

HAWTHORNE PLANNING COMMISSION

MINUTES OF FEBRUARY 21, 2024

A. CALL TO ORDER

Chairperson Richard called the meeting to order at 6:07 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: Chairperson Ryan Richard
Vice-Chairperson Ruby Cohens
Commissioner Jennifer Houston

EX-OFFICIO MEMBERS: Planning Director Gregg McClain

STAFF: Deputy City Attorney Sean Lask

D. ORAL COMMUNICATIONS

No communications

E. PLANNING COMMISSION CONSENT CALENDAR

1. **Approval of Planning Commission minutes for the regular meeting of November 15, 2023**

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

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

2. **Approval of Planning Commission minutes for the regular meeting of February 7, 2024**

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

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

F. CONTINUED PUBLIC HEARINGS

1. No Items

G. NEW PUBLIC HEARINGS

1. **Conditional Use Permit CU-2023-0009**

Design Review Application DR-2023-0006

4824 W Imperial Hwy. (Bare Elegance)

- Vice-Chairperson Cohens had questions about the rooftop walls and visibility in and out, whether alcohol will be served moving forward, visibility into the building through the windows, construction/renovation timeframe between phase I and phase II, and parking fees.
- Commissioner Houston had questions regarding rooftop hours of operation, rooftop lighting, rooftop ambience/music.
- Vice-Chairperson Cohens had additional questions regarding gate leading to 115th Street, and who would have access to open this gate in case of emergency.
- Commissioner Houston had questions about the time it takes to get cars down from car lifts.
- Chairperson Richard had questions regarding the use of the rooftop.
- Bartholomew Badget (115th Street resident) had concerns regarding visibility in/out of 2nd floor, noise control as it is a current issue.
- Thomas Hullman (115th Street resident) had concerns regarding the traffic caused by the carwash, not allowing residents to turn on to 115th Street, Bare Elegance clientele parking on 115th Street, and noise issues.
- Commissioner Houston and Vice-Chairperson Cohens wanted confirmation that all entrances will be on Imperial Hwy. and that there will be an 8-foot wall surrounding the business, making it unlikely for clients to park on 115th Street.
- Vice-Chairperson Cohens asked whether current clients park on 115th Street.
- Bartholomew Badget concerned that the parking issues on 115th Street will not be fixed after 8-foot wall is built as the gate on 115th is currently closed and clients still park on 115th Street and walk around into business, clients sometimes blocking driveways.
- Vice-Chairperson Cohens asked if it's possible to add street signs on 115th Street indicating street parking is resident parking only.
- Commissioner Houston advised the business that it is in good faith to get issues taken care of, such as loitering at 3:00am, as well as advised residents to come to the City Council to address concerns if necessary.

Motion by Commissioner Houston and a Second by Vice-Chairperson Cohens to adopt PC Resolution 2024-03 recommending that the City Council approve Conditional Use Permit CU-2023-0009 and Design Review DR-2023-0006

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

2. Conditional Use Permit CU-2023-0018

Design Review Application DR-2023-0014

13535-13537 Crenshaw Blvd. (Cannabis retail and consumption area)

- Vice-Chairperson Cohens wanted to discuss parking, and how delivery trucks will be able to get in/out of parking lot.
- Commissioner Houston had questions regarding the landscape plan.
- Vice-Chairperson Cohens had questions regarding how degradation of product will be handled, where on property waste disposal is located, and cultivation education.
- Vice-Chairperson Cohens thanked applicant for reviewing many topics in question within presentation.
- Chairperson Richard wanted to know if there will be an emergency exit from the lounge area, how often live entertainment will be hosted and how parking will be handled during these events, landscape plan, and security plan.
- Commissioner Houston thanked applicant for plan of hiring locally and asked about the process in hiring locally.
- Carlos Castillo Jr. (owner of South Bay Auto Glass) has concerns regarding displacement of business in such short notice, asked Planning Commission to reconsider approval of this resolution.
- Angie Marquez (member of church across the street) had concerns regarding clientele walking out after consumption and creating problems within community, also concerned about the displacement of small business.
- Aldo Jesus Lopez Mondragon (Tapia Metal Polishing) had concerns regarding displacement of business in such short notice.
- Beatriz H. (resident) has concerns about property value, traffic, proximity of schools, and crime rates.
- Planning Commission explained to public what their role and capabilities are with respect to cannabis CUPs and asked applicant to please work with the businesses in the building in giving them time to relocate.

Motion by Vice-Chairperson Cohens with a condition for a 45° parking and a Second by Commissioner Houston to adopt PC Resolution 2024-04 recommending the City Council approve Conditional Use Permit CU-2023-0018 and Design Review Application DR-2023-0014

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

3. Conditional Use Permit CU-2023-0019
Design Review Application DR-2023-0016
4865 W. Rosecrans Ave. (Cannabis retail)

- Vice-Chairperson Cohens had questions regarding setback from the back property line
- Beatriz H. (resident) has concerns regarding proximity of schools, property value, crime rates.
- Vice-Chairperson Cohens had additional concerns regarding visibility into the building.

Motion by Commissioner Houston and a Second by Vice-Chairperson Cohens to adopt PC Resolution 2024-05 recommending the City Council approve Conditional Use Permit CU-2023-0019 and Design Review Application DR-2023-0016

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

4. Conditional Use Permit CU-2023-0014
Design Review Application DR-2024-0001
11425 Hawthorne Blvd. (Cannabis retail and consumption area)

Motion by Chairperson Richard and a Second by Vice-Chairperson Cohens to continue Conditional Use Permit CU-2023-0014 and Design Review Application DR-2024-0001 to the March 20, 2024 meeting

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

H. ADMINISTRATIVE ITEMS

1. No Items.

I. ITEMS TO BE PLACED ON FUTURE AGENDA

1. PRE-AGENDA FOR THE MEETING ON MARCH 6, 2024

a. HMC Title 17 code updates – possible

2. PRE-AGENDA FOR THE MEETING ON MARCH 20, 2024

a. 11425 Hawthorne Blvd. – Herbarium Hawthorne LLC – cannabis retail application

J. COMMISSIONER REPORTS

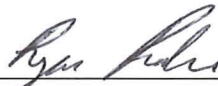
- Vice-Chairperson Cohens encouraged the community to attend meetings to express their concerns.
- Vice-Chairperson Cohens thanked Hawthorne PD for interacting with the public during their Coffee with a Cop events; also thanked the Planning department staff for all of the detailed information provided in the Staff Report.
- Chairperson Richard expressed the unpleasantness of knowing business are having to relocate without much notice.

K. DIRECTOR REPORT

No Director Report

L. ADJORNMENT

Chairperson Richard adjourned the meeting at 8:16 PM



Chairperson Ryan Richard
Hawthorne Planning Commission

Date signed: 10.02.2024

ATTEST:



Planning Director Gregg McClain, Secretary,
Hawthorne Planning Commission