

HAWTHORNE PLANNING COMMISSION

MINUTES OF SEPTEMBER 15, 2021

A. CALL TO ORDER

Chairperson Robert Smith called the meeting to order at 6:06 pm via video-link (Zoom) and/or teleconference on the City of Hawthorne website or on You Tube.

B. PLEDGE OF ALLEGIANCE

Senior Planner Maria Majcherek led the Pledge of Allegiance

C. ROLL CALL

COMMISSION:	Chairperson Robert Smith Vice-Chairperson Rula Alshanableh Commissioner Juan Ortiz ( <b>Absent</b> ) Commissioner Jason Caraveo Jr. Commissioner Ryan Richard
EX-OFFICIO MEMBERS:	Interim Planning Director Gregg McClain
STAFF:	Deputy Attorney Sean Lask Senior Planner Maria Majcherek

D. ORAL COMMUNICATIONS

No items

E. PLANNING COMMISSION AND AIRPORT ZONING COMMISSION CONSENT CALENDAR

No items

F. RECESS AIRPORT ZONING COMMISSION

G. PLANNING COMMISSION CONSENT CALENDAR

1. Approval of Planning Commission and Airport Zoning Commission minutes for the regular meeting of June 16, 2021

**Motion to approve the minutes for the regular meeting of June 16, 2021, by Vice-Chairperson Alshanableh and Second by Commissioner Caraveo**

**Yes: Smith, Alshanableh, Caraveo, Richard**

**No:**

**Abstain:**  
**Absent: Ortiz**

H. CONTINUED PUBLIC HEARINGS

No items

I. NEW PUBLIC HEARINGS

No items

J. RECESS THE PLANNING COMMISSION AND CALL BACK TO ORDER THE AIRPORT ZONING COMMISSION

K. AIRPORT ZONING COMMISSION CONSENT CALENDAR

No items

L. AIRPORT ZONING COMMISSION NEW/CONTINUED PUBLIC HEARINGS

No items

M. CALL BACK TO ORDER THE PLANNING COMMISSION CONCURRENTLY WITH THE AIRPORT ZONING COMMISSION

N. NON PUBLIC HEARING ITEMS

No items

O. ADMINISTRATIVE ITEMS

1. Reciprocal Easement Agreement (REA) Project Location at: 12814 Hawthorne Blvd. – Jiffy Lube & Rally's.

**Motion by Vice-Chairperson Rula Alshanableh and Second by Commissioner Caraveo to rescind the existing Covenant and Agreement to Hold Property as One Parcel and replace it with the proposed Reciprocal Easement Agreement (REA) as presented by Senior Planner Maria Majcherek**

**Yes: Smith, Alshanableh, Caraveo, Richard**  
**No:**

**Abstain:**

**Absent: Ortiz**

2. Exterior Color Approval: Project Location: 4369 W. 132<sup>nd</sup> Street – Multi-Family Residential Building.

**Motion by Commissioner Caraveo and Second by Vice-Chairperson Alshanableh to approve the color palette as proposed and presented by Senior Planner Maria Majcherek.**

**Yes: Smith, Alshanableh, Caraveo, Richard**

**No:**

**Abstain:**

**Absent: Ortiz**

**P. ITEMS TO BE PLACED ON FUTURE AGENDA**

- **PRE-AGENDA FOR THE MEETING ON October 6, 2021**
  - a. **Zone Text Amendment – Major and Minor Modifications (Definitions/Determination)**
  - b. **Zone Text Amendment – Mixed Use Development Standards**
  - c. **Conditional Use Permit – 5267 W. Rosecrans – Beer and Wine**

**Q. COMMISSIONER REPORTS**

No items

**R. ADJORNMENT**

Chairperson Smith adjourned the meeting at 6:27 PM.

HAWTHORNE AIRPORT ZONING COMMISSION

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B. PLEDGE OF ALLEGIANCE

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C. ROLL CALL

PRESENT:	Chairperson Robert Smith Vice-Chairperson Rula Alshanableh Commissioner Juan Ortiz ( <b>Absent</b> ) Commissioner Jason Caraveo Jr. Commissioner Ryan Richard
EX-OFFICIO MEMBERS:	Interim Planning Director Gregg McClain
STAFF:	Deputy City Attorney Sean Lask Senior Planner Maria Majcherek

D. ORAL COMMUNICATIONS

No communications

E. AIRPORT ZONING COMMISSION CONSENT CALENDAR

No items

F. AIRPORT ZONING COMMISSION NEW/CONTINUED ITEMS

No items

G. ORDER THE PLANNING COMMISSION CONCURRENTLY WITH THE AIRPORT ZONING COMMISSION

H. ADMINISTRATIVE ITEMS

No items

I. COMMISSIONER REPORTS

No items

J. ADJOURNMENT

The meeting was adjourned at 6:27 PM.



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Chairperson Robert Smith  
Hawthorne Planning Commission/Airport Zoning  
Commission

Date signed: 12-15-2021

ATTEST:



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Interim Planning Director Gregg McClain Secretary,  
Hawthorne Planning Commission /Airport Zoning Commission