

HAWTHORNE PLANNING COMMISSION

MINUTES OF APRIL 19, 2017

A. CALL TO ORDER

Chairperson Juan Ortiz called the meeting to order at 6:02 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Senior Planner Chris Palmer led the Pledge of Allegiance

C. ROLL CALL

PRESENT: Chairperson Juan Ortiz
Vice-Chairperson Mike Talleda
Commissioner Rula Alshanableh
Commissioner Robert Smith

ABSENT: Commissioner Patrick T. Carey

EX-OFFICIO MEMBERS: Planning Director Brian James
Assistant City Attorney Melissa Crosthwaite

STAFF: Senior Planner Christopher Palmer
Associate Planner Maria Majcherek

D. ORAL COMMUNICATIONS

No Communications

E. RECESS AIRPORT ZONING COMMISSION

F. CONSENT CALENDAR

1. Approval of Minutes:

a. 12/21/16 minutes

Motion to Approve by Commissioner Smith and Second by Commissioner Talleda

Yes: Ortiz, Talleda, Alshanableh, Smith

No:

Abstain:

Absent: Carey

G. CONTINUED PUBLIC HEARINGS

No items

H. NEW PUBLIC HEARINGS

1. Conditional Use Permit 2016CU14

Associate Planner Maria Majcherek presented the staff report for Conditional Use Permit No. 2016CU14, a request for the sale of beer and wine for off-site consumption at an existing 99 Cent Only Store. The Commission asked questions regarding loitering, the consequences of drinking onsite, and property maintenance, especially litter. The applicant, Mr. Steve Rawlings, expressed his concerns regarding the open-ended nature of Condition #10 to repair the sidewalk, curb, and gutter. Planning Director Brian James suggested that Code Enforcement would be made aware of the property maintenance issues at the shopping center and will address as appropriate.

Motion to Approve by Commissioner Smith with a Second by Commissioner Talleda to approve with a modification to condition #10 to limit the repair of sidewalk, curb, and gutter to damages caused by the applicant during reconstruction efforts.

Yes: Ortiz, Talleda, Alshanableh, Smith

No:

Abstain:

Absent: Carey

2. Vesting Tentative Parcel Map 2017PM01

Senior Planner Chris Palmer presented the staff report for Vesting Tentative Parcel map 2017PM01, a request to combine six lots into a single lot for the development of a dual-branded hotel facility. Academy Insurance representative, Mr. Tamir, asked for clarification regarding access to the rear of their building from the alley and maintaining an easement through the alley. The Commission asked for clarifications regarding the requirement for the lot consolidation and that access will be maintained through the alley. Mr. Palmer stated that the final map will include the easement for utilities and access through the alley.

Motion to Approve by Commissioner Smith with a Second by Commissioner Alshanableh:

Yes: Ortiz, Talleda, Alshanableh, Smith

No:

Abstain:

Absent: Carey

3. Conditional Use Permit 2016CU13-Common Space Brewing Company

Associate Planner Maria Majcherek presented the staff report for Conditional Use Permit No. 2016CU13, a request for a brewery with a tasting area that is greater than 750 square feet. Mrs. Majcherek also noted that the applicant requested to change the hours of operation on Mondays from that listed in the staff report and resolution to be consistent with those of Tuesdays through Thursdays to 3:00 PM to 10:00 PM. The Commission discussed the adequacy of parking and the proximity of and potential impacts to the nearby elementary school. The applicant, Mr. Knapp, and Commission addressed discussions with the school, distance and likely path of student travel, and nature of the business/patrons.

Motion to Approve by Commissioner Smith with a Second by Commissioner Talleda with the change in the hours of operation on Mondays to 3:00 Pm to 10:00 PM:

Yes: Ortiz, Talleda, Alshanableh Smith

No:

Abstain:

Absent: Carey

4. Billboard Agreement 2017BA01

Staff recommended that this item be continued to the next regularly scheduled meeting on May 3, 2017 at 6:00 pm.

Motion to Continue by Commissioner Smith with a Second by Commissioner Talleda:

Yes: Ortiz, Talleda, Alshanableh, Smith

No:

Abstain:

Absent: Carey

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

J. AIRPORT ZONING COMMISSION CONCENT CALENDAR

No communications

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

1. Commissioner Alshanableh mentioned that students will be honored at City Council for achievements at the Science Fair.

N. ADMINISTRATIVE ITEMS

2. Planning Director Brian James asked the Commission if action minutes would be acceptable. The Commission directed that action minutes would be acceptable as long as the motions were clear and that the minutes focused on the major information and discussions.

O. ADJOURNMENT

The meeting was adjourned at 7:42pm.



Chairperson Juan Ortiz
Hawthorne Planning Commission

Date signed: 7/5/17

ATTEST:



Brian James
Secretary, Hawthorne Planning Commission

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STAFF: Senior Planner Christopher Palmer
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D. ORAL COMMUNICATIONS

No items

E. AIRPORT ZONING COMMISSION CONCENT CALENDAR

No communications

F. AIRPORT ZONING COMMISSION NEW/CONTINUED ITEMS

No Items

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

H. COMMISSIONER REPORTS

As noted in Item M. above

I. ADMINISTRATIVE ITEMS

As noted in Item N. above

J. ADJOURNMENT

The meeting was adjourned at 7:42pm.



Chairperson Juan Ortiz
Hawthorne Airport Zoning Commission

Date signed: 7/5/17

ATTEST:



Brian James
Secretary, Hawthorne Airport Zoning Commission