

HAWTHORNE PLANNING COMMISSION

MINUTES OF AUGUST 3, 2016

CALL TO ORDER

Chairperson Patrick T. 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 Talleda led the Pledge of Allegiance

ROLL CALL

PRESENT:	Chairperson Patrick Carey Vice-Chairperson Juan Ortiz Commissioner Robert Smith Commissioner Mike Talleda
ABSENT:	Commissioner Rula Alshanableh
EX-OFFICIO MEMBERS:	John Ramirez, CSG Consultants, Inc. Assistant City Attorney Melissa Crosthwaite
STAFF:	Senior Planner Chris Palmer Associate Planner Maria Majcherek Intern Jon Mijat

ORAL COMMUNICATIONS

No Communications

RECESS AIRPORT ZONING COMMISSION

CONSENT CALENDAR

Approval of Building Colors, per HMC Section 17.30.010:
11811 Hawthorne Blvd. (99 Cent Store)

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

Yes: Smith, Talleda, Ortiz, Carey

No:

Abstain:

HAWTHORNE AIRPORT ZONING COMMISSION

MINUTES OF AUGUST 3, 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 Talleda led the Pledge of Allegiance.

ROLL CALL


PRESENT:	Vice-Chairperson Ortiz Commissioner Robert Smith Commissioner Mike Talleda
ABSENT:	Commissioner Rula Alahanableh
EX-OFFICIO MEMBERS:	Planning Director Assistant City Attorney Melissa Crosthwaite
STAFF:	Senior Planner Chris Palmer Associate Planner Maria Majcherek Intern Jon Mijat

ORAL COMMUNICATIONS

None

CONSENT CALENDAR

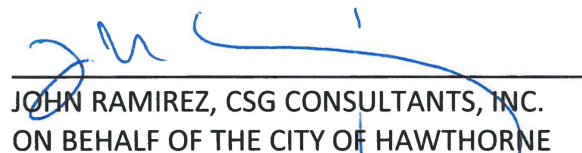
The meeting was adjourned at 8:25 pm.



Chairperson Patrick T. Carey
Hawthorne Airport Zoning Commission

Date signed: 05/17/2017

ATTEST:



JOHN RAMIREZ, CSG CONSULTANTS, INC.
ON BEHALF OF THE CITY OF HAWTHORNE

CONTINUED PUBLIC HEARINGS

1. Conditional Use Permit No. 2016CU06

Planning Intern Jon Mijat presented the staff report for Conditional Use Permit 2016CU06 to allow the on-site sales of liquor at Flights Sports Bar & Grill which is an existing 2,250 sf. sports bar/restaurant located in a C-3 multi-tenant complex and meets the requirements of Hawthorne Municipal Code (HMC) Chapter 17.76.

Mr. Mijat stated that this business currently has an ABC license to sell beer and wine (Type 41) which was approved under Conditional Use Permit 87-1 in 1987. He stated that they would like to obtain approval for a Conditional Use Permit for the sale of liquor (ABC License Type 47).

Mr. Mijat explained that the project site is located near Hawthorne High school, which is within the Urban Open Space (UOS) zone, and that the Police Department reported there have been limited calls to this location and had no further comments or concerns. Mr. Mijat stated that the hours of operation will remain the same, therefore no negative consequences are anticipated in the area, nor conflicts to the surrounding uses. He stated that there was only one recommendation from the Building & Safety Department to provide an additional exit. Mr. Mijat stated the proposed project is consistent with the Zoning Ordinance, and therefore staff recommends approval of this request.

The applicant Jerry Jamgotchian addressed the Commission and introduced himself. He expressed the importance of the entire shopping center is to him. Mr. Jamgotchian stated that several of his customers have requested for alcohol to be served and he believes that the addition of alcohol will compliment to his business.

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

Yes: Smith, Talleda, Ortiz, Carey

No:

Abstain:

2. Conditional Use Permit No. 2016CU02; Vesting Tentative tract Map No. 74166; Density Bonus No. 2016DB04

Associate Planner Maria Majcherek presented the staff report for the Proposed Planned Unit Development of 11 units. She stated that the application consist of a Conditional Use Permit, Tentative Tract Map, and Density Bonus requesting the construction of a total of 11 for-sale units, 3 of which will be available for purchase to moderate income households.

Mrs. Majcherek stated that the property is located at 14412 Yukon Avenue, is located in the R-2 (Medium-Density Residential) zone and is approximately 30,715.5 sq. ft. She stated that the development is within a neighborhood characterized by multi-family residential uses to the north, east, south, and to the west of the project are R-1 (Low Density Residential) zoned structures. The property currently contains one single family home and will remain on-site, until construction of the 11 units begins, in order to prevent vandalism and illegal dumping on site.

Mrs. Majcherek explained to the details of the application to the Commission, such as number of units, number of bedrooms, and square footages and proceeded to show a rendering of what the units would look like.

Mrs. Majcherek stated the R-2 zone has a height cap of 22 feet and that the applicants are requesting a height concession of 2.5 feet, as permitted by State Density Bonus Law. She explained that the applicant is only requesting a concession of 2.5 feet because of the modern architectural style of the proposed homes. This development of the property will increase homeownership opportunities in the city of Hawthorne, including opportunities to modern income households to purchase 3 of the homes. Staff recommended approval of Conditional Use Permit No. 2016CU02; Vesting Tract Map No. 74166; and Density Bonus No. 2016DB04.

Commissioner Talleda wanted an explanation of the reasons the city keeps allowing us to have more density. Interim Planning Director John Ramirez explained that state law requires this to be put in our code and stated that a developer can build additional units provided they abide by the State Density Law and meets all the requirements.

Approximately 3 Hawthorne residents addressed the Commission, introduced themselves and expressed their concerns and disapproval of the proposed development.

The architect, Mr. Ike Mbelu and the property owner Danny Harb, addressed the concerns of the residents and asked for the residents support and positive vote from the Commission.

Interim Planning Director John Ramirez also addressed the concerns of the residents and clarified some of the issues related to side setbacks by stating that the proposed setbacks are larger than the minimum requirement and that the fire access is a mandatory turnaround space for the fire trucks per the Los Angeles County Fire

Department. Mr. Ramirez stated that the city is obligated to allow these housing opportunities by state law and if we do not abide by the state regulations there can be some severe consequences as a result.

Commissioner Carey stated that the Planning Commissions goal has always been to reduce projects that impact parking and density and he believes that this is a very good development to build on this site.

The Commission agreed that the development of the site will introduce new housing ownership opportunities to the community.

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

Yes: Smith, Talleda, Ortiz, Carey

No:

Abstain:

3. Zone Text Amendment No. 2016ZA03

Commissioner Robert Smith had to recuse himself from Item due to a conflict of interest.

Planning Director John Ramirez proceeded to explain that the application is for a zone text amendment and subsequently for the creation of a map.

Senior Planner Christopher Palmer presented the staff report for Zone Text Amendment No. 2016ZA03 to establish an overlay zone and billboard relocation policy, where existing billboards may be relocated and constructed subject to reasonable controls, while recognizing that community appearance and quality of life standards and blight elimination are important factors in ensuring the community welfare.

Mr. Palmer stated that there are approximately 63 billboards in the City. He explained that these billboards are located throughout the city and throughout the commercial zones, industrial zones, and even some residential zones. Mr. Palmer stated that the city would like to create opportunities to promote local businesses and new billboards are not currently allowed in the city and existing regulations are unclear.

Mr. Palmer explained that the superimposed FOZ on the zoning map contains approximately 313 parcels. The intent of the FOZ is to consolidate and limit billboard construction along freeway corridors in the City. The FOZ is approximately 16,405 linear feet and runs along the I-405 and I-105 Freeways. He proceeded to present renderings of what billboards will look like under the new ordinance. Mr. Chris Palmer stated that all agreements to place billboards into the new overlay zone will come before the Planning Commission as a public hearing item. He

stated that any applicant wishing to relocate or add a new billboard in the area will be required to submit an application that contain all required information such as proof of legal rights to the property, and site plans. Mr. Palmer stated that Staff recommends Planning Commission recommend approval to the City Council to establish the Freeway Overlay Zone.

Commissioner Talleda asked how the City could begin removal of old billboards and limit the amount of billboards that can be placed along the freeway. Mr. Palmer replied that in the overlay zone there will be an agreement that takes place between the City and the Property owner to tear down an existing billboard and build a new one in the overlay zone. Mr. Palmer stated that billboards cannot be within 500 ft. of each other which means there can only be a total of approximately 32 billboards in the overlay zone.

Commissioner Talleda asked how is the public going to benefit from this project. Planning Director John Ramirez said that the intent is to provide a public benefit for the City as part of the findings for the approval of the agreement in that the public benefit might be in the form of direct compensation meaning cash, cost sharing, revenue sharing, etc.

Commissioner Ortiz asked who will determine what the public benefit is for this project. City Attorney Melissa Crosthwaite said that staff will negotiate with the applicant and because of the way that this ordinance was written, an applicant's request will be brought to the Planning Commission and City Council.

Commissioner Ortiz asked if this project has any residential properties within it. Mr. Palmer stated that there is a piece to the north but it is excluded.

Commissioner Carey stated that some people expressed concerns about signs being located near the airport. He stated that he can reassure those concerned that this project will not affect the airport operation because anything proposed near the airport has to obtain FAA approval.

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

Yes: Talleda, Ortiz, Carey

No:

Abstain:

NEW PUBLIC HEARINGS

A1. Change of Zone No. 2016CZ04

Assistant City Attorney Melissa Crosthwaite stated that the staff report had already been presented in conjunction with Zone Text Amendment No. 2016ZA03. Senior Planner Chris Palmer recommended

Commissioner Ortiz asked how the public would benefit and expressed his desire that instead of just one proposal that Staff develops they should identify two options; one leading strictly to public benefits such as beautifying an area for instance and another strictly leading to revenue generating for the City.

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

Yes: Talleda, Ortiz, Carey

No:

Abstain: Smith

B1. Change of Zone No. 2016CZ01

Senior Planner Chris Palmer presented staff report for Change of Zone No. 2016CZ01. He stated that this is a proposed zone of mixed use. Mr. Palmer stated that the city adopted the Downtown Hawthorne Specific Plan (DHSP) in March 2016 and with it new zoning designations to be implemented. He explained that the Mixed Commercial (CM) zone is the first proposed zone change related to the DHSP. The Downtown Hawthorne Specific Plan encapsulates the community's vision to make Hawthorne Boulevard the city's economic, civic and cultural "Downtown" with a mix of retail, office, hotel, dining, entertainment, employment, housing, and public spaces.

Mr. Palmer explained that the CM zone will be applied to areas that are designated as Mixed Commercial. This proposed is to address 13 parcels within the Downtown Hawthorne Specific Plan known as the Hawthorne Mall near the corner of Hawthorne Blvd and 120th Street. The proposed zone change is supplemented by the development standards containing in Ordinance 2118 that was approved by the city council on July 12, 2016.

Senior Planner stated that staff recommends approval to the city council for the zone change

Commissioner Ortiz ask why does the Downtown Hawthorne Specific Plan limit us to change this particular area

Mr. Palmer stated that the Downtown Hawthorne Specific Plan had 4 zoning designation and the commercial zoning will be applied to multiple properties on Hawthorne Blvd. Mr. Palmer also stated that there will be more zone changes in the near future

John Ramirez explained that the intent wasn't to do any overlay implementation of this change of zone. Mr. Ramirez explained that this will be pushed back until spring however, in order to work as a good partner he elected to just remover this portion and the remaining areas will come at a later date if need be.

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

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

COMMISSIONER REPORTS

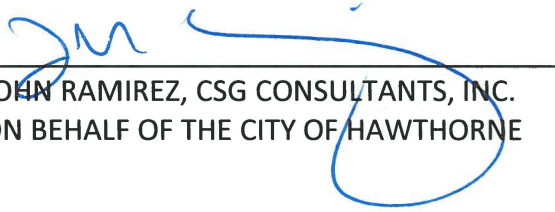
The meeting was adjourned at 8:25 pm.



Chairperson Patrick T. Carey
Hawthorne Planning Commission

Date signed: 05/17/2017

ATTEST:



JOHN RAMIREZ, CSG CONSULTANTS, INC.
ON BEHALF OF THE CITY OF HAWTHORNE