

HAWTHORNE PLANNING COMMISSION

MINUTES OF JUNE 15, 2016

CALL TO ORDER

Chairperson 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

Vice-Chairperson Ortiz 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: Associate Planner Maria Majcherek

ORAL COMMUNICATIONS

None

RECESS AIRPORT ZONING COMMISSION

CONSENT CALENDAR

1. Approval of Minutes of June 1, 2016
2. Determination of General Plan and Zoning Conformity for specified properties within the block bounded by Hawthorne Boulevard, El Segundo Boulevard, 126th Street and Grevillea Avenue.

Motion to Approve by Commissioner Ortiz, second by Commissioner Smith.

Yes: Ortiz, Carey, Smith, Alshanableh

No:

Abstain:

CONTINUED HEARINGS

None

NEW PUBLIC HEARINGS

1. Conditional Use Permit 2016CU04

Associate Planner Maria Majcherek presented the staff report for Conditional Use Permit 2016CU04. She stated that this is a proposed high-end craft beer manufacturer (Brewery) by the name of Los Angeles Ale Works. Mrs. Majcherek stated that they are applying for an off/on-site sales of beer. Los Angeles Ale Works specializes in the manufacturing of craft beer and sodas. They would like approval for a tasting room and outdoor patio that will be open to the general public. Mrs. Majcherek stated that the subject site is zoned M-2 (General Commercial) which complies with this type of use. Mrs. Majcherek stated that the brewery will maintain the existing exterior facade of the building.

Mrs. Majcherek stated that the brewery will be making some exterior improvements (i.e. sidewalk, ADA parking etc.) requested by our Public Works Department and our Building and Safety Department for safety and access. She stated that they are proposing mostly interior improvement which will include a new tasting room within that building.

Mrs. Majcherek stated that based on the proposed project and staff's analysis of the development standards, the proposed project is consistent with the Zoning Ordinance and development standards and recommended that commissioners adopt 2016CU04 and resolution 2016-22 with the conditions of approval.

One of the owners of Los Angeles Ale Works, Mr. Christopher Barns, introduced himself to the Commission and was open to any questions or concerns. The Commission expressed their positive thoughts for his new company establishing in the City.

The owner of Flights Bar & Grill, Mr. Jerry Jamgotchian addressed the Commission and expressed his support for this project and wished them the best of luck!

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

Yes: Alshanableh, Smith, Carey, Ortiz,

No:

Abstain:

2. Conditional Use Permit 2016CU05

Associate Planner Maria Majcherek presented Conditional Use Permit 2016CU05. She stated that this is a request by the applicant, Four Prairie Inc., to develop a hotel on El Segundo Blvd. Mrs. Majcherek stated that the applicant received approval from the commission in March of 2016. (CUP 2013CU10, PC Reso. 2014-07). The applicant is requested to amend the original approval. The new proposal would increase the number of guest rooms and required parking. Mrs. Majcherek stated that the required parking, at the time, was based on 129 guest rooms with a minimum of 125 parking spaces. Mrs. Majcherek stated that the applicant is requesting an amendment to the prior approval per the requirements of Planning Commission Resolution 2014-07 which states the following:

The project shall substantially conform to the site plans, elevations, and floor plans approved by the Planning Commission (see Exhibit "C"). Changes to the design of the hotel, including but not limited to significant changes to the site configuration or design, including an increase in the number of guest rooms, size or operation of additional facilities and/or ancillary uses shall require a modification of the CUP

Mrs. Majcherek stated that the applicant has mentioned that the hotel brand he is seeking to establish on the site may have minor modifications or tweaks as he goes through the process. She stated that the location of the proposed hotel (El Segundo Blvd. and the 405 freeway) is currently a vacant lot with a dilapidated tune-up masters building. She stated that north of the site properties are primarily single family homes and are located within the unincorporated Los Angeles County area.

Mrs. Majcherek stated that staff is recommending that the Planning Commission approve the maximum number of guest rooms requested in order to allow the applicant some flexibility without having to return to the Planning Commission each time there is a slight increase or decrease in the number of guest rooms. Mrs. Majcherek stated that the applicant's proposed changes would increase the number of guest rooms from 129 to 135 (an increase of 6 guest rooms) and that the applicant is aware that an increase or decrease in the number of guest rooms affects the parking required on site and the applicant must be provide the required parking.

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

Yes: Alshanableh, Smith, Carey, Ortiz,

No:

Abstain: Carey

COMMISSIONER REPORTS

The meeting was adjourned at 6:41 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

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ROLL CALL

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Vice-Chairperson Ortiz
Commissioner Rula Alshanaheh
Commissioner Robert Smith

ABSENT: Chairperson Talleda

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 6:41 pm.

Chairperson Patrick T. Carey
Hawthorne Airport Zoning Commission

Date signed: _____

ATTEST:

Gregg McClain
Secretary, Hawthorne Airport Zoning Commission