

HAWTHORNE PLANNING COMMISSION

MINUTES OF AUGUST 2, 2017

A. CALL TO ORDER

Chairperson Juan Ortiz called the meeting to order at 6:01 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Planning Director Brian James 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 (Arrived at 7pm)
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EX-OFFICIO MEMBERS:	Planning Director Brian James Assistant City Attorney Melissa Crosthwaite
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STAFF:	Associate Planner Maria Majcherek
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D. ORAL COMMUNICATIONS

No Communications

E. RECESS AIRPORT ZONING COMMISSION

F. CONSENT CALENDAR

1. Green Line Mixed Use Specific Plan – 12540 Crenshaw Boulevard (APN No. 4056-032-044, 4056-032-021 and 4056-032-018)
 - a. Approval of PC Resolution 2017-15 recommending that the City Council of the City Of Hawthorne, California, certify the Final Environmental Impact Report; adopt the Mitigation Monitoring Program; and adopt the Findings of Fact and Statement of Overriding Considerations for the Green Line Mixed Use Specific Plan project in accordance with the California Environmental Quality Act.
 - b. Approval of PC Resolution 2017-16 recommending that the City Council of the City of Hawthorne, California, approve Specific Plan Application 2016SP03

(Green Line Mixed Use Specific Plan); approve General Plan Amendment Application 2017GP01; approve Zone Text Amendment Application 2017ZA06; approve Change Of Zone Application 2017CZ01; and make findings in support thereof.

Motion to Approve by Chairperson Ortiz and Second by Commissioner Alshanableh

Yes: Alshanableh, Smith, Ortiz

No: Talleda

Abstain:

Absent: Carey

G. CONTINUED PUBLIC HEARINGS

No items

H. NEW PUBLIC HEARINGS

1. Billboard Agreement 2017BA01

Staff is recommending that this item be continued to the next regularly scheduled meeting of August 16, 2017

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

Yes: Alshanableh, Smith, Talleda, Ortiz,

No:

Abstain:

Absent: Carey

2. Billboard Agreement 2017BA02

Staff is recommending that this item be continued to the next regularly scheduled meeting of August 16, 2017

Motion to Continue by Commissioner Smith with a Second by Chairperson Ortiz:

Yes: Alshanableh, Smith, Talleda, Ortiz,

No:

Abstain:

Absent: Carey

3. Conditional Use Permit 2017CU03

Staff is recommending that this item be continued to the next regularly scheduled meeting of August 16, 2017

Motion to Continue by Commissioner Smith with a Second by Chairperson Ortiz:

Yes: Alshanableh, Smith, Talleda, Ortiz

No:

Abstain:

Absent: Carey

I. APPEAL

1. Appeal 2017AA01

Associate Planner Maria Majcherek, presented the staff report regarding the appeal of staff's interpretation on an administrative for a proposed self-storage facility.

Kevin Kempler, Appellant, addressed the issues raised in the appeal and subsequent letter including the contention that the floor area ratio, inclusion of the basement, parking, height, CEQA exemption, and ministerial review were incorrect and noted that the portion of the Appellant's property could not be used as part of the project. Mr. Kempler noted that the proposed building is too large and would block views of the LA Fitness Building.

Bill Hobin, Project Applicant, addressed the positive aspects of the proposed project and noted that the project followed City processes. Heather Riley, representing the Project Applicant, addressed timeliness of the appeal, design of project in regards to the property line, height, applicability of CEQA, ministerial review, and soil remediation efforts.

Kevin Kempler, Appellant, repeated the contention that the project is not ministerial, floor area calculation is incorrect, and the proposed building is too large and would block views of the LA Fitness Building.

The Planning Commission discussed the fact that the Municipal Code does not clearly define the basement as being included in the floor area ratio definition, the interpretation to not include the basement in the floor area calculation, weight of timing issue, ministerial level review, and potential blocking of views.

Motion to approve Resolution 2017-17 denying Appeal Application 2017AA01 by Commissioner Smith with a Second by Vice-Chairperson Talleda

Yes: Alshanableh, Smith, Talleda, Ortiz

No:

Abstain:

Absent: Carey

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

K. AIRPORT ZONING COMMISSION CONCENT CALENDAR

No items

L. AIRPORT ZONING COMMISSION NEW/CONTINUED ITEMS

No items

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

N. ADMINISTRATIVE ITEMS

By unanimous consent, the Planning Commission agreed to change the meeting times such that the first meeting of the month will start at 6:00 PM and the second meeting of the month the month will start at 6:30 PM. The new schedule will start in September and Staff will provide advance notice of the start times.

O. COMMISSIONER REPORTS

Commissioner Alshanableh asked for clarification regarding the process to change a vote. Assistant City Attorney Crosthwaite clarified that (1) it must be done at the same meeting in which the action was taken; and (2) the request to reconsider the vote must come from the prevailing side.


The Planning Commission requested that a discussion be agendized regarding the need to clarify the floor area definition to include or not include basements and the lack of height limits in certain zones.

Commissioner Smith asked that the typographical error noted in item I.1 be corrected.

Commissioner Carey apologized for being late and noted reasons.

P. ADJOURNMENT


The meeting was adjourned at 7:16pm.



Chairperson Juan Ortiz
Hawthorne Planning Commission

Date signed: 8/16/17

ATTEST:



Brian James
Secretary, Hawthorne Planning Commission

HAWTHORNE AIRPORT ZONING COMMISSION

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Vice-Chairperson Mike Talleda
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Commissioner Patrick T. Carey (Arrived at 7pm)

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

STAFF: Associate Planner Maria Majcherek

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 O above.

I. ADMINISTRATIVE ITEMS

As noted in Item P above.

J. ADJOURNMENT

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Chairperson Juan Ortiz
Hawthorne Airport Zoning Commission
Date signed: 8/16/17

ATTEST:



Brian James
Secretary, Hawthorne Airport Zoning Commission