

HAWTHORNE PLANNING COMMISSION

MINUTES OF OCTOBER 5, 2022

A. CALL TO ORDER

Chairperson Robert Smith called the meeting to order at 6:06 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Caraveo 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 <b>(Absent)</b>
STAFF:	Deputy City Attorney Sean Lask Senior Planner Maria Majcherek Planning Interim Melissa Flores

D. ORAL COMMUNICATIONS

- Residents of the City of Hawthorne spoke against noise pollution in their neighborhood.

E. PLANNING COMMISSION AND AIRPORT ZONING COMMISSION CONSENT CALENDAR

No items

F. RECESS AIRPORT ZONING COMMISSION

G. PLANNING COMMISSION CONSENT CALENDAR

No items

H. CONTINUED PUBLIC HEARINGS

No items

I. NEW PUBLIC HEARINGS

1. Conditional Use Permit Application 2022CU09 – Dickey’s Barbecue Pit

The applicant spoke briefly and gave an update on the restaurant.

**Motion by Vice-chairperson Alshanableh and Second by Commissioner Caraveo to adopt PC Resolution 2022-12 approving Conditional Use Permit Application 2022CU02 with 2 changes made to the conditions of approval.**

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

**No:**

**Abstain:**

**Absent: Ortiz**

2. Conditional Use Permit Application 2022CU05 & Design Review 2022DR05

Part 1 – Conditional Use Permit 2022CU05: A request to approve a new 1,334 sq. ft. building with a drive-thru to house a new Jack-in-Box restaurant.

**Motion by Commissioner Caraveo and Second by Commissioner Richard to adopt PC Resolution 2022-10 approving Conditional Use Permit Application 2022CU05 with 2 changes made to the conditions of approval.**

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

**No:**

**Abstain:**

**Absent: Ortiz**

Part 2 – Design Review 2022DR05: A request to approve the proposed site design (exterior architectural building face, landscaping, signage, etc.) for a drive-thru Jack-in-the-Box restaurant.

Representative spoke on behalf of the project.

**Motion to approve option ‘B’ with the condition to include the visibility triangle when installing the monument sign made by Vice-chairperson Alshanableh and second by Commissioner Caraveo to adopt PC Resolution 2022-11 approving the Design Review 2022DR05.**

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

**No:**

**Abstain:**

**Absent: Ortiz**

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

No items

P. ITEMS TO BE PLACED ON FUTURE AGENDA

1. 2021CU10 – Mini market, sales of alcohol
2. 2022CU08 – Tata's Restaurant, sales of alcohol

Q. COMMISSIONER REPORTS

- Vice-chairperson Alshaneh mentioned that periodically she will need to check her phone during the meeting due to her disabled child.
- Commissioner Caraveo wanted clarification on how to handle airport noise.

R. MANAGER REPORTS

No reports

S. ADJORNMENT

Chairperson Smith adjourned the meeting at 6:47 PM.

HAWTHORNE AIRPORT ZONING COMMISSION

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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 <b>(Absent)</b>
STAFF:	Deputy City Attorney Sean Lask Senior Planner Maria Majcherek Planning Intern Melissa Flores

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 reports

J. ADJOURNMENT

The meeting was adjourned at 6:47 PM.



Chairperson Robert Smith  
Hawthorne Planning Commission/Airport Zoning  
Commission

Date signed: 8-15-2023

ATTEST:



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