concern regarding the restaurant location and signage.

Motion to Approve with conditions as included in the Resolution by Commissioner Smith with Second by Commissioner Carey:

Yes: Alshanableh, Smith, Ortiz, Carey
No:
Abstain:
Absent: Talleda

2. Zone Amendment 2016ZA13

John Ramirez, Consultant, presented the staff report for Zone Amendment 2016ZA13, a refinement to Ordinance Nos. 2127 and 2128 to facilitate development that is

compatible with the adjacent and surrounding land uses and ensure consistency with the City's land use policies.

The Commission discussed reasons why the mixed use overlay was being removed from the M-1 Limited Industrial zone, why parking deviations were allowed on lots 3 acres or more in size, the purpose of a density restriction on smaller lots versus larger lots, and desire to facilitate development of quality, very-low income units.

Motion to Approve with modifications to (1) un-strike the text in Section 17.87.040.C as recommended by staff and (2) clarify width and depth of minimum public open space in Section 17.087.060.H(5)(a) by Commissioner Alshanableh with Second by Commissioner Smith:

Yes: Alshanableh, Smith, Ortiz, Carey

No:

Abstain:

Absent: Talleda

3. Zone Amendment 2017ZA01

Planning Director Brian James presented Zone Amendment 2017ZA01 to incorporate the State's water efficient landscape and irrigation standards.

Motion to Approve by Commissioner Carey with Second by Commissioner Smith:

Yes: Alshanableh, Smith, Ortiz, Carey

No:

Abstain:

Absent: Talleda

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

J. AIRPORT ZONING COMMISSION CONCENT CALENDAR

No items

K. AIRPORT ZONING COMMISSION NEW/CONTINUED ITEMS

No items

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

M. COMMISSIONER REPORTS

No items

N. ADMINISTRATIVE ITEMS

1. Parking Pass – The Planning Director informed Commissioners that the City Hall parking lot will have gates and the need to obtain a parking pass.
2. Form 700 – Reminder that the Form 700 is due March 29th
3. The Planning Director informed the Commission that a tour of the West Basin Water facilities was being offered if they desired to attend.

O. ADJOURNMENT

The meeting was adjourned at 7:21pm.



Chairperson Juan Ortiz
Hawthorne Planning Commission

Date signed: 5/17/17

ATTEST:

Brian James

Secretary, Hawthorne Planning Commission

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No Items

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

H. COMMISSIONER REPORTS

No Items

I. ADMINISTRATIVE ITEMS

As noted in Item N. above

J. ADJOURNMENT

The meeting was adjourned at 7:21pm.



Chairperson Juan Ortiz
Hawthorne Airport Zoning Commission

Date signed: 5/17/17

ATTEST:

Brian James
Secretary, Hawthorne Airport Zoning Commission