

**PLANNING COMMISSION RESOLUTION NO. PC 2024-15
SUBDIVISION DEVELOPMENT SD-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 SUBDIVISION DEVELOPMENT APPLICATION NO. SD-2024-0002 FOR VESTING TENTATIVE TRACT MAP 84465 LOCATED AT 4519 AND 4520 W. EL SEGUNDO BLVD., IN THE CITY OF HAWTHORNE, SUBJECT TO CONDITIONS AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, Chad Brown (“Applicant”), filed a complete application requesting the approval of a Vesting Tentative Tract Map (VTTM) for redevelopment of both sites of the existing Hawthorne Nursery to create and develop a total of 68 for-sale residential townhomes in accordance with Hawthorne Municipal Code (HMC) Chapter 16.42; and

WHEREAS, the Application applies to a property located at 4519 and 4520 W. El Segundo Blvd., California, Assessor’s Parcel Numbers 4041-013-010, 4041-013-011, 4041-013-013, 4041-013-014, 4041-013-015, 4041-013-016, 4041-010-017, 4041-010-018, 4041-013-019, 4042-031-005, 4042-031-006, 4042-031-007, 4042-031-008, 4042-031-009, 4042-031-010 (“Property”); and

WHEREAS, the Land Use Element of the General Plan designates the Property as Downtown Hawthorne Specific Plan (DHSP) and the zoning as Local Commercial (C-2), Low Density Residential (R-1), and Medium Density Residential (R-2) as well as being within the Housing Overlay (HO). The Housing Overlay is intended to provide new housing opportunities within existing commercial zones; and

WHEREAS, this project has already been reviewed under the California Environmental Quality Act (CEQA) during the Housing Element Update process. An Initial Study and Negative Declaration were prepared to analyze any potential impacts caused by implementation of updates to several Elements of the General Plan, including the Housing Element. This site was chosen as one of several to be incorporated into the Housing Overlay and all sites within this overlay were examined as part of the update. It was determined that there would be no significant environmental impacts as defined under CEQA and the CEQA State Guidelines; and

WHEREAS, if the map were to be considered as one project with the buildout of the residential development, it would be categorically exempt from review pursuant to State CEQA Guidelines Section 15332, Class 32, for in-fill development projects; and

WHEREAS, on July 3, 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, 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. 2024-15.

**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 previously completed environmental documentation, no significant environmental impacts are expected to occur and no further documentation is required. The City's Housing Element Update occurred simultaneously with the addition of an Environmental Justice Element and the update of the Safety Element. An Initial Study and Negative Declaration were completed for these cumulative updates to the General Plan. Part of the update to the Housing Element involved the creation of a Housing Overlay which established multiple sites where it would be possible to develop residential uses. All sites within the Housing Overlay were considered and the effects of developing residential uses was incorporated into the analysis used to develop the Negative Declaration. The project site is included in this overlay. As such, this project falls under the previously conducted environmental review, which established that no significant impacts would occur due to implementation of the General Plan Updates, including the development of this site for residential uses.

If the Vesting Tentative Tract Map were to be considered as one project with the residential development that can occur, by-right, then the combination would constitute a project within the scope of CEQA. Staff determined that, in this instance, the proposed map and development are exempt from review pursuant to State CEQA Guidelines Section 15332, Class 32, for in-fill developments. All conditions of a Class 32 Exemption are met by the map and development as it is consistent with the General Plan, its policies, and zoning designation and regulations; the parcels are surrounded by urban uses; the site does not have value as habitat; the project will not result in significant effects to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

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

1. The proposed use is consistent with the general plan and any applicable specific plan, as follows:
 - a. The General Plan identifies the proposed site as being within the Downtown Hawthorne Specific Plan (DHSP). The DHSP identifies the project site as Commercial and Residential.
 - b. Subsequent to adoption of the DHSP, the Housing Element was updated in 2022. In the update, the project site was identified as one of several sites to be incorporated into a Housing Overlay. This overlay was established to provide new housing opportunities within the City at sites zoned commercially, but with locations suited to residential development.
2. The proposed use is permitted by Title 17 of the Hawthorne Municipal Code, as follows:

- a. The project site is located within the Housing Overlay. The Housing Overlay's regulation is provided in Chapter 17.85 of the HMC.
 - b. HMC Section 17.85.020(B) states that all residential uses allowed by the HO are by right and, while they must comply with HMC Chapters 17.85 and 17.102, no discretionary hearing process will be required to establish a new residential use within the HO.
 - c. HMC Section 17.85.030(B) identifies multifamily dwelling units as a permitted residential use within the HO.
3. The project's application met the requirements established in Chapter 16.42 of the Hawthorne Municipal Code, as follows:
- a. The VTTM submitted by the applicant includes several specific details that must be included in a vesting tentative map per HMC Section 16.42.060, including:
 - i. Size, height, and location of buildings;
 - ii. Information on uses to which the buildings will be put;
 - iii. Grading plans;
 - iv. Architectural plans;
 - v. Any other information as necessary and determined by the City.

SECTION 4. Based on the forgoing, the Planning Commission hereby approves Subdivision Development Application No. SD-2024-0002 for Vesting Tentative Tract Map 84465 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. Per HMC Section 16.42.090, the approval of a VTTM confers a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the date the application is completed. This vested right shall last for the following period of time:

- 1. An initial time period of 24 months;
- 2. The initial period shall be automatically extended by any time used for processing a complete application for a grading permit or for design or architectural review, if such processing exceeds 30 days, from the date a complete application is filed;
- 3. A one-year extension may be requested at any time before the initial time period of 24 months. The applicant may appeal a denial of a request for this extension to the city council within 15 days;
- 4. If the applicant submits a complete application for a building permit before expiration, the rights of the VTTM shall continue until the expiration of that permit, or any extension of that permit.

SECTION 7. A copy of this Resolution shall be mailed to the applicant and copies shall be filed with the City.

PASSED, APPROVED and ADOPTED this 3rd day of July, 2024.

ATTEST:



RYAN RICHARD, CHAIRPERSON



GREGG McCLAIN, SECRETARY

EXHIBIT A
CONDITIONS OF APPROVAL
SUBDIVISION DEVELOPMENT APPLICATION SD-2024-0002

Application: SD-2024-0002
Applicant: Chad Brown
Owner: Grevillea Sisters LLC, David M. Nakai, Kei Mark Nakai, Nakai Family Trust,
and El Segundo Manor LLC
Authorized Agent: Chad Brown, Melia Homes, Inc.
Location: 4519 and 4520 W. El Segundo Blvd.

CONDITIONS OF APPROVAL

Conditions of approval are unique provisions, beyond the requirements of law, the municipal code, or standard practices that are applied to a project per Section 17.48.060 of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Hawthorne.

1. All County Fire Department requirements must be met before any building permits will be released.
2. The approved conditions of approval shall be included on building plans upon submission.
3. Per the Department of Public Works, abide by the conditions provided to the applicant, Chad Brown, on June 26, 2024, which includes:
 - An in lieu fee of \$200,000 to be paid to pay a fair share of the installation of raised median along El Segundo Blvd. to mitigate left turn conflicts, including full median landscaping for safety enhancement. The in lieu fee will also go towards a parkway easement/dedication to secure 10' parkway width for pedestrian safety and ADA accessibility, including 4' parkway landscaping with trees, and construction of 4 ADA ramps at the northwest and northeast corners of the intersections of El Segundo Blvd and Manor Dr. as well as El Segundo Blvd and Grevillea Ave. It will also go towards improving the existing 7' sidewalk along the southern boundary of the project site, on 129th St
 - An in lieu fee of \$50,000 to pave El Segundo Blvd due to the street moratorium. The City will allow the developer to trench for utilities (water, electric) on El Segundo Blvd. The developer will only be required to backfill the portion they trench
 - Driveways shall be constructed per ADA compliance and State standards
 - Hydraulics and Hydrology Study
 - Sewer Study
 - A grading plan or other demonstration to show that the drainage issue between the southern property of the project and 4555 W. 129th St. is resolved
 - Trash enclosure and pick up circulation with the adequate pavement section design for trash and fire trucks
 - Integration of on-site LID (Low Impact Development) and BMPs (Best management Practices) systems State construction NPDES permit prior to the project approval

- State construction NPDES permit prior to project approval

CODE REQUIREMENTS AND STANDARDS

The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the Applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any approved "conditions of approval" noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Hawthorne.

4. 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.
5. 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.