

HAWTHORNE PLANNING COMMISSION

MINUTES OF AUGUST 16, 2017

A. CALL TO ORDER

Chairperson Juan Ortiz called the meeting to order at 6:06 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 Vice-Chairperson Mike Talleda (Arrived at 6:11pm) Commissioner Rula Alshanaheh Commissioner Robert Smith Commissioner Patrick T. Carey
EX-OFFICIO MEMBERS:	Planning Director Brian James Assistant City Attorney Melissa Crosthwaite
STAFF:	Senior Planner Chris Palmer

D. ORAL COMMUNICATIONS

No Communications

E. RECESS AIRPORT ZONING COMMISSION

F. CONSENT CALENDAR

1. Approval of Minutes:

a. 07/19/17 minutes

Motion to Approve by Commissioner Alshanaheh and Second by Commissioner Smith with correction to Item H.1. to change the vote for Vice-Chairperson Talleda from "abstain" to "no."

Yes: Alshanaheh, Smith, Ortiz, Carey

No:

Abstain:

Absent: Talleda

b. 08/02/17 minutes

Motion to Approve by Commissioner Smith and Second by Chairperson Ortiz.

Yes: Alshanableh, Smith, Ortiz, Carey

No:

Abstain:

Absent: Talleda

G. CONTINUED PUBLIC HEARINGS

1. Billboard Agreement 2017BA01

Chris Palmer, Senior Planner, presented the proposed billboard, its public benefits, agreement and noted a correction (errata sheet) to the staff report and resolution regarding location in a Caltrans designated landscaped freeway area.

Commissioner Talleda asked about the revenue that the City would receive. Commissioner Ortiz asked about the revenue and the need to clarify that non-profits and community events are included in the public service announcements mentioned in the billboard agreement.

Tim Fox, representing Outfront Media, agreed that the language could be added to the billboard agreement clarifying that non-profits and community events are included in the public service announcements.

Motion by Commissioner Smith with a Second by Commissioner Carey to adopt Resolution 2017-19 recommending that the City Council approve Billboard Agreement 2017BA01.

Yes: Alshanableh, Smith, Talleda, Ortiz, Carey

No:

Abstain:

Absent:

2. Conditional Use Permit 2017CU03

Chris Palmer, Senior Planner, presented the proposed project.

Commissioner Talleda clarified that the mirror was for pedestrian safety.

Commissioner Ortiz asked about including a sign warning drivers exiting the drive-thru about pedestrians.

Ronnie Manson (Resident of Hawthorne) stressed the need to strengthen pedestrian safety and ensure that cars do not back up onto Rosecrans Avenue.

Ron Ephron (owner) and Tony Ashai (applicant) spoke in favor of the project and agreed with inclusion of additional signage.

Motion by Commissioner Smith with a Second by Commissioner Carey to adopt Resolution 2017-18 approving Conditional Use Permit 2017CU03 with the requirement to install a sign at eye-level warning vehicles exiting the drive-thru about pedestrians prior to final approval of the building permit.

Yes: Alshanableh, Smith, Talleda, Ortiz, Carey

No:

Abstain:

Absent:

H. NEW PUBLIC HEARINGS

1. Billboard Agreement 2017BA03

Chris Palmer, Senior Planner, presented the proposed billboard, its public benefit, agreement and noted a correction (errata sheet) to the staff and resolution regarding location in a Caltrans designated landscaped freeway area.

Commissioner Ortiz asked about the language in the agreement (Section 4) regarding public benefit and the criteria and process for accepting or rejecting proposed public service announcements. The Commission discussed the financial benefit, billboards that would be removed in conjunction with the proposal, and questioned if Clear Channel operated other digital billboards in the City.

John Duong, representing Clear Channel, clarified the public service announcement process, available time period (8 weeks), and process and agreed that language could be added to the billboard agreement (Section 4.a.2) summarizing the criteria for reviewing public service announcements.

Assistant City Attorney Crosthwaite clarified that adjustments would be made to the billboard agreement to add the locations of the billboards that will be removed and technical adjustments.

Motion by Commissioner Smith with a Second by Commissioner Smith and Second by Chairperson Ortiz to adopt Resolution 2017-20 recommending that the City Council approve Billboard Agreement 2017BA03 with the inclusion of language in the billboard agreement (Section 4.a.2) summarizing the criteria for accepting/rejecting/reviewing public service announcements and with adjustments made by the Assistant City Attorney.

Yes: Alshanableh, Smith, Talleda, Ortiz, Carey

No:

Abstain:

Absent:

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. ADMINISTRATIVE ITEMS

1. The Planning Director reminded the Commission that starting in September, the first meeting of the month will be at 6:00 PM and the second meeting of the month will be at 6:30 PM.
2. The Planning Director informed the Planning Commission about the City Council's directive for City Staff to research options to address parking and conduct public outreach.

N. COMMISSIONER REPORTS

The Commission discussed the process and format of receiving the Planning Commission agenda materials. Planning Director James stated that Staff would send an email asking each member their preference for receiving the agenda and supporting documentation.

The Commission asked for additional time to review materials prior to the meeting dates for complex projects or agendas with multiple items. The Commission also discussed ways to gain understanding of complex projects/topics, including calling staff or, if necessary, making a motion to continue an item.

Commissioner Smith requested that the monitor be moved to the top of the voting monitor so that it could be more easily seen from the dais. This is especially important to the Commission because of the need to see the plans.

O. ADJOURNMENT

The meeting was adjourned at 7:36pm.



Chairperson Juan Ortiz

Hawthorne Planning Commission

Date signed: 9/6/17

ATTEST:



Brian James
Secretary, Hawthorne Planning Commission

HAWTHORNE AIRPORT ZONING COMMISSION

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

As noted in Item M above.

I. COMMISSIONER REPORTS

As noted in Item N above.

J. ADJOURNMENT

The meeting was adjourned at 7:36pm.



Chairperson Juan Ortiz
Hawthorne Airport Zoning Commission

Date signed: 9/6/17

ATTEST:



Brian James
Secretary, Hawthorne Airport Zoning Commission