

HAWTHORNE PLANNING COMMISSION

MINUTES OF DECEMBER 6, 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

Vice-Chairperson Mike Talleda led the Pledge of Allegiance

C. ROLL CALL

PRESENT:	Chairperson Juan Ortiz Vice-Chairperson Mike Talleda Commissioner Rula Alshanableh Commissioner Patrick T. Carey Commissioner Robert Smith
EX-OFFICIO MEMBERS:	Planning Director Brian James Assistant City Attorney Melissa Crosthwaite
STAFF:	Planning Director Brian James Senior Planner Christopher Palmer

D. ORAL COMMUNICATIONS

No Communications

E. RECESS AIRPORT ZONING COMMISSION

F. CONSENT CALENDAR

1. Approval of Minutes:

Motion to Approve the minutes for the regular meeting of November 15, 2017, by Commissioner Carey and Second by Commissioner Alshanableh.

Yes: Alshanableh, Talleda, Ortiz, Carey

No:

Abstain: Smith

Absent:

G. CONTINUED PUBLIC HEARINGS

No items

H. NEW PUBLIC HEARINGS

1. Zone Text Amendment 2017ZA08

Brian James, Director of Planning and Community Development, presented a recommendation to the City Council regarding a proposed ordinance amending the Hawthorne Municipal Code to add parameters and standards to Chapter 17.22, Specific Plans.

Chairperson Ortiz expressed the desire not to limit maximum density and to maintain the flexibility to allow each project to be judged through the specific plan process, which provides ample opportunity for scrutiny and review. The other Planning Commissioners expressed concurrence with the proposed ordinance, especially given that it could be amended for deserving projects through the same processes as the adoption of the specific plan.

Gary Premeaux, owner of Ocean Gate Properties Inc, told the Commission about the Primavera Specific Plan and other projects he has been involved with that were of a high quality and a greater density than 30 units per acre.

Motion by Vice-Chairperson Talleda and Second by Commissioner Smith to adopt Resolution 2017-25 recommending approval of Zone Amendment 2017ZA08

Yes: Alshanableh, Smith, Talleda, Carey

No: Ortiz

Abstain:

Absent:

2. Billboard Agreement 2017BA04

Chris Palmer, Senior Planner, presented a recommendation to the City Council for an agreement to replace the South Bay Ford freeway sign with a double-faced, 97 foot tall digital billboard.

The Commission inquired about which fund the public benefit monies went into and if they were earmarked for specific programs, the process for public service announcements, and expressed appreciation for the design of the sign.

Rod Wilson, EMI, addressed the management of sign and public service announcement process. Gary Premeaux, owner of Ocean Gate Properties Inc, described the process for obtaining necessary credits from Caltrans to be able to build a billboard.

Amir asked how the existing sign will be removed.

Motion by Commissioner Smith and Second by Commissioner Alshanableh to adopt Resolution 2017-28 recommending approval of Billboard Agreement 2017BA04.

Yes: Alshanableh, Smith, Talleda, Ortiz, Carey

No:

Abstain:

Absent:

3. Zone Text Amendment 2017ZA09

Brian James, Director of Planning and Community Development, presented a recommendation to the City Council regarding a proposed ordinance amending the Hawthorne Municipal Code to require approval of a conditional use permit by the Planning Commission for any mixed use (mixture of non-residential and residential) project in the CM-Mixed Commercial Zone.

The Commission expressed support for the Ordinance to ensure quality projects and provide appropriate level of checks-and-balances.

Motion by Chairperson Ortiz and Second by Commissioner Smith to adopt Resolution 2017-26 recommending approval of Billboard Agreement 2017ZA09

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 CONSENT CALENDAR

No items

K. AIRPORT ZONING COMMISSION NEW/CONTINUED PUBLIC HEARING

No items

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

M. ADMINISTRATIVE ITEMS

No items

N. COMMISSIONER REPORTS

The Commission inquired about regulations to address abandoned and neglected buildings. Available tools include Chapter 8.20 of the Municipal Code and the receivership program.

O. ADJOURNMENT

The meeting was adjourned at 7:32 pm.

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C. ROLL CALL

PRESENT:

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

EX-OFFICIO MEMBERS:

Planning Director Brian James
Assistant City Attorney Melissa Crosthwaite

STAFF:

Planning Director Brian James
Senior Planner Christopher Palmer

D. ORAL COMMUNICATIONS

No Communications

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

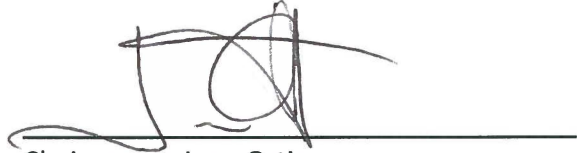
No items

I. COMMISSIONER REPORTS

As noted in Item N above.

J. ADJOURNMENT

The meeting was adjourned at 7:32pm.


Chairperson Juan Ortiz
Hawthorne Planning Commission/Airport Zoning
Commission
Date signed: 1/17/18

ATTEST:


Brian James
Secretary, Hawthorne Planning Commission/Airport Zoning Commission