

## HAWTHORNE PLANNING COMMISSION

MINUTES OF APRIL 20, 2016

### CALL TO ORDER

Chairperson Pat Carey called the meeting to order at 6:00 pm in the Council Chambers, Hawthorne City Hall, and 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 (arrived 6:06)  
Commissioner Rula Alshanableh  
Commissioner Robert Smith  
Commissioner Mike Talleda

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

STAFF: Associate Planner Maria Majcherek

### ORAL COMMUNICATIONS

None

### CONSENT CALENDAR

Approval of Minutes of March 16, 2016

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

### NEW PUBLIC HEARINGS

#### 1. Conditional Use Permit 2016CU01

Associate Planner Majcherek stated that this Conditional Use Permit is an application to permit the development of a hotel over 5 stories in height up to a maximum of 9 stories. She said the project involves 6 parcels that will be consolidated. The total parcels combined are 4.3 acres and include the former police station building.

Associate Planner Majcherek stated the reason why this application is unique to the Planning Department is that we are processing it on behalf of the City before the parcels are sold. Ms. Majcherek stated that the City would like entitlements to be part of the sale. She also said that the RFP for the sale is open until May 17, 2016. The resolution has a number of conditions for the development of the property because we do not have a specific design for the hotel at this time. The environmental review for the development was completed as part of the review for the Downtown Hawthorne Specific Plan.

Commissioner Talleda asked why there was such a short timeframe to attract buyer's attention. Associate Planner Majcherek stated that it was the deadline that the City Council agreed upon.

Commissioner Ortiz asked if the Planning Commission would be able to review the proposed layout/design in advance. Associate Planner Majcherek stated that they would not but Planning Director McClain stated that Staff can utilize the design guidelines in the mixed use overlay zone and recommended a condition of approval be placed in the resolution that subjects the property to those guidelines. He stated that the guidelines provide extensive guidance on colors, materials, architectural features, etc.

Mr. McClain also explained that a Conditional Use Permit is required just to establish the hotel, so Staff brought forth the application in advance of the property sale to speed the development of the property. Mr. McClain explained that restaurants and retail uses are allowed as well provided the primary use is a hotel. This will be guaranteed by a development agreement.

Commissioner Talleda asked if there has been a study on a hotel being profitable at that location. Planner Director McClain stated that the City's consultant determined there was a very strong market for hotels. He added the study was completed prior to the recent announcements from the City of Inglewood concern their new NFL stadium deal.

Commissioner Ortiz asked if development agreements are common with no additional requirements for design review. Mr. McClain answered that Planning staff will be able to ensure the quality of the development.

Commissioner Alshanableh wanted to confirm the number of floors at the Academy Insurance building. She was concerned about massing and wondered if it would be possible to make fewer floors and still be able to have 200-250 rooms total.

Associate Planner Majcherek stated that there are 3 floors. The proposed maximum height is 9 floors based on the FAA requirements, but commissioners can make changes to that.

Commissioner Carey wanted to know if parking was proposed underground. Mr. McClain stated that the question cannot be answered without a building design. He added that all new projects go through a site plan review process which was recently adopted by the City.

Commissioner Ortiz asked if staff will arrange for the eventual hotel developer to present their project informally to the Planning Commission at an appropriate time.

Motion to recommend approval of Conditional Use Permit 2016CU01 with additional conditions of approval as follows made by Commissioner Smith, second by Commissioner Ortiz.

**Additional Conditions of approval**

1. The design of the structures shall adhere to the design guidelines for R-4 and Mixed Use Overlay.
2. Parking set aside for the library shall remain free of charge.
3. The hotels should ideally be 4 star quality.

Yes: Alshanableh, Smith, Talleda, Ortiz, Carey

No:

Abstain:

**2. Zoning Text Amendment 2016ZA05**

Associate Maria Majcherek stated that this a Zone Text Amendment to remove the discretionary approval process for electronic message center (EMC) signs that was adopted on June 28, 2011. She stated that the city established regulations for EMC signs in all zones and that the intent of the discretionary approval was to prevent any potential negative impacts that can be caused by these types of signs. Ms. Majcherek stated that there were no industry standards for dimming established when this was first approved. She also explained that the regulations in the municipal code will still remain applicable but the city would no longer require a CUP process if the ordinance is adopted.

Commissioner Alshanableh asked who will decide if someone will be allow to have these signs. Planning Director McClain stated that this is already in the municipal code.

Associate Planner Majcherek stated that the code already requires a reasonable separation from residential property and the signs must be turned off between the hours of 9pm and 7am. Staff requested the item be continued to allow further refinement of the language of the ordinance.

Motion to continue to the meeting of May 4, 2016, made by Commissioner Ortiz, second by Commissioner Smith.

Yes: Alshanableh, Smith, Talleda, Ortiz, Carey

No:

Abstain:

**COMMISSIONER REPORTS**

None

The meeting was adjourned at 7:26 pm.



Chairperson Patrick T. Carey  
Hawthorne Planning Commission

Date signed: 5/18/2016

ATTEST:



Gregg McClain  
Secretary, Hawthorne Planning Commission

**HAWTHORNE AIRPORT ZONING 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, and 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 (arrived 6:06)  
Commissioner Rula Alshanableh  
Commissioner Robert Smith  
Commissioner Mike Talleda

**EX-OFFICIO MEMBERS:**

Planning Director Gregg McClain  
Assistant City Attorney Melissa Crosthwaite

**STAFF:**

Associate Planner Maria Majcherek

**ORAL COMMUNICATIONS**

None

**CONSENT CALENDAR**

Approval of Minutes of March 16, 2016


Motion to Approve by Commissioner Smith, second by Commissioner Alshanableh

Yes: Alshanableh, Smith, Talleda, Ortiz, Carey

No:

Abstain:

The meeting was adjourned at 7:26 pm.

  
\_\_\_\_\_

Chairperson Patrick T. Carey  
Hawthorne Airport Zoning Commission

Date signed: 5/18/2016

ATTEST:

  
\_\_\_\_\_

Gregg McClain  
Secretary, Hawthorne Airport Zoning Commission