

HAWTHORNE PLANNING COMMISSION

MINUTES OF NOVEMBER 15, 2023

A. CALL TO ORDER

Chairperson Richard called the meeting to order at 6:02 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Houston led the Pledge of Allegiance

C. ROLL CALL

COMMISSION: Vice-Chairperson Ruby Cohens
Commissioner Jennifer Houston
Chairperson Ryan Richard

EX-OFFICIO MEMBERS: Planning Director Gregg McClain

STAFF: Deputy City Attorney Sean Lask
Senior Planner Maria Majcherek
Assistant Planner Nathan Levey
Assistant Planner Anais Bermudez

D. ORAL COMMUNICATIONS

No communications

E. PLANNING COMMISSION CONSENT CALENDAR

1. **Approval of Planning Commission minutes for the regular meeting of November 1, 2023**

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to the minutes as presented by Planning Director Gregg McClain.

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

F. NEW PUBLIC HEARINGS

1. **Variance VA-2023-0001**

4653 W. 135th Street (Residential zoned building)

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to adopt PC Resolution 2023-22 approving Variance VA-2023-0001

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

2. Conditional Use Permit CU-2023-0015
Design Review Application DR-2023-0018
(Cannabis retail and consumption area)

Motion by Vice-Chairperson Cohens and a Second by Chairperson Richard to continue CU-2023-0015 and DR-2023-0018 to the December 6, 2023 Planning Commission Meeting

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

3. Conditional Use Permit CU-2023-0016
Design Review Application DR-2023-0017
12801-12801A Crenshaw Blvd (Cannabis retail)

- Commissioner Houston had questions regarding the hours of operation
- Vice-Chairperson Cohens had questions regarding odor control, product storage, inventory delivery and procedure, and waste disposal
- Chairperson Richard had questions regarding FUSUS video surveillance
- The Director of Development spoke on behalf of the project

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to adopt PC Resolution 2023-24 approving CU-2023-016 and DR-2023-017

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

4. Conditional Use Permit CU-2023-0013
Design Review Application DR-2023-0015
14115 Crenshaw Blvd, #7-110 (Cannabis retail and consumption area)

- Commissioner Houston had questions regarding the consumption area
- Vice-Chairperson Cohens had questions regarding the pods, ventilation system, waste disposal, inventory delivery and procedure, energy efficiency, emergency protocol
- Chairperson Richard had questions regarding the pods, time limits, visibility into lounge
- The Project Owner spoke on behalf of the project

Motion by Commissioner Houston and a Second by Vice-Chairperson Cohens to Adopt PC Resolution 2023-21 approving CU-2023-0013 and DR-2023-0015

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

5. Zone Text Amendment ZA-2023-0006 – CM Zone Update to align development standards with Housing Element

Motion by Commissioner Houston and a Second by Vice-Chairperson Cohens to approve PC Resolution 2023-26 recommending the City Council approve Ordinance 2247

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

G. ITEMS TO BE PLACED ON FUTURE AGENDA

Meeting of December 6, 2023

- a. Cannabis consumption lounge - possible

H. COMMISSIONER REPORTS

- Vice-Chairperson Cohens asked about getting meeting agenda earlier to review and what is being done about homelessness
- Commissioner Houston thanked HPD for being present at the meeting
- Chairperson Richard acknowledged the efficiency of the cannabis licensing selection and is concerned about data management within FUSUS video surveillance

I. DIRECTOR REPORT

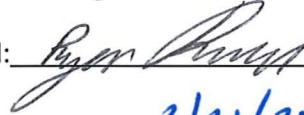
No Director Report

J. ADJORNMENT

Chairperson Richard adjourned the meeting at 7:48 PM

Chairperson Ryan Richard
Hawthorne Planning Commission

Date signed: _____


2/21/2024

ATTEST:



Planning Director Gregg McClain, Secretary,
Hawthorne Planning Commission