A. CALL TO ORDER

Chairperson Juan Ortiz called the meeting to order at 6:12 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance

C. ROLL CALL

PRESENT: Chairperson Juan Ortiz (Arrived at 6:35)
Vice-Chairperson Mike Talleda
Commissioner Rula Alshanableh (Excused at 8:22)
Commissioner Robert Smith
Commissioner Patrick T. Carey

EX-OFFICIO MEMBERS: Planning Director Brian James
Assistant City Attorney Melissa Crosthwaite

STAFF: Senior Planner Christopher Palmer
Associate Planner Maria Majcherek

D. ORAL COMMUNICATIONS

Gilad Ganish introduced himself and his team and expressed support for the Green Line Mixed Use Specific Plan.


Amy Shepard expressed support for the Green Line Mixed Use Specific Plan, Jucy colors, and Tandoor CUP.

Ike Mbelu expressed support for the Green Line Mixed Use Specific Plan.

E. RECESS AIRPORT ZONING COMMISSION

F. CONSENT CALENDAR
1. Approval of Minutes:

a. 04/05/17 minutes

   Continued to 07/5/17 due to lack of quorum.

b. 04/19/17 minutes

   Continued to 07/5/17 due to lack of quorum.

c. 05/17/17 minutes

   Motion to Approve by Commissioner Alshanableh and Second by Commissioner Smith

       Yes: Alshanableh, Smith, Carey
       No:  
       Abstain:  
       Absent: Talleda, Ortiz

d. Approval of Building Colors per HMC Section 17.020.010: 11992 Hawthorne Boulevard

   Motion to Approve by Commissioner Smith and Second by Commissioner Alshanableh

       Yes: Alshanableh, Smith, Carey
       No:  
       Abstain:  
       Absent: Talleda, Ortiz

G. CONTINUED PUBLIC HEARINGS

   No items

H. NEW PUBLIC HEARINGS

1. Conditional Use Permit No. 2017CU04

   Associate Planner Maria Majcherek presented the staff report for Conditional Use Permit No. 2017CU04, a request to allow the sale of beer and wine for on-site consumption (Type 41 ABC License) at an existing restaurant. As a separate action, the request is for approval of new exterior colors.

   The Commission discussed the hours of alcohol service in relation to the nearby schools and how alcohol would be controlled.
The applicant, Ike Mbelu, spoke in support of the application.

Motion to Approve the CUP and Colors by Commissioner Smith with a Second by Commissioner Carey

Yes: Alshanableh, Smith, Carey
No:
Abstain: Ortiz
Absent: Talleda

2. Density Bonus 2017DB01 and Conditional Permit 2017CU05 – 3222 W 139th Street

Senior Planner Chris Palmer presented the staff report for Vesting Tentative Parcel Map 2017PM01, a request to build a total of seven townhome-style apartment units including two affordable units located at 3222 W 139th Street.

The applicant, Arthor Ashai, spoke in support of the application.

Three residents of Hawthorne, Mr. and Mrs. Navia and Raphael Byrne, expressed their concerns and opposition to the project. Two letters in opposition to the project were also included in the record.

The Commissioners discussed parking, safety, and vehicle speeds. In particular, the Commission addressed allowing a concession to open space requirements to allow additional guest parking (to which the applicant agreed), and including speed bumps or textured paving near the front to help remind drives of the sidewalk.

Motion to approve the Density Bonus Agreement with a modification to allow a concession to the open space requirement in exchange for additional guest parking in the rear of the property and to add either speed bumps or textured paving near the sidewalk by Commissioner Smith with a Second by Commissioner Ortiz.

Yes: Carey, Ortiz, Smith, Alshanableh
No:
Abstain:
Absent: Talleda

3. Density Bonus 2016DB05 and Modification to Vesting Tentative Tract Map 71601 – 3670 Imperial Highway

Senior Planner Chris Palmer presented the staff report for Density Bonus 2016DB05 and Modification to Vesting Tentative Tract Map 71601, a request to revise Vesting Tentative Tract Map 71601 and approval of a Density Bonus Housing Agreement to add an additional 24 units beyond what was previously approved (resulting in a total of 96 units) including nine affordable units at 3670 W Imperial Highway.
The applicant, Mohamad Ali, spoke in support of the application and agreed to work with planning staff on modifications to the building’s facade.

Three residents of The City of Inglewood, Mrs. Trini Bevans, Sam Bevans, and Johny Martin, expressed their concerns and opposition to the project.

The Commission discussed how the original design was not acted upon by the Commission but, per the Municipal Code, approved at the staff level. The Commission discussed the proposed building design and expressed concerns that the elevations do not comply with the design guidelines.

Motion to keep the Public Hearing open and continue to the regular meeting of July 19, 2017, by Commissioner Ortiz with a Second by Commissioner Carey.

Yes: Carey, Alshanableh, Smith, Ortiz
No:
Abstain:
Absent: Talleda

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

J. AIRPORT ZONING COMMISSION CONCENT CALENDAR

No items

K. AIRPORT ZONING COMMISSION NEW/CONTINUED ITEMS

No items

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

M. COMMISSIONER REPORTS

N. ADMINISTRATIVE ITEMS

Study session regarding the Green Line Mixed Use Specific Plan (2016SP03) and its accompanying General Plan Amendment (2017GP01), Change of Zone (2017CZ01), Zone Text Amendment (2017ZA06), and Environmental Impact Report (SCH# 2016061043). The purpose of the study session was to introduce the project, the various actions necessitated by the request, and discuss next steps. However, this was not a public hearing and the Planning Commission did not make any decisions or take any actions. The purpose of the Study Session was informational only.
O. ADJOURNMENT

The meeting was adjourned at 8:50pm.

Chairperson Juan Ortiz
Hawthorne Planning Commission
Date signed: 7/19/17

ATTEST:

Brian James
Secretary, Hawthorne Planning Commission
A. CALL TO ORDER

Chairperson Juan Ortiz called the meeting to order at 6:12 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance.

C. ROLL CALL

PRESENT: Chairperson Juan Ortiz (Arrived at 6:35)
          Vice-Chairperson Mike Talleda
          Commissioner Rula Alshanableh (Excused at 8:22)
          Commissioner Robert Smith
          Commissioner Patrick T. Carey

EX-OFFICIO MEMBERS: Planning Director Brian James
                     Assistant City Attorney Melissa Crosthwaite

STAFF: Senior Planner Christopher Palmer
       Associate Planner Maria Majcherek

D. ORAL COMMUNICATIONS

No items

E. AIRPORT ZONING COMMISSION CONCENT CALENDAR

No communications

F. AIRPORT ZONING COMMISSION NEW/CONTINUED ITEMS

No items

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

H. COMMISSIONER REPORTS
No items

I. ADMINISTRATIVE ITEMS

As noted in Item N. above

J. ADJOURNMENT

The meeting was adjourned at 8:50pm.

Chairperson Juan Ortiz
Hawthorne Airport Zoning Commission

Date signed: 7/19/17

ATTEST:

Brian James
Secretary, Hawthorne Airport Zoning Commission