

HAWTHORNE PLANNING COMMISSION

MINUTES OF JULY 19, 2017

A. CALL TO ORDER

Chairperson Juan Ortiz called the meeting to order at 6:05 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Patrick T. Carey led the Pledge of Allegiance

C. ROLL CALL

PRESENT: Chairperson Juan Ortiz
Vice-Chairperson Mike Talleda
Commissioner Rula Alshanableh
Commissioner Robert Smith
Commissioner Patrick T. Carey

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

STAFF: Senior Planner Christopher Palmer

D. ORAL COMMUNICATIONS

No Communications

E. RECESS AIRPORT ZONING COMMISSION

F. CONSENT CALENDAR

1. Approval of Minutes:
 - a. 06/21/17 minutes
 - b. 07/05/17 minutes
 - c. Approval of Building Colors per HMC Section 17.020.010: 15159 Prairie Avenue (Medical Clinic)

Motion to Approve the Consent Calendar by Commissioner Smith and Second by Commissioner Carey

Yes: Alshanableh, Smith, Talleda, Ortiz, Carey

No:

Abstain:

Absent:

G. CONTINUED PUBLIC HEARINGS

1. Density Bonus 2016DB05 and Modification to Vesting Tentative Tract Map 71601

Chris Palmer, Senior Planner, presented the project and two optional elevations designs.

Bernardo Crumbie, applicant, spoke in support of the project. James Radek expressed need for greater levels of environmental review for high density projects. Gordon Michael Mego, resident of Hawthorne, expressed disfavor with density bonus laws, need for greater environmental review, and support for design Option B. Ruben Sanchez spoke in opposition to the project. Jason Gromski, Civil Service commissioner, spoke in favor of the project, affordable housing in general, and design Option B.

Commissioner Alshanableh requested that the public watch the video of the May 17, 2017, Study Session in regards to affordable housing and expressed preference for design Option B.

Commissioner Ortiz requested that Staff be diligent in holding applicants to the design guidelines and desire for the DRB to be seated. He acknowledged the need to follow State law, accommodate affordable housing, but mitigate issues such as the impacts of shadows and privacy.

Commissioner Carey expressed desire for City to control density and support of design Option B.

Commissioner Smith expressed preference for design Option B.

Commissioner Talleda expressed disfavor with the State density bonus laws and the existing building on the site, the need for high quality development, and preference for design Option B.

Motion by Chairperson Ortiz and Second by Commissioner Smith to Approve Density Bonus Agreement 2016DB05 and modification to Vesting Tentative Tract Map 71601 with the requirement to use design Option B.

Yes: Alshanableh, Smith, Ortiz

No: Talleda, Carey

Abstain:

Absent:

H. NEW PUBLIC HEARINGS

1. Specific Plan 2016SP03, General Plan Amendment 2017GP01, Change Of Zone 2017CZ01, Zone Text Amendment 2017ZA06, Certification of an Environmental Impact Report, and Adoption of Findings of Fact, Statement of Overriding Considerations, and a Mitigation Monitoring Program

Commissioner Carey recused himself due to a potential conflict of interest and exited the chamber.

Gilad Ganish, applicant, and his consultant team presented the project and discussed its design, features of the specific plan, benefits, and rationale.

Brian James, Planning Director, introduced the project and presented factors that should be considered when deciding on a project located in an industrial area and a summary of the findings of the EIR.

James Radek raised potential impacts to school, fire, safety, and service resources. Darlene Love spoke in favor of the project. Patricia Donaldson spoke of support of the project by the Chamber of Commerce and community. Monika Malone, property owner, spoke in favor of the project. Jason Gromski spoke in favor of the project. Dorothy Garrison addressed truck and aircraft noise. Gordon Michael Mego stated that project is unique but wants condos and the parking to meet latest standards. Collene Francis raised concerns about traffic. Brett Horton, SpaceX, spoke in opposition to the location of the project. Ike Mbelu spoke in favor of the project. Amie Shepard spoke in favor of the project. Ruben Sanchez spoke in opposition to the project. Kyle Orlemahn spoke in support of the project. Andreas Vantana spoke in favor of home ownership instead of rental for the project.

Gilad Ganish, applicant, and his consultant team responded to issues raised by the Planning Director and the public.

The Planning Commission discussed the potential issues with the project, such as density, changes in standards, noise, traffic, parking, precedence as well as appreciation for the design, vision, and location near transit and employment.

Motion by Chairperson Ortiz and Second by Commissioner Alshanableh for staff to prepare Resolutions recommending City Council approval of the project and certification of the EIR with the requirement that the applicant prepare and present to the City Council an alternative(s) that includes affordable units. The alternative(s) presented to the City Council, to which the applicant agreed, shall analyze the: (a) financial impacts to the applicant; (b) fiscal impact/benefits to the City; (c) achievement of Housing Element objectives; and (d) environmental feasibility of including affordable units within the Project.

Yes: Alshanableh, Smith, Ortiz

No: Talleda

Abstain:
Absent:
Recused: Carey

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

Commissioner Carey asked for a discussion regarding changing the meeting time to 6:30 PM

Commissioner Smith asked to make sure speakers respected time limits to allow everyone an opportunity to speak.

Commissioner Ortiz: (1) inquired about library parking during construction; and (2) future discussion regarding options to alter zoning to spread out residential density so that it is not concentrated in southeast area of the City and still comply with State housing requirements.

Commissioner Alshangleh raised issues of: (1) trash and vagrants at the commercial center on the southwest corner of Hawthorne Blvd. and 118th Street; and (2) future discussion of ways to address/improve on-street parking.

N. ADMINISTRATIVE ITEMS

1. Revised site plan for 3222 W 139th Street as requested as part of the Planning Commission's approval of Density Bonus 2017DB01 and Conditional Use Permit 2017CU05 on June 21, 2017. No further action was taken on this item and the revised site plan was provided for informational purposes only.

O. ADJOURNMENT

The meeting was adjourned at 10:01pm.



Chairperson Juan Ortiz
Hawthorne Planning Commission

Date signed: 8/16/17

ATTEST:



Brian James
Secretary, Hawthorne Planning Commission

HAWTHORNE AIRPORT ZONING COMMISSION

MINUTES OF JULY 19, 2017

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Chairperson Juan Ortiz called the meeting to order at 6:04 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Patrick T. Carey led the Pledge of Allegiance.

C. ROLL CALL

PRESENT: Chairperson Juan Ortiz
Vice-Chairperson Mike Talleda
Commissioner Rula Alshanableh
Commissioner Robert Smith
Commissioner Patrick T. Carey

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

STAFF: Senior Planner Christopher Palmer

D. ORAL COMMUNICATIONS

No items

E. AIRPORT ZONING COMMISSION CONCENT 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. COMMISSIONER REPORTS

As noted in Item M above.

I. ADMINISTRATIVE ITEMS

J. ADJOURNMENT

The meeting was adjourned at 10:01pm.



Chairperson Juan Ortiz
Hawthorne Airport Zoning Commission

Date signed: 8/16/17

ATTEST:



Brian James
Secretary, Hawthorne Airport Zoning Commission