

HAWTHORNE PLANNING COMMISSION

MINUTES OF FEBRUARY 3, 2016

CALL TO ORDER

Chairperson Pat Carey 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

Commissioner Juan Ortiz led the Pledge of Allegiance

ROLL CALL

PRESENT:	Chairperson Pat Carey Vice-Chairperson Juan Ortiz Commissioner Rula Alshanableh 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

CONSENT CALENDAR

Approval of Minutes of January 20, 2016

Motion to Approve by Commissioner Smith, second by Commissioner Alshanableh
Yes: Alshanableh, Ortiz, Carey, Talleda, Smith
No:
Abstain:

NEW PUBLIC HEARINGS

1. Conditional Use Permit 2015CU11
PROPOSAL: Automated Carwash
LOCATION: Southwest corner of Imperial Hwy and Inglewood Ave.
APN: Various (Lot Line Adjustment being processed)
APPLICANT: Robin Rix

Associate Planner Majcherek presented Conditional Use Permit 2015CU11, a proposal to establish a carwash at the southwest corner of Imperial Highway and Inglewood Avenue. She stated that the property currently consists of 7 lots and is going through a Lot Line Adjustment in conjunction with the CUP but that the Lot Line Adjustment is not required to come before the Planning Commission for approval. Associate Planner Majcherek stated that the surrounding area is primarily zoned C-1 but there is a mixture of commercial establishments and residential uses.

Associate Planner Majcherek explained that this project site consists of mainly vacant lots and was previously part of the parking lot of an adjacent business. She stated that staff will be looking closely to make sure that the appropriate landscaping is provided. She also noted that the Public Works Department reviewed the site plans to make sure that there was enough queuing of vehicles for the site. She also pointed out that the carwash has a retro, 1950's building design. Staff recommended approval.

Commissioner Talleda and Commissioner Ortiz both wanted to confirm that the cars will be able to come in through Imperial Highway and also through 115th Street. Associate Planner Majcherek stated that if cars are going east on Imperial Highway they will be able to turn right into the carwash.

The applicant's architect, Mr. Kurt Wagner, introduced himself and clarified how the carwash would operate. He explained that this is a self-serve express drive-thru car wash and there would be no detailing services offered.

Commissioner Talleda asked if this car wash is a franchise. Mr. Adam Rix introduced himself and stated that this is their third carwash, and added they have been in the carwash business for a number of years. Mr. Rix explained to the commissioners that they focused on the stacking of the vehicles so that cars would not queue onto the streets.

Francis Stiglich, a resident who lives near this site asked why the City is considering having another car wash.

Commissioner Carey explained that there is a difference between this carwash and the others. Planning Director McClain stated that the zone allows the City to have several carwashes and the CUP allows the Planning Commission to review each application to determine if we have hit capacity.

Commissioner Alshangleh and Commissioner Ortiz commented on how beautiful this development is going to look.

Motion to approve by Commissioner Smith, second by Commissioner Alshangleh

Yes: Alshangleh, Talleda, Smith, Ortiz, Carey

No:

Abstain:

2. Vesting Tentative Parcel Map 073956 and Conditional Use Permit 2015CU09

Senior Planner Palmer presented CUP 2015CU09, a 3-unit detached planned unit development located at 12021 Hawthorne Way. The site is 8,000 square feet. Each unit will have 3 bedrooms, 3 baths, and over 1,530 square feet of open space and off street parking. Planner Palmer stated that this property meets all of the development standards including density and lot area. This project is exempt from CEQA and it is compatible with the zoning and general plan. Staff recommends that the Planning Commission adopt Resolutions PC2016-06 and PC2016-07.

Commissioner Alshanableh asked if the construction will cause traffic on the street because there are two schools located near there.

Senior Planner Palmer stated that the construction should not be a problem a condition limiting construction parking during pick up and drop off times at the nearby school would be appropriate.

The applicant's representative, Ike Mbelu, introduced himself and asked the commissioners if they had questions.

Commissioner Alshanableh asked if they can add a condition that no heavy equipment will be on the street during the drop-off and pick-up hours for the school children because that will cause traffic to be backed up in the mornings and afternoons.

Motion to Approve Vesting Tentative Tract Map 073956 was made by Commissioner Ortiz and seconded by Commissioner Smith

Yes: Alshanableh, Talleda, Smith, Ortiz, Carey
No:
Abstain:

Motion to Approve Conditional Use Permit 2015CU09 with a new condition related to construction parking was made by Commissioner Ortiz and seconded by Commissioner Smith

Yes: Alshanableh, Talleda, Smith, Ortiz, Carey
No:
Abstain:

3. Vesting Tentative Parcel map 073955, Conditional Use Permit 2015CU10 and Density Bonus 2015DB02

Director McClain asked for this item to be continued to February 17. The applicant's representative, Ike Mbelu, asked if there was a reason for this to be continued. Director McClain stated that is no staff report or draft resolution to act on at the time.

Motion to Continue both applications to February 17 made by Commissioner Smith and seconded by Commissioner Alshanableh.

Yes: Alshanableh, Smith, Talleda, Ortiz, Carey
No:

Abstain:

4. Vesting Tentative Parcel Map 073954 and Density Bonus 2015DB03

Director McClain asked for items to be continued as well.

The property owner, Bill Hassan, invited commissioners and public to the site so they can see how terrible it looks now.

Motion to Continue both applications to February 17 made by Commissioner Smith and seconded by Commissioner Ortiz.

Yes: Alshanableh, Smith, Talleda, Ortiz, Carey
No:
Abstain:

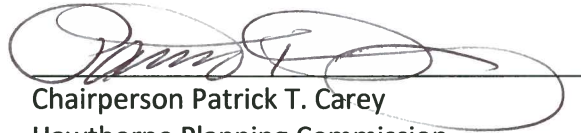
ADMINISTRATIVE ITEMS

No items.

COMMISSIONER REPORTS

Commissioner Ortiz requested for the City to complete the installation of laptops on the dais as a way to reduce paper consumption.

The meeting was adjourned at 6:51 pm.



Chairperson Patrick T. Carey
Hawthorne Planning Commission

Date signed: 3/2/2016

ATTEST:



Gregg McClain
Secretary, Hawthorne Planning Commission