

**HAWTHORNE PLANNING COMMISSION**

**MINUTES OF SEPTEMBER 7, 2016**

**CALL TO ORDER**

Chairperson Patrick T. Carey called the meeting to order at 6:03 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

**PLEDGE OF ALLEGIANCE**

Commissioner Alshanableh led the Pledge of Allegiance

**ROLL CALL**

PRESENT: Chairperson Patrick Carey  
Commissioner Robert Smith  
Commissioner Mike Talleda  
Commissioner Rula Alshanableh

ABSENT: Vice-Chairperson Juan Ortiz

EX-OFFICIO MEMBERS: John Ramirez, CSG Consultants, Inc.  
Assistant City Attorney Melissa Crosthwaite

STAFF: Senior Planner Chris Palmer  
Associate Planner Maria Majcherek

**ORAL COMMUNICATIONS**

No Communications

**RECESS AIRPORT ZONING COMMISSION**

**ADMINISTRATIVE ITEMS**

**PLANNING COMMISSION CONSENT CALENDAR**

Approval of Building Colors, per HMC Section 17.20.010:  
14120 S. Hawthorne Blvd. (Hawthorne School District)

Motion to Approve by Commissioner Alshanableh, second by Commissioner Talleda.

Yes: Alshanableh, Smith, Talleda, Carey

No:

Abstain: Ortiz

## **CONTINUED PUBLIC HEARINGS**

None

## **NEW PUBLIC HEARINGS**

### **1. Zone Text Amendment 2016ZA08**

Senior Planner Chris Palmer presented the staff report for Zone Text Amendment 2016ZA08. He stated that in February 2014, the City adopted an amendment to its General Plan which updated the Housing Element as required by law. The adopted 2013-2021 Housing Element preceded anticipated modifications to the Hawthorne Municipal Code that would bring the City into full compliance with state law.

Specifically, Government Code Section 65583 and 65583.2 which requires the housing element to provide for a variety of housing types including multifamily rental housing, factory –built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. Mr. Palmer explained that everything has to be done except SRO.

Mr. Palmer explained that an SRO is any building containing five or more guestrooms or units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, which is also the primary residence for those tenants.

Mr. Palmer explained that this approach is the least intrusive to the cities functionality. Mr. Palmer explained that State law says this is something that has to be done and the City recommends this use be placed where it would be compatible and that already has multiple units. Mr. Palmer stated that the SRO design standards and mixed-use overlay first came about in 2012 and that there were several meetings and community gatherings.

Commissioner Talleda and Commissioner Carey expressed their concerns and that the City was heading in the wrong direction.

Former Mayor Chris Brown spoke on Ord. 2067 regarding 4 units.

John Ramirez stated that Staff took a look at an alternate approach to fulfill the State requirements for the housing element in such a way that it fits the context of the

community. Mr. Ramirez stated that at this time the City does not have a time frame on this.

Senior Planner Mr. Palmer stated that at least one zone must be identified to permit single-room occupancy units without a conditional use permit or other discretionary action. Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to, single-room occupancy units.

Mr. Palmer stated that the City's General Commercial Mixed Use Overlay Zone (C3-MU) allows for mixed-uses and the units must be developed according to applicable development standard. In other words, the City chose the C-3 Mixed Use zone because it has the latest design guidelines and most strict guidelines. Mr. Palmer explained each one of the standards, which includes:

- Minimum size of 150 square feet, maximum of 400 square feet, and maximum of two persons.
- Laundry facilities must be provided.
- Bathrooms. An SRO unit is not required to but may contain partial or full bathroom facilities. Staff is proposing each room have a bathroom and shower.
- Kitchens. An SRO unit is not required to but may contain partial or full kitchen facilities. If a kitchen is not provided, at least one common full kitchen must be provided per floor.

Mr. Palmer stated that Planning published a public hearing notice in the local paper. As of the date of this report, no public communications were received and there was no feedback for or against this proposal.

Based on staff's analysis of the issues, the proposed Zone Text Amendment is compatible with adjacent land uses and will not result in negative impacts to the surrounding neighborhoods. Mr. Palmer stated that Staff recommended that the Planning Commission adopt the attached PC Resolution (2016-31) recommending that the City Council adoption of Zone Text Amendment 2016ZA08.

The Planning Commission had additional questions that required more research and John Ramirez stated that this item would be continued to consider other alternatives as well as conduct a workshop at some future date for the Planning Commission in preparation of an updated ordinance.

Motion to continue ZTA 2016ZA08 made by Carey, second by Commissioner Smith.

Yes: Alshanableh, Smith, Talleda, Carey

No:

Abstain: Ortiz

## 2. Zone Text Amendment 2016ZA09

Senior Planner Chris Palmer presented the staff report for Zone Text Amendment 2016ZA09. He stated that the City's vision is to become one of the most business friendly cities in the region. To this end, the City has come up with many approaches to realize this vision. Through research, staff recognized the arrival of breweries and considered their potential positive impact in the community and the need to develop appropriate standards for this quickly emerging business industry. This code amendment is intended to implement City Council vision of a more business friendly environment to continue the growth of local brewery, winery and craft spirits distillery businesses (to be known as "Alcohol Beverage Manufacturers").

The brewing industry is an international trade, consisting of several multinational companies, and thousands of smaller producers ranging from brewpubs to regional breweries. Advances in refrigeration, international and transcontinental shipping, marketing and commerce have resulted in an international marketplace, where the consumer has hundreds of choices between various styles of local, regional, national and foreign beers.

The City recognizes that breweries are a commodity in the South Bay. Hawthorne currently allows alcohol manufacturing in a limited capacity in the industrial zones and subject to Planning Commission approval. Currently the City has two breweries preparing to open before the upcoming holiday season and has had several inquiries of interested brewery businesses wanting to establish in the City.

The framework for this proposal is to establish appropriate development, locational and operational standards to facilitate new breweries within the City. The City must first establish what a brewery is and is not. This amendment proposes to add terms and definitions for clarity. The terms to be defined are:

- Alcoholic beverage
- Alcoholic beverage manufacturing
- Alcoholic beverage manufacturer
- Brewery
- Brewery, low intensity
- Tasting room
- Winegrower

Other proposed changes include adding language that permits breweries within commercial zones and the establishment of a proposed Section 17.76.030 (Alcoholic Beverage Manufacturing) within the Hawthorne Municipal Code (HMC). Some of the development standards includes, but are not limited to, the following:

- Limiting alcoholic beverage manufacturing uses in commercial zones may not exceed 6,000 square feet. Breweries larger than 6,000 square feet often exhibit industrial characteristics including frequent freight shipping and deliveries and that activity may not be suitable in all commercial areas.
- Tasting rooms would be limited to 750 square feet. This limit is based on fire and building codes which require substantial additional improvements and design features for larger assembly areas.
- Only beverages produced on the property may be served in the tasting room.
- A security plan will be required to be approved by the Police Department prior to operation.

The State Department of Alcoholic Beverage Control (ABC) requires that one of the keys to this is the determination of Public Convenience or Necessity (PCN).

Currently, the Planning Commission is the sole authority for making this determination (through its CUP process). This proposal would allow the Planning Director to make this determination from Alcoholic Beverage Manufacturing uses that would be permitted by right. Commercial Breweries will be considered retail commercial uses.

Based on staff's analysis the proposed "Brewery" Ordinance we recommend that Planning Commission recommends approval to the City Council.

Motion to approve ZTA 2016ZA09 made by Smith, second by Commissioner Talleda.

Yes: Alshanableh, Smith, Talleda, Carey

No:

Abstain: Ortiz

### 3. Zone Text Amendment No. 2016ZA10

Senior Planner Chris Palmer presented Zone Text Amendment 2016ZA10. He stated that this is an update to the massage ordinance policy that the city has. In January 2015, the City adopted an interim urgency ordinance extending an existing moratorium on massage establishments. The moratorium was enacted because of the sunset of Senate Bill 731 which preempted many local government controls relating to massage establishments. The moratorium disallowed new massage establishments to locate in the City and allowed planning staff in coordination with Council vision to develop standards that protect the public health, safety and welfare. Adopting regulations for massage establishments would bring the City into full compliance with State law.

Mr. Palmer stated that staff has determined that more research is needed in order to complete the task at hand. Staff recommends that this item be continued until the next regularly scheduled Planning Commission meeting.

John Ramirez stated that staff is recommending continuance to the next Planning Commission meeting which is September 21<sup>st</sup>.

Motion to continue ZTA 2016ZA10 made by Smith, second by Commissioner Talleda.

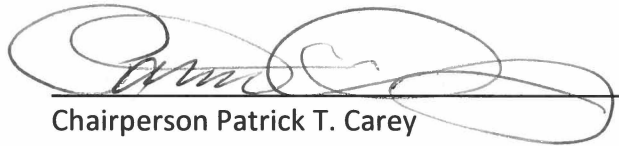
Yes: Ashanablah, Smith Talleda, Carey

No:

Abstain: Ortiz

### COMMISSIONER REPORTS

The meeting was adjourned at 7:05pm



Chairperson Patrick T. Carey  
Hawthorne Planning Commission

Date signed: 05/17/2017

ATTEST:



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

**HAWTHORNE AIRPORT ZONING COMMISSION**

**MINUTES OF SEPTEMBER 7, 2016**

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**PLEDGE OF ALLEGIANCE**

Commissioner Alshanablah led the Pledge of Allegiance.

**ROLL CALL**

**PRESENT:** Chairperson Patrick Carey  
Commissioner Robert Smith  
Commissioner Mike Talleda  
Commissioner Rula Alshanablah

**ABSENT:** Commissioner Vice-Chairperson Ortiz

**EX-OFFICIO MEMBERS:** John Ramirez, CSG Consultants, Inc.  
Assistant City Attorney Melissa Crosthwaite


**STAFF:** Senior Planner Chris Palmer  
Associate Planner Maria Majcherek

**ORAL COMMUNICATIONS**

None

**CONSENT CALENDAR**

The meeting was adjourned at 7:05 pm.

  
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Chairperson Patrick T. Carey  
Hawthorne Airport Zoning Commission  
Date signed: 05/17/2017

ATTEST:

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