

**HAWTHORNE PLANNING COMMISSION**

**MINUTES OF JUNE 1, 2016**

**CALL TO ORDER**

Vice-Chairperson Juan Ortiz 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 Smith led the Pledge of Allegiance

**ROLL CALL**

PRESENT:	Vice-Chairperson Ortiz Commissioner Rula Alshaneleh Commissioner Robert Smith Commissioner Mike Talleda
ABSENT:	Chairperson Patrick T. Carey
EX-OFFICIO MEMBERS:	Planning Director Gregg McClain Assistant City Attorney Melissa Crosthwaite
STAFF:	Associate Planner Maria Majcherek

**ORAL COMMUNICATIONS**

None

**RECESS AIRPORT ZONING COMMISSION**

**CONSENT CALENDAR**

Approval of Minutes of May 18, 2016

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

## CONTINUED PUBLIC HEARINGS

Continued Zoning Code Amendment 2016ZA06 will be heard with the new public hearings.

## NEW PUBLIC HEARINGS

### 1. Zoning Text Amendment 2016ZA06

Planning Director Gregg McClain stated that this is an amendment to the municipal code that creates a new chapter called Mixed Commercial and will be known as the CM Zone - it pertains to the Downtown Hawthorne Specific Plan (DHSP) and currently isn't assigned to any land in the city and does not appear on the map. He stated that this is the first new zone to come out of the DHSP. Mr. McClain stated that this is one of the chapters of the code that addresses the development standards and permitted uses.

Mr. McClain stated that the diagram can become complicated to explain but explained that residential uses would only be permitted on lots greater than 20,000 sq. ft. and only when fronting an arterial or collector street. Properties with less than 20,000 sq. ft. are only permitted commercial uses and not mixed uses. Mr. McClain also noted that there was extensive design standards included.

Commissioner Ortiz asked what the difference between the C3 and CM Zone and what was the difference between a hotel and motel. Planning Director Gregg McClain explained that the biggest difference between the two is density and that the CM zone is an overlay zone which complies with state law. Mr. McClain explained the difference between a hotel and motel and stated that a hotel means any building containing six or more guest rooms intended or designed to be used, or which are rented and occupied on a temporary basis by guests. Motel means a building or group of buildings containing guest or sleeping rooms used primarily for overnight or temporary accommodations of automobile travelers or tourists. Individual units in motels typically have a separate entrance leading directly from the outside of the building or from an inner courtyard.

Motion to approve the resolution that recommends to the City Council approval of the draft ordinance made by Commissioner Smith, second by Commissioner Alshanaheh.

Yes: Alshanaheh, Smith, Talleda, Ortiz,

No:

Abstain:

2. Zoning Code Amendment 2016ZA07

Planning Director Gregg McClain stated that this is a proposed ordinance would add two new sections to the municipal code. He explained that Chapter two is a separate chapter within the Hawthorne Municipal Code (HMC) and not included within Chapter 17 of the zoning code. The chapter establishes criteria for a Design Review Board, who should sit on board, how they should serve, and how they are appointed.

The new chapter has two parts; the first part establishes a Design Review Board (DRB) and outlines how it is to be manned and operated. The second part creates the design review process within the zoning chapter. The zoning portion is also divided into two parts. The first part outlines the application and approval process and the second part is unique, when compared to other cities, in that it provides detailed guidance and expectations related to design and provides an idea of what our city is looking for.

These guidelines are meant to serve only as guidance, allowing the DRB considerable flexibility to deviate in the name of better design. If that comes to pass, the guidelines will serve as objective criteria for staff to use when approving projects. Staff recommends approval of Zone text Amendment 2016ZA07.

Motion to approve the resolution that recommends to the City Council approval of the draft ordinance made by Commissioner Smith, second by Commissioner Alshanaheh.

- Yes: Alshanaheh, Smith, Talleda, Ortiz,
- No:
- Abstain:

**COMMISSIONER REPORTS**

The meeting was adjourned at 6:45 pm.



Vice-Chairperson Juan Ortiz  
Hawthorne Planning Commission

Date signed: 2/1/17

ATTEST:

 on behalf of Gregg McClain  
 Gregg McClain (No longer @ City)  
 Secretary, Hawthorne Planning Commission

**HAWTHORNE AIRPORT ZONING COMMISSION**

**MINUTES OF JUNE 1, 2016**

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**PLEDGE OF ALLEGIANCE**

Commissioner Ortiz led the Pledge of Allegiance.

**ROLL CALL**

PRESENT: Vice-Chairperson Ortiz  
Commissioner Rula Alshanableh  
Commissioner Robert Smith  
Commissioner Mike Talleda

ABSENT: Chairperson Carey

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

STAFF: Associate Planner Maria Majcherek

**ORAL COMMUNICATIONS**

None

**CONSENT CALENDAR**

The meeting was adjourned at 6:45 pm.

\_\_\_\_\_  
Chairperson Patrick T. Carey  
Hawthorne Airport Zoning Commission

Date signed: \_\_\_\_\_

ATTEST:

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Gregg McClain  
Secretary, Hawthorne Airport Zoning Commission