

**PLANNING COMMISSION RESOLUTION NO. PC 2016-18
CONDITIONAL USE PERMIT 2016CU01**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE APPROVING CONDITIONAL USE PERMIT APPLICATION NO. 2016CU01 TO ESTABLISH A HOTEL AND ALLOW THAT HOTEL TO EXCEED 5 STORIES IN HEIGHT (MAXIMUM OF 9 STORIES), AT A PORTION OF THE PROPERTY ENCOMPASING 4.2 ACRES (6 PARCELS: 4041-014-907, 909, 910, 914, 915, AND 916) SUBJECT TO CONDITIONS AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City of Hawthorne requires a conditional use permit for the establishment of hotels and for a building height to exceed five or more stories within the C-3 zone, per Hawthorne Municipal Code (HMC) 17.28; and

WHEREAS, hotels, as defined in HMC Chapter 17.04, are allowable uses per HMC Section 17.28.020, and subject to the regulations contained therein; and

WHEREAS, City of Hawthorne requested the approval of a CUP for the development of a hotel and to allow that hotel to exceed 5 stories in height in accordance with HMC Section 17.28.020 and HMC Section 17.28.040; and

WHEREAS, a duly noted public hearing on the Conditional Use application was held before the Planning Commission on April 20, 2016; and

WHEREAS, evidence was heard and presented from all persons in favor of the application, from all persons opposed to the application and from members of the City staff; and that the Planning Commission having heard and received all of said evidence, testimony and statements and being fully informed of the application; and

WHEREAS, on March 8, 2016 the City of Hawthorne adopted the Downtown Hawthorne Specific (DHSP) per City Council Resolution No. 7790; and

WHEREAS, on March 8, 2016 the City Council certified an Environmental Impact Report for the Downtown Hawthorne Specific Plan (DHSP) - (State Clearinghouse No. 2015021074), adopted a statement of overriding consideration and a mitigation monitoring program, per City Council Resolution No. 7788, which analyzed full buildout of the DHSP.

THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1. The adoption of the Downtown Hawthorne Specific Plan (DHSP) provides opportunities for development at the civic center sites, as well as other sites along Hawthorne Blvd. The proposed hotel is in keeping with the intent of the DHSP which encapsulates the community's vision for an economic, civic, and cultural "Downtown" with a healthy mix of retail, office, hotel, dining, and entertainment spaces.

Section 2. The hotel project is consistent with the DHSP Environmental Impact Report and there are no substantial changes in the project from that analyzed in the EIR. Therefore this project falls within the scope of the EIR and requires no further action.

Section 3. A duly noticed public hearing, of the right to submit comments thereon and of the date of the public hearing on the Project was given by publication. Notice was mailed, published, and posted as required by law. In accordance with that Notice, the public hearing to consider the project was held on April 20, 2016.

Section 4. The Planning Commission finds that the Project is consistent with the City of Hawthorne General Plan and Zoning Code and hereby grants Conditional Use Permit 2016CU01 subject to the conditions set forth in Exhibit "A" attached hereto.

Section 5. The time within which and the manner in which a legal action seeking judicial review of this Resolution, if not appealed to the City Council, on grounds other than failure to comply with the California Environmental Quality Act, may be filed is governed by Government Code Section 65009 and California Code of Civil Procedure Sections 1094.5 and 1094.6.

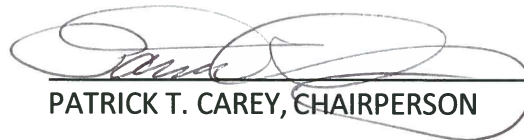
Section 6. A copy of this Resolution shall be mailed to the applicant and copies shall be filed with the City.

PASSED, APPROVED and ADOPTED this 20th day of April 2016.

ATTEST:



GREGG MCCLAIN, SECRETARY



PATRICK T. CAREY, CHAIRPERSON

EXHIBIT "A"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT 2016CU01

Failure of the applicant to comply with conditions as set forth shall be cause for the Planning Commission to institute a Public Hearing for revocation purposes.

1. The applicant shall comply with all applicable requirements and provisions set forth by the Uniform Building Code, Uniform Fire Code, Hawthorne Municipal Code (HMC), and any additional requirements by the Fire Department, Director of Building and Safety, Director of Public Works, and the Director of Planning, as related to this application.
2. The property shall be developed substantially in conformance with the plans submitted to the Planning Department and as conditioned by the requirements contained in this resolution of approval and signed development agreement. Any deviation shall first be reviewed by the planning department to determine whether proposed modifications are within the scope of the approval.
3. Final approval of plans and Building permits shall not be issued until site plans, floor plans, and a lot line adjustment, if required, has been approved by the Planning Department and Public Works Department.
4. Conditions of approval for CUP 2016CU01 shall be written on building plans upon submission.
5. Per the Department of Building and Safety, the applicant shall comply with 2.13 California Building Code.
6. The applicant shall develop the property with a minimum 3-star rated hotel.
7. The proposed hotel shall not exceed a height of 9 stories in order to comply with the FAA 20:1 slope for airspace navigation.
8. The proposed hotel shall have a minimum of 250 rooms (maximum of 300 rooms).
9. The applicant shall provide an on-site hotel restaurant and/or a restaurant on the grounds of the 4.2 acre property, as determined and approved by the Director of Planning.
10. The applicant shall provide additional hotel amenities, such as on-site banquet facilities, pool/Jacuzzi, courtyard(s), Wi-Fi, and/or fitness center.
11. Sales of Alcohol shall require approval of a Conditional Use Permit by the City of Hawthorne Planning Commission, per Chapter 17.76 of the HMC.
12. All signage on the property shall comply with Chapter 17.35 of the HMC.
13. The development of the property shall be in conformance with parking requirements per Chapter 17.58 of the HMC.

14. Per the Department of Public Works, the applicant shall abide by the following conditions:

- Provide corner, right-of-way, for a distance of 15' (at all intersection corners).
- Provide dimensions for all driveways, for all driveway approaches, and width of adjacent parkway and sidewalk on all future plans.
- All right-of-way/easements affecting this project and/or within project limits shall be noted on plans.
- Provide additional right-of-way frontage, 5 feet wide, along 126th St. for a distance of 150 feet west of Hawthorne Blvd.
- Legal description shall be shown on plans
- Repair of cracked and/or deteriorated sidewalk, curb and gutter.
- All overhead utilities shall be moved underground.
- Provide curb drains as necessary
- Provide tree wells and parkway trees on all streets bordering the project site.
- Locate all utilities within project on street frontage, side street and alleyways bordering this project.
- Locate and indicate all street striping adjacent to project.
- Project shall comply with City's NPDES requirements. Submit plans for NPDES review as soon as possible. Plan review period varies per project and may require significant changes to the proposed site plan.
- Project will require a Construction and Demolition Materials Report detailing all disposal, recycling and reuse activities. Final permit approval requires submittal of this report. A deposit may also be required upon issuance of demo permit. Contact Douglas Krauss, 310-349-2987.
- Provide and install planter curb at the back of sidewalk along property frontage. Curb shall have a minimum height of 6 inches.
- Provide hydrology study by a registered civil engineer.
- Provide sewer study by a registered civil engineer.
- Provide storm drain study by a registered civil engineer.
- All new driveways shall meet the current ADA standards. Existing driveway/s not utilized by the proposed project shall be removed and replaced with curb, gutter, parkway, and sidewalk per City's standards.
- Landscape and any structure adjacent to the driveway shall not be more than 3.5 feet high to provide adequate sight distance.
- Handicap access ramp meeting the latest ADA requirement shall be installed at the southwest corner of 126th St. and Hawthorne Blvd. and at the southeast corner of 126th St. and Grevillea Ave.
- All new driveways shall be located as far away from the nearby intersection and adjacent driveway as much as possible and align with driveway across the street.
- Access and access easement shall be provided (similar alignment to the existing alley that run parallel to Hawthorne Blvd.) providing ingress and egress to all businesses/buildings that front Hawthorne Blvd.
- All project driveways along El Segundo Blvd. and Hawthorne Blvd. shall be restricted to right-turn in and right-turn out only.
- On-site parking shall be provided for the existing library use (minimum of 45 parking spaces, including handicap spaces) and located as close to the library site as possible. Ingress and egress to these spaces shall be convenient to the user of the library.

15. The applicant shall provide 45 on-site parking spaces to be utilized by the public library. Location pursuant to the Department of Public Works (as stated in condition of approval above).

16. The applicant shall provide continuous access through the existing alley. Any modification will require the approval of the Public Works Department.
17. The applicant must conform to all Business License regulations and maintain a current city license at all times.
18. The applicant shall submit detailed landscape plans indicating location, type, and size of proposed plants and said plans shall be reviewed by the Director of Planning for final approval.
19. Failure of the applicant to comply with the conditions of approval shall be cause for the Planning Commission to immediately institute a Public Hearing for revocation purposes
20. Conditions of approval, stated above, are for the project site encompassing the following properties:

Assessor Parcel Number(s): 4041-014-907, 909, 910, 914, 915, and 916 (highlighted below)

