

PLANNING COMMISSION RESOLUTION NO. PC 2024-08
Design Review DR-2024-0002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING DESIGN REVIEW DR-2024-0002 FOR THE CONSTRUCTION OF A NEW OFFICE BUILDING AND ASSOCIATED SITE IMPROVEMENTS WITHIN THE C-2 (LOCAL COMMERCIAL) ZONE LOCATED AT 4633 W. EL SEGUNDO BLVD., SUBJECT TO CONDITIONS AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, Dreamwork Development, (“Applicant”) requested approval of a Design Review for the construction of a new, two-story commercial office building and site improvement at 4633 W. El Segundo Blvd. (“Property”), which is zoned C-2 (Local Commercial); and

WHEREAS, in accordance with Hawthorne Municipal Code (HMC) Chapter 17.99, which states approval by the Planning Commission, appointed as the Design Review Board (DRB), is required to ensure projects meet the requirements of the chapter; and

WHEREAS, the Land Use Element of the General Plan designates the Property as Local Commercial, which accommodates uses considered compatible and having common or similar performance standards and allowable uses within this designation include retail, office, restaurants, and other commercial uses. The Project is consistent with the General Plan; and

WHEREAS, the Planning Commission determines that said Design Review will not have an adverse effect, either individually or cumulatively, on surrounding neighborhood, and that on the basis of this determination finds the proposal will not be potentially injurious to the public health, safety and welfare; and

WHEREAS, in accordance with Hawthorne Municipal Code (HMC) Chapter 17.99 – Design Review, the City of Hawthorne established a design review procedure for all applicable projects not exempted per Section 17.99.030 – Exceptions. The subject property is situated adjacent to existing residentially zoned properties and the proposed improvements encompass more than 1,000 sq. ft. of building and site surfaces. Therefore, the subject project is not exempt from the design review process and must obtain approval by the DRB; and

WHEREAS, the City of Hawthorne wishes to protect and preserve the quality of the local business areas and quality of life throughout the City and to ensure uses are managed through effective land use planning and design; and

WHEREAS, the applicant presented evidence that the proposed use complies with all applicable local, state, and federal laws; and

WHEREAS, on April 17, 2024, a duly noticed public hearing on the Project was held before the Planning Commission where all interested parties were given an opportunity to be heard; and

WHEREAS, based upon the information received and Staff’s review and assessment, the project was determined not to have a significant impact on the environment and is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Class 32 Categorical Exemption pursuant to

Section 15332, (In-Fill Development Projects) of CEQA; 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, approves Resolution No. 2024-08.

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

SECTION 1. The Planning Commission finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2. Based upon independent review and consideration of the information contained in the Staff Report and the Notice of Exemption for the Project, Staff has determined Design Review DR-2024-0002 is categorically exempt per section 15332 of the CEQA State guidelines, Class 32. The proposed development occurs within city limits on a site of no more than five acres and is substantially surrounded by urban uses, it has no value as a habitat for endangered, rare or threatened species and approval would not result in significant effects related to traffic, noise, air quality, or water quality. The project is consistent with general plan policies as well as with applicable zoning designation and regulations. The proposed development will be 6,127 sf with new offices and reconfigured parking. The parcel is 4,815 sf and is located in the C-2 (Local Commercial) zone surrounded by various commercial uses and structures. Upon the Planning Commission’s action, Staff will file the Notice of Exemption with the Los Angeles County Clerk’s office in compliance with CEQA.

SECTION 3. Based upon substantial evidence presented to the Planning Commission during the April 17, 2024, public meeting, including public testimony and written and oral staff reports, the Planning Commission finds as follows:

Design Review Findings:

- 1. The location, size, design and characteristics of the proposed project will be compatible with and will not be detrimental to the public health, safety, or welfare of persons residing in or working in or adjacent to the proposed project;

The property is located on the north side of the El Segundo Blvd. and east of Truro Ave. The site is surrounded by a mix of commercial, office, and residential uses. The residential properties are located to the immediate north and opposite El Segundo Blvd. of the subject site.

The project site with the proposed building design will update and modernize the property. The landscaping will beautify, be compatible with, and enhance the proposed new building and area. The style of this building is not currently found throughout this neighborhood but the proposal itself will not be detrimental to the surrounding neighborhood nor cause a public health, safety, and welfare issue to adjacent properties as this is an update to a parcel that is in need of beautification.

- 2. The proposed design is suitable for its purpose, is harmonious with and relates properly to, the surrounding neighborhood, contiguous parcels, and the site itself.

The proposed design will update and modernize the property by introducing a modern building style, and new landscaping. These improvements do not overwhelm the surrounding neighborhood as the building is being kept close to Imperial Hwy. on a large lot and has substantial distances from any adjacent uses. The height of the new building is a maximum of 36'-6", which is a bit larger than adjacent uses but as it is on a large site it does not overwhelm the surrounding area and therefore, will be harmonious with the surrounding neighborhood.

3. The overall design will be of quality that will preserve the integrity of, and upgrade, the existing neighborhood.

The proposed building will upgrade and modernize an existing parcel. The proposed on-site parking is sufficient to accommodate the proposed use and potential parking conflicts to the adjacent residential neighborhood are not anticipated. The landscaping will beautify and enhance the pedestrian experience along this section of the City.

The architectural design and height is of a scale that fits within the parcel and therefore, the preservation and integrity of the neighborhood, specifically of those residential properties directly adjacent to the subject site, is achieved.

4. The design of the proposed project is in accordance with the general plan and all applicable provisions of the zoning ordinance.

The proposed project is consistent with the General Plan and General Plan designation, Local Commercial (C-2), of the site for the following reasons:

- The Land Use Element of the General Plan designates the property as Local Commercial, which accommodates retail enterprises and the rendering of professional services. Allowable uses within this designation include retail, office, restaurants, and other commercial uses.
 - The existing building will be demolished and replaced and Dreamwork Development will continue their operations and occupy the building. The use is compliant with the City's Zoning Code and continues to maintain their property and maintain the business in good operating order.
- Goal 1 of the Land Use Element of the General Plan encourages efforts to expand, attract, and enhance commercial development.
 - Policy 1.4 specifies that the City shall support and encourage the rehabilitation or renovation of existing buildings or structures or the conversion of obsolete and/or chronically vacant storefronts from their original or most recent use to a new compatible, economically viable, and sustainable use.
 - The existing building is obsolete and in need of modernization. Therefore, the proposed development and facade of the building and site will meet the goal of this policy in that the existing building will be completely replaced by a structure that is in keeping with the modern facades being developed in the South Bay area.

- Goal 2 of the Land Use Element dictates that every effort shall be made to ensure both existing and future development will remain compatible in character, scale, and size to surrounding uses.
 - Policy 2.2 discourages the construction of very large buildings where such structures are incompatible with surrounding residential development.
- The proposed development enhances the overall property and although the building height will be approximately 36 feet, it will be compatible with adjacent uses due to the location in a commercial corridor and is being developed on El Segundo Blvd. The addition of landscaping will beautify this property.

The overall site enhancements will be compatible with the adjacent neighborhood and is in keeping with the scale and size of the surrounding area due to the large parcel upon which this building occupies.

SECTION 4. Based on the forgoing, the Planning Commission hereby grants Design Review DR-2024-0002 subject to the conditions set forth in Exhibit "A" attached hereto.

SECTION 5. This resolution shall become effective ten days after its adoption, unless within that period of time it is appealed to the City Council. In the event of an appeal, this Resolution shall not become effective unless reinstated by the City Council after the hearing on the appeal. The City Council Resolution determining the appeal shall be controlling, and unless the matter is remanded to the Planning Commission, the Resolution of the City Council shall be final.

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 17th day of April 2024.

ATTEST:



 GREGG MCCLAIN, SECRETARY



 RYAN RICHARD, CHAIRPERSON

EXHIBIT A
CONDITIONS OF APPROVAL
DESIGN REVIEW DR-2024-0002

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, or Director of Planning, as related to this application.
2. The property shall be developed in substantial conformity with the plans approved by the Planning Commission on April 17, 2024, as conditioned by the requirements contained in the resolution of approval for Design Review DR-2024-0002. Any more intensive use of the property, or deviation from said plans, shall first be reviewed as a modification of this permit.
3. The applicant and subsequent property owners/tenants must conform to all Business License regulations and maintain a current city license at all times.
4. All signs, banners, or other outside advertising materials or structures on the property must be approved by the City and shall comply with Chapter 17.35 of the HMC.
5. Signs shall be posted on the site per CA Penal Code Sections 552 through 555.5 and 11532 to prohibit loitering on the property.
6. The number of persons shall not exceed the maximum occupancy load as determined by the Fire Department. Signs indicating the occupant load shall be posted in a conspicuous place on the approved sign near the main exit from the building.
7. Graffiti shall be removed within 24 hours of its discovery.
8. Signage and pavement arrows to direct internal traffic circulation shall be included on plans, subject to City approval.
9. Property owners must keep parking lot clean at all times.
10. All direct lighting produced by the development must be contained onsite. The Owner/Applicant shall ensure any exterior night lighting and illuminated signage installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto the adjacent residential lots.
11. All County Fire Department requirements must be met before any building permits will be released.
12. Off-street parking shall be provided at all times in accordance with the originally approved site plan and, Per Municipal Code Chapter 8.16, shall be maintained in a clean and attractive manner (striping maintained, pot-holes and cracks repaired and trash, litter, or other materials shall be removed regularly).

13. Per Municipal Code Chapter 8.14, all landscaped areas shall be maintained in accordance with the originally approved landscaped plan and in a healthy and well-kept condition and kept weed free.
14. The approved conditions of approval shall be included on building plans upon submission.
15. The Applicant shall commence construction of the structure or establish the use that is authorized by this approval within three years of the effective date of this approval. Failure to commence construction of the structure or establish the use within that three-year time period shall render this approval null and void and any attempt to commence construction or establish the use thereafter shall first require approval of a new application. Applications for a time extension to the commencement date as specified herein must be filed a minimum of thirty (30) days prior to the expiration date. The Planning Director may renew the approval for a single one-year period if a request is received at least 30 calendar days before approval lapses. Requests for a time extension must be accompanied by a formal application, all required exhibits and plans, and the required application fees. Any additional requests for extension shall require Planning Commission approval.
16. The Applicant/property owner must submit payment for all outstanding fees payable to the City prior to issuance of any permit, including building, grading, or demolition.
17. The Applicant shall pay the applicable public facility impact fees to the Building and Safety Department in the amount that is in effect at the time such fees are to be collected.
18. No outside display of goods, wares, or merchandise shall be permitted, unless approved by the Planning Director.
19. The applicant shall ensure all exterior noise generated by the project will comply with Section 9.34.030 Exterior Noise Standards of the Hawthorne Municipal Code. This section provides for an allowable noise level of 70 dBA between 7:00 am and 10:00 pm and 65 dBA between 10:00 pm and 7:00 am.
20. Per the Department of Building and Safety – Abide by the following requirements.
 - a) Applicable Codes. This project shall be shown in compliance with the applicable parts of the California Building Standards Code as adopted and amended by the City of Hawthorne that applies at the time of the building permit application submittal.
 - b) Though building, electrical, mechanical, and plumbing will require separate permits applications, please submit all architectural, structural, electrical, mechanical, and plumbing drawings under a single package.
 - c) As part of the architectural package, please submit a cover sheet with the summary of the project that includes, but is not limited to the building data, a sheet index, and the name and contact information of the owner and the design team.
 - d) Obtain and provide a NRCC non-residential certificate of compliance energy form that identifies the requirements throughout the building for energy compliance, as well as comprehensive nonresidential green building checklist such as that published by the American Institute of Architects (AIA), California and available from a link on their website.
 - e) A fully dimensioned, labeled and detailed site plan, 1st floor plan, as well as floor and roof plans for the other levels. On each major portion of the building, please provide dimensions to the

exterior surface of the walls, as well as the relative locations of the interior walls to the exterior surface of the exterior walls. For means of egress and other building elements and spaces where clear widths and or spaces are required, please identify the clear widths and or spaces.

- f) Provide dimensioned, labeled, and detailed building sections and elevations. Within the building sections, show and reference the detailed requirements for the opaque surface assemblies identified within the Certificate of Compliance energy envelope calculations.
- g) The office building shall not be used for professional offices of health care providers unless an accessible route is provided to the upper floor levels as well as throughout the building as required by CBC 11B-206.2.3 for multistory buildings less than 3-stories in height or 3,000 square feet per story, whichever is less.
- h) The occupancies on each floor level shall be limited in accordance with chapter 5 of the California Building Code based on the occupancy, building construction and whether or not the building is to be protected by an automatic sprinkler system.
- i) One means of egress is not permitted for group B occupancies from the third story and higher as limited by Table 1006.3.4(2) of the California Building Code.
- j) Except as provided for in Section 1019.3 of the California Building Code for exit access stairways, the stairway shall be enclosed in a shaft enclosure constructed in accordance with Section 713 of the California Building Code and shall comply with the additional provisions of Section 1023 of the California Building Code if the egress element is a protected interior exit stairway.
- k) The size and the placement of the structure on the property shall comply with the provisions of Section 841 of the California Civil Code for the maintenance of the property boundaries during seismic and wind events, taking into account the deflection of the roof and floor diaphragms, as well as the deflections of the vertical lateral force resisting elements and assemblies using the deflection amplification factors of ASCE 7-16, Table 12.2-1 as required by ASCE 7, 12.12.
- l) Parapet requirements (CBC 705.11). Except where the plans reflect one of the exceptions within CBC 405.11 minimum 30-inch high parapets shall be shown for the garage portion of the building as well as the office portion.
- m) Wall openings in exterior walls (CBC Table 705.8). Wall openings in exterior walls shall be shown to comply with CBC Table 705.8. Openings in exterior walls with a fire separation distance less than 3-feet is prohibited.
- n) Valet parking (CBC 11B-209.4). If valet parking is provided, a passenger drop-off/loading zone in compliance with CBC 11B-503, as well as accessible parking spaces as required by CBC 11B-208 shall be provided.
- o) Mechanical access parking (CBC 11B-209.5). For garages with mechanical access parking, at least one passenger drop-off loading zone in compliance with CBC 11B-503 shall be provided.

21. Per the Department of Public Works– Abide by the following requirements.

- a) Provide dimensions for all driveways, driveway approaches, width of the adjacent parkway, and sidewalk on all future plans.

- b) All right-of-ways/easements affecting this project or within the project limits, shall be noted on plan.
- c) Provide additional right-of-way (dedication or easement) frontage to maintain 10 foot wide sidewalk along the property frontage for the purpose of ADA compliance.
- d) Legal description shall be shown on plan.
- e) Repair of cracked and/or deteriorated sidewalk, curb, and gutter.
- f) Provide tree wells and 4 foot side parkway landscaping on El Segundo Blvd. bordering the project site.
- g) Locate all utilities within project on street, side-street, and alleyways bordering this project.
- h) Locate and indicate all traffic control devices such as signal, stop no-parking signs, etc. and driveways along streets adjacent to this property.
- i) Locate and indicate all streets and street striping adjacent to the project.
- j) 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 a demo permit. Contact the Engineering Department at (310) 349-2980.
- k) Provide a storm drain study by a registered civil engineer.
- l) Landscaping and any structure adjacent to the driveway shall not be more than 3.5' high to provide adequate sight distance.
- m) Driveway shall be reconstructed per ADA compliance. All sidewalks, curbs, gutters, and driveways shall be according to the City and State standards.
- n) Provide grading and drainage, utility layout, and sediment/erosion control plans.
- o) Runoff shall be collected and drained through curb or parkway drain.