

**HAWTHORNE PLANNING COMMISSION**

**MINUTES OF JANUARY 6, 2016**

**CALL TO ORDER**

Chairperson Alshanableh called the meeting to order at 6:00 pm in the Council Chambers, Hawthorne City Hall, 4455 West 126th Street, Hawthorne, California 90250.

**PLEDGE OF ALLEGIANCE**

Chairperson Alshanableh led the Pledge of Allegiance

**ROLL CALL**

**PRESENT:**

Chairperson Rula Alshanableh  
Vice-Chairperson Pat Carey  
Commissioner Juan Ortiz  
Commissioner Robert Smith  
Commissioner Mike Talleda

**EX-OFFICIO MEMBERS:**

Gregg McClain, Planning Director  
Melissa Crosthwaite, Assistant City Attorney

**STAFF:**

Christopher Palmer, Senior Planner  
Maria Majcherek, Associate Planner

**ORAL COMMUNICATIONS**

None

**ELECTION OF CHAIR AND VICE-CHAIR FOR 2016**

Commissioners Carey and Ortiz were nominated for Chair and Vice-Chair respectively—unanimous approval of both nominations

The Chair's gavel was then passed to Chairperson Carey.

**RECESS AIRPORT ZONING COMMISSION**

**CONSENT CALENDAR**

Approval of the Minutes of December 2, 2015—not acted upon.

**NEW PUBLIC HEARINGS**

1. Vesting Tentative Tract Map 066206

PROPOSAL: Re-approve expired tentative map  
LOCATION: 13429-31 Kornblum Avenue  
APN: 4050-021-005  
APPLICANT: Galo A. Tello

Associate Planner Maria Majcherek presented Vesting Tentative Tract Map 066206. She stated that the Planning Commission approved Planned Unit Development 2006PD02 back in August 2006. It was approved for the construction of six single family residential units but the applicant did not record the final map. Consequently, they were given several extensions by the State due to the 2008 housing crisis, but those extensions have all expired now. As a result, the applicant is unable to develop or sell the individual units unless a final map is recorded. Associate Planner Majcherek asked the Planning Commission to approve Vesting Tentative Tract Map 066206.

Commissioner Ortiz asked for clarification regarding the approval of the PUD. Associate Planner Majcherek stated that the PUD, along with the tentative map, was approved in August 2006 and that it is essentially a Conditional Use Permit that runs with the land. She said there are 7 lots and they range in size from 1,880 square feet to 2,000 square feet, with the largest lot being lot 7, which is approximately 8,000 square feet which is the ingress/egress and Fire Department access. Commissioner Carey asked what the use is going to be, to which Associate Planner Majcherek responded that the property will still be utilized to develop 6 individual single family homes.

The applicant, Mr. Tello, introduced himself. He stated that he does not know who was at fault for letting his map expire, himself, the engineer or the architect. However, they proceeded to make the plans until the downturn in the market in 2008 caused them to pause everything and eventually lose track of their map's status.

Motion to Approve by Commissioner Smith, second by Commissioner Alshanableh

Yes: Alshanableh, Carey, Talleda, Smith, Ortiz

No:

Abstain:

2. Specific Plan Amendment 2016SP01

PROPOSAL: Add daycare facility as permitted use in plan area  
LOCATION: Century Business Center Specific Plan  
APPLICANT: SpaceX

Associate Planner Majcherek presented the Fifth Amendment to the Century Business Center Specific Plan and stated that this would amend the permitted uses in the Specific Plan to permit daycare facilities. SpaceX is the company that requested the amendment in order to provide a daycare facility for their employees. Associate Planner Majcherek stated that it is not

unusual for a company this size to provide their employees daycare facilities. The National Conference of State Legislators conducted some studies and found that child care issues are a cause of several problems in the workplace. The study states that child care issues are known to cause increased absenteeism and shortened workdays. She stated that child care facilities are permitted in the industrial and commercial zones but not within the specific plan. She also noted that with the approval of this amendment, the specific plan will come into line with the rest of the permitted uses within the City.

Commissioner Ortiz asked if this was a conflicting use. Associate Planner Majcherek said this use was previously only allowed within the C-1 zone. Planning Director McClain added that daycare uses originally looked at as a residential use but over the years has migrated to a predominantly commercial use.

The applicant's representative, Kyle Mead of SpaceX, introduced himself and stated that SpaceX is looking for opportunities to improve their employee benefits.

Commissioner Smith stated that he thinks it is a great idea and he recommended that this be approved.

Motion to Approve by Commissioner Smith, second by Commissioner Talleda

Yes: Alshanableh, Carey, Talleda, Smith, Ortiz

No:

Abstain:

### 3. Zoning Text Amendment 2016ZA01

PROPOSAL: Limitations on medical marijuana

LOCATION: Citywide

APPLICANT: City

Senior Planner Palmer presented Zone Text Amendment 2016ZA01 and stated that this is a recommendation to the City Council to change the language in the HMC as it relates to medical marijuana. In 2007 the City made a modest attempt to prohibit medical marijuana uses but it was limited to the prohibition of marijuana dispensaries. He stated recent legislation focuses on land uses associated with medical marijuana. In October the Governor signed the Medical Marijuana Regulation and Safety Act into law that provides for local governments to enact ordinances prohibiting the cultivation of medical marijuana.

Senior Planner Palmer stated that the proposed ordinance prevents marijuana delivery from operating within City boundaries. He stated that the Planning Department recommends language be included in the municipal code to protect the public health, safety and welfare by prohibiting medical marijuana related services and activities in all zones within the City. Planning Director McClain stated that this ordinance does not address the personal use of medical marijuana, only the business side.

Commissioner Alshanableh wanted to confirm that we are only changing the definition so that there is no misinterpretation. Planning Director McClain explain that regulations should

not be included as part of a definition and this ordinance would correct what was previously done, but it would also clarify that the business of medical marijuana is prohibited in all zones.

Commissioner Ortiz said he understood both sides of the issue and expressed concern about a complete prohibition and the impact it would have on legitimate patients.

Commissioner Carey asked if the language within the ordinance and the information provided in the staff report would be enough for the City Council so that there would not be a debate about the intention of the regulations. Planning Director McClain stated that ordinance would be clear and the City Council would probably not have any issues with the ordinance.

Motion to Approve by Commissioner Smith, second by Commissioner Talleda

Yes: Alshanableh, Carey, Talleda, Smith

No:

Abstain: Ortiz

#### 4. Zoning Text Amendment 2016ZA02

PROPOSAL: Small planned unit development on large properties

LOCATION: Citywide, R-1 and R-2 zones only

APPLICANT: City

Planning Director McClain presented the item. The current ordinance states that if a lot in the R-1 zone is 8,000 square feet or larger a second unit is permitted, which is pursuant to State law. The City of Hawthorne imposes additional conditions on second units, including that the second units are required to be rental units and the owner of the property must live in one of the units. This condition is very much out of balance with the rental-ownership imbalance of the city. What this amendment would accomplish is to allow a 2-unit Planned Unit Developments (PUD) in which each unit can be owned individually. It would not be an increase in density, just a different way in which it could be owned.

The second part of the ordinance would address the R-2 zone. Currently, regardless of the size of the lot, a duplex is the largest development permitted, which creates a number of problems for much larger and deeper lots. Flag lots or reciprocal easements are sometimes created as a solution, but then maintenance becomes a problem. What the Planning Department is proposing is to allow PUDs on these large lots. If 12 units per acre is utilized it is exactly at the density which is possible if the lots were to be subdivided into separate 8,000 square foot lots with 2 units on each lot. Therefore, the density is not increased by the proposed change and it becomes another route to home ownership. It would also result in more design options since the flag lot and reciprocal easements would not necessarily be the primary design obstacle.

Commissioner Talleda asked about density and requested clarification. He stated that there are areas in the city where this could be done and it would allow designs and homeownership in the same manner as in Redondo Beach. Director McClain stated that he was correct but that the density would not be increased. These small changes would create home ownership opportunities without increasing densities currently permitted.

Mr. Alejandro Mongalo, spoke in favor of the application. He stated that he represented owners of property that met this criteria. He also said that building second units for home ownership made sense because owners take better care of the property than renters.

Commissioner Ortiz stated that he is a big proponent of homeownership and giving people more opportunities to do so is a step in the right direction. Commissioner Alshanableh and Commissioner Smith agreed with the change and stated it was a positive change.

Motion to Approve by Commissioner Ortiz, second by Commissioner Talleda

Yes: Alshanableh, Carey, Talleda, Smith, Ortiz

No:

Abstain:

### ADMINISTRATIVE ITEMS

Assistant City Attorney Melissa Crosthwaite stated that she can offer Ethics Training after a Planning Commission meeting. The Commission agreed to schedule the training for the next meeting date of January 20, 2016.

Chairperson Carey recessed the Planning Commission to conduct the Airport Zoning Commission.

After conducting the business of the Airport Zoning Commission, the Planning Commission was called back to order.

### COMMISSIONER REPORTS

All commissioners thanked Commissioner Alshanableh for a great year as chairperson and congratulated Chairperson Carey.

Commissioner Ortiz clarified why he abstained on the medical marijuana ordinance vote. He stated that he knows people who need medical marijuana for legitimate medical reasons.

The meeting was adjourned at 6:58 pm.



Chairperson Pat Carey  
Hawthorne Planning Commission

Date signed: 2/3/2016

ATTEST:



Gregg McClain  
Secretary, Hawthorne Planning Commission

**HAWTHORNE AIRPORT ZONING COMMISSION**

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**ROLL CALL**

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EX-OFFICIO MEMBERS: Gregg McClain, Planning Director  
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**ORAL COMMUNICATIONS**

None

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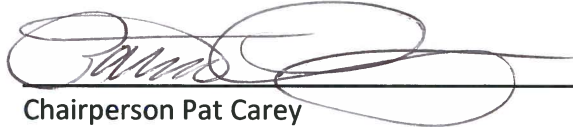
**CONSENT CALENDAR**

No previous minutes to act upon

**ADMINISTRATIVE ITEMS**

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The meeting was adjourned at 6:58 pm.



Chairperson Pat Carey  
Hawthorne Airport Zoning Commission

Date signed: 2/17/2016

ATTEST:



Gregg McClain  
Secretary, Hawthorne Airport Zoning Commission