

HAWTHORNE PLANNING COMMISSION

MINUTES OF MARCH 2, 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 Carey led the Pledge of Allegiance

ROLL CALL

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

ABSENT: Commissioner Mike Talleda

EX-OFFICIO MEMBERS: Planning Director Gregg McClain
Assistant City Attorney Melissa Crosthwaite

STAFF:

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

Approval of Minutes of February 3, 2016

Motion to Approve by Commissioner Smith, second by Commissioner Alshanableh

Yes: Alshanableh, Smith, Ortiz, Carey

No:

Abstain:

NEW PUBLIC HEARINGS

1. Zoning Code Amendment 2016ZA04, Revisions to multifamily residential development standards

Planning Director McClain presented the staff report. He stated that the amendment was initiated by the City Council and addressed numerous standards related to multifamily

developments. There is also a companion ordinance that will not be before the commission that creates a new step in the approval process to inform applicants of possible costly improvements they will face, especially related to infrastructure. He explained that the specific changes proposed by this amendment include disclosures to tenants of future buildings related to parking; creates a floor area ratio requirement for R-4; Covenant related to security; renames a chapter in the municipal code; references new administrative review process; updates trash enclosure requirements; increases the commercial footprint in mixed use projects; and reduces the floor area ratio in the Mixed Use Overlay zone.

Commissioner Ortiz asked for clarification about required studies and the potential the restrict development.

Chairperson Carey was grateful for the Police Chief's memo, which was attached to the staff report. He also complimented Alex Montiero for his statement at the last City Council meeting imploring the public to do their homework before opposing items on the agenda.

Commissioner Ortiz asked how the infrastructure assessments were made. Director McClain explained that some things are programed into the development impact fees and others are based on threshold in the municipal code.

Motion to recommend adoption of Zoning Code Amendment 2016ZA04 to City Council made by Commissioner Smith, second by Commissioner Alshanableh.

Yes: Alshanableh, Smith, Ortiz, Carey

No:

Abstain:

COMMISSIONER REPORTS

Commissioner Smith commented on how nicely the Starbucks is coming along at Imperial and Hawthorne.

Commissioner Carey remarked on the positive change being brought to the city by Prime Time Shuttle and the recent refurbishment of their building.

The meeting was adjourned at 6:18 pm.


Chairperson Patrick T. Carey
Hawthorne Planning Commission

Date signed: 3/16/2016

ATTEST:



Gregg McClain
Secretary, Hawthorne Planning Commission

HAWTHORNE AIRPORT ZONING COMMISSION

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Commissioner Rula Alshanableh
Commissioner Robert Smith

ABSENT:

Commissioner Mike Talleda

EX-OFFICIO MEMBERS:

Planning Director Gregg McClain
Assistant City Attorney Melissa Crosthwaite

STAFF:

ORAL COMMUNICATIONS

None

CONSENT CALENDAR

Approval of Minutes of February 3, 2016

Motion to Approve by Commissioner Smith, second by Commissioner Alshanableh

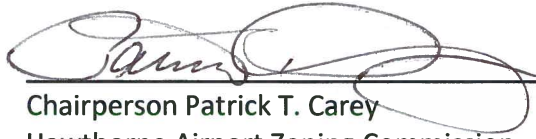
Yes: Alshanableh, Smith, Ortiz, Carey

No:

Abstain:

Director McClain announced that the February 17 minutes will be ready at the next meeting.

The meeting was adjourned at 6:18 pm.


Chairperson Patrick T. Carey
Hawthorne Airport Zoning Commission

Date signed: 3/16/2016

ATTEST:


Gregg McClain
Secretary, Hawthorne Airport Zoning Commission