

**HAWTHORNE PLANNING COMMISSION**

**MINUTES OF SEPTEMBER 21, 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**

Assistant City Attorney Melissa Crosthwaite led the Pledge of Allegiance

**ROLL CALL**

PRESENT:	Chairperson Patrick Carey Vice-Chairperson Juan Ortiz Commissioner Alshanableh Commissioner Mike Talleda
ABSENT:	Commissioner Robert Smith
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**

**PLANNING COMMISSION CONSENT CALENDAR**

Approval of Building Colors, per HMC Section 17.20.010:  
14501 Hindry Ave. (Costco).

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

Yes: Alshanableh, Talleda, Ortiz, Carey

No:

Abstain: Smith

## CONTINUED PUBLIC HEARINGS

### 1. Zone Text Amendment 2016ZA10

Senior Planner Chris Palmer presented the staff report for Zone Text Amendment 2016ZA10. He stated that this is an update to the municipal code to provide development standards and appropriate zoning for massage establishments. Between 2008-2012 there was new legislation regarding massage establishments.

State law regarding massage establishments has undergone numerous changes in recent years. Prior to September 1, 2009, cities and counties were free to reasonably regulate massage establishments. Regulations upon the industry varied across cities and counties, with many jurisdictions imposing what were viewed by the industry as onerous and unnecessary requirements. Regulations that some viewed as unreasonable and a lack of uniformity in the regulation of the massage industry led to the State Legislature's adoption of Senate Bill 731 (SB 731) in 2008.

Mr. Palmer stated that Staff was working in collaboration with the Hawthorne Police Department, who's role is to provide background check information on massage operators, to ensure these establishments are not found to have been operating illegal operations and they have the type of licensing or certifications required by the State to operate a massage establishment. This type of land use requires approval of CUP and a Business License and operator's permit. The regulations and process for licensing this type of use is will be found within HMC Chapter 5.58.

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. Staff recommends that the Planning Commission adopt the attached PC Resolution (2016-33) recommending that the City Council approve adoption of Zone Text Amendment 2016ZA10.

Commissioner Talleda expressed some of his concerns and Mr. Ramirez stated a CUP can include conditions of approval that will cover a range of items.

Mr. Palmer stated that if an application is determined to not be in the best interest of the public's safety or welfare the Commission can make the finding recommend denial of a project.

Commissioner Ortiz expressed his concern regarding potential future problems and wants to explore ways to improve our resident's involvement with planning issues, in general.

Motion to approve the resolution ZTA2016ZA10 made by Carey, second by Commissioner Talleda.

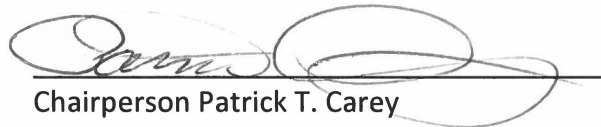
Yes: Alshanableh, Talleda, Ortiz, Carey

No:

Abstain: Smith

**COMMISSIONER REPORTS**

None



Chairperson Patrick T. Carey  
Hawthorne Planning Commission

Date signed: 05/17/2017

ATTEST:



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

**HAWTHORNE AIRPORT ZONING COMMISSION**

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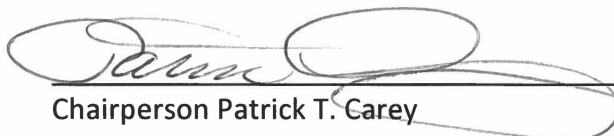
**ORAL COMMUNICATIONS**

None

**CONSENT CALENDAR**

None

The meeting was adjourned at 6:49 pm.

  
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