

**HAWTHORNE PLANNING COMMISSION**

**MINUTES OF JUNE 21, 2017**

**A. CALL TO ORDER**

Chairperson Juan Ortiz 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 (Arrived at 6:35)  
Vice-Chairperson Mike Talleda  
Commissioner Rula Alshanableh (Excused at 8:22)  
Commissioner Robert Smith  
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**

Gilad Ganish introduced himself and his team and expressed support for the Green Line Mixed Use Specific Plan.

Jason Gromski of the Hawthorne Economic Council expressed support for the Tandoori Restaurant CUP and the Green Line Mixed Use Specific Plan.

Amy Shepard expressed support for the Green Line Mixed Use Specific Plan, Jucy colors, and Tandoor CUP.

Ike Mbelu expressed support for the Green Line Mixed Use Specific Plan.

**E. RECESS AIRPORT ZONING COMMISSION**

**F. CONSENT CALENDAR**

1. Approval of Minutes:

- a. 04/05/17 minutes

**Continued to 07/5/17 due to lack of quorum.**

- b. 04/19/17 minutes

**Continued to 07/5/17 due to lack of quorum.**

- c. 05/17/17 minutes

**Motion to Approve by Commissioner Alshanableh and Second by Commissioner Smith**

**Yes: Alshanableh, Smith, Carey**

**No:**

**Abstain:**

**Absent: Talleda, Ortiz**

- d. Approval of Building Colors per HMC Section 17.020.010: 11992 Hawthorne Boulevard

**Motion to Approve by Commissioner Smith and Second by Commissioner Alshanableh**

**Yes: Alshanableh, Smith, Carey**

**No:**

**Abstain:**

**Absent: Talleda, Ortiz**

**G. CONTINUED PUBLIC HEARINGS**

No items

**H. NEW PUBLIC HEARINGS**

1. Conditional Use Permit No. 2017CU04

Associate Planner Maria Majcherek presented the staff report for Conditional Use Permit No. 2017CU04, a request to allow the sale of beer and wine for on-site consumption (Type 41 ABC License) at an existing restaurant. As a separate action, the request is for approval of new exterior colors.

The Commission discussed the hours of alcohol service in relation to the nearby schools and how alcohol would be controlled.

The applicant, Ike Mbelu, spoke in support of the application.

**Motion to Approve the CUP and Colors by Commissioner Smith with a Second by Commissioner Carey**

**Yes: Alshanableh, Smith, Carey**

**No:**

**Abstain: Ortiz**

**Absent: Talleda**

2. Density Bonus 2017DB01 and Conditional Permit 2017CU05 – 3222 W 139<sup>th</sup> Street

Senior Planner Chris Palmer presented the staff report for Vesting Tentative Parcel Map 2017PM01, a request to build a total of seven townhome-style apartment units including two affordable units located at 3222 W 139<sup>th</sup> Street.

The applicant, Arthor Ashai, spoke in support of the application.

Three residents of Hawthorne, Mr. and Mrs. Navia and Raphael Byrne, expressed their concerns and opposition to the project. Two letters in opposition to the project were also included in the record.

The Commissioners discussed parking, safety, and vehicle speeds. In particular, the Commission addressed allowing a concession to open space requirements to allow additional guest parking (to which the applicant agreed), and including speed bumps or textured paving near the front to help remind drivers of the sidewalk.

**Motion to approve the Density Bonus Agreement with a modification to allow a concession to the open space requirement in exchange for additional guest parking in the rear of the property and to add either speed bumps or textured paving near the sidewalk by Commissioner Smith with a Second by Commissioner Ortiz.**

**Yes: Carey, Ortiz, Smith, Alshanableh**

**No:**

**Abstain:**

**Absent: Talleda**

3. Density Bonus 2016DB05 and Modification to Vesting Tentative Tract Map 71601 – 3670 Imperial Highway

Senior Planner Chris Palmer presented the staff report for Density Bonus 2016DB05 and Modification to Vesting Tentative Tract Map 71601, a request to revise Vesting Tentative Tract Map 71601 and approval of a Density Bonus Housing Agreement to add an additional 24 units beyond what was previously approved (resulting in a total of 96 units) including nine affordable units at 3670 W Imperial Highway.

The applicant, Mohamad Ali, spoke in support of the application and agreed to work with planning staff on modifications to the building's facade.

Three residents of The City of Inglewood, Mrs. Trini Bevans, Sam Bevans, and Johnny Martin, expressed their concerns and opposition to the project.

The Commission discussed how the original design was not acted upon by the Commission but, per the Municipal Code, approved at the staff level. The Commission discussed the proposed building design and expressed concerns that the elevations do not comply with the design guidelines.

**Motion to keep the Public Hearing open and continue to the regular meeting of July 19, 2017, by Commissioner Ortiz with a Second by Commissioner Carey.**

**Yes: Carey, Alshanableh, Smith, Ortiz**

**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**

**N. ADMINISTRATIVE ITEMS**

Study session regarding the Green Line Mixed Use Specific Plan (2016SP03) and its accompanying General Plan Amendment (2017GP01), Change of Zone (2017CZ01), Zone Text Amendment (2017ZA06), and Environmental Impact Report (SCH# 2016061043). The purpose of the study session was to introduce the project, the various actions necessitated by the request, and discuss next steps. However, this was not a public hearing and the Planning Commission did not be make any decisions or take any actions. The purpose of the Study Session was informational only.

**O. ADJOURNMENT**

The meeting was adjourned at 8:50pm.



---

Chairperson Juan Ortiz  
Hawthorne Planning Commission

Date signed: 7/19/17

ATTEST:

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

**HAWTHORNE AIRPORT ZONING COMMISSION**

**MINUTES OF JUNE 21, 2017**

**A. CALL TO ORDER**

Chairperson Juan Ortiz 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 (Arrived at 6:35)  
Vice-Chairperson Mike Talleda  
Commissioner Rula Alshanableh (Excused at 8:22)  
Commissioner Robert Smith  
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 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**


No items

**I. ADMINISTRATIVE ITEMS**

As noted in Item N. above

**J. ADJOURNMENT**

The meeting was adjourned at 8:50pm.

  
\_\_\_\_\_  
Chairperson Juan Ortiz  
Hawthorne Airport Zoning Commission  
Date signed: 7/19/17

ATTEST:

  
\_\_\_\_\_  
Brian James  
Secretary, Hawthorne Airport Zoning Commission