

HAWTHORNE PLANNING COMMISSION

MINUTES OF APRIL 17, 2024

A. CALL TO ORDER

Chairperson Richard called the meeting to order at 6:01 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
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EX-OFFICIO MEMBERS:	Planning Director Gregg McClain
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STAFF:	City Attorney Robert Kim
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D. ORAL COMMUNICATIONS

No communications

E. PLANNING COMMISSION CONSENT CALENDAR

**1. Release of Covenant – 3301 W Rosecrans Ave (APN: 4052-028-057)
Parcel on Lemoli Ave., northeast of above address (APN: 4052-023-036)**

- Vice-Chairperson Cohens wanted to know how long the property has been vacant. Planning Director McClain explained it is an empty parking lot, and the release of the covenant will allow the owner of the property to develop it.

Motion by Commissioner Houston and a Second by Vice-Chairperson Cohens to approve the release of Covenant- 3301 W Rosecrans Ave (APN: 4052-028-057)

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

2. Approval of Planning Commission minutes for the regular meeting of February 21, 2024

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

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

F. CONTINUED PUBLIC HEARINGS

**1. Conditional Use Permit CU-2023-0014
Design Review Application DR-2024-0001**

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to continue item to the May 1, 2024, Planning Commission Meeting.

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

G. NEW PUBLIC HEARINGS

**1. Conditional Use Permit 2022CU01
Design Review Application 2022DR06
Street Vacation SD-2024-0001
5155 El Segundo Blvd.**

Motion by Chairperson Richard and a Second by Vice-Chairperson Cohens to continue item to a date uncertain

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

2. Conditional Use Permit CU-2024-0001

11644 Hawthorne Blvd.

- Vice-Chairperson Cohens would like to remove standard condition related to live entertainment/amplified music/dancing from the conditions of approval. She sees no reason to restrict music and dancing in the restaurant.

Motion by Vice-Chairperson Cohens to remove standard condition 14 and a Second by Commissioner Houston to adopt PC Resolution 2024-26 recommending the City Council approve Conditional Use Permit CU-2024-0001

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

3. Design Review Application DR-2024-0002

4633 W El Segundo Blvd.

- Vice-Chairperson Cohens had questions regarding the landscaping plans, as well as what happens if a company does not follow through with the plans presented to Planning within the 3-year time limit.
- Vice-Chairperson Cohens would like to know if it is possible to add a condition concerning the quality of materials used when building. Planning Director McClain explained a condition as such cannot be added because it is too vague, but the applicant can be asked what materials are proposed and if PC agrees, then condition that they be the ones used.
- Chairperson Richard had concerns whether the rooftop deck had visibility toward the apartments near the building.
- Chairperson Richard wanted confirmation on which direction the gray stucco wall would be facing.
- Vice-Chairperson Cohens had concerns about the car lift and wanted to know how often they malfunction.
- Vice-Chairperson Cohens had questions regarding where the trash is collected.
- Gino from Dreamwork Development answered questions regarding the material used for the façade, car lift.

Motion by Commissioner Houston and a Second by Vice-Chairperson Cohens to adopt PC Resolution 2024-08 recommending the City Council approve Design Review Application DR-2024-0002

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

4. Zone Text Amendment ZA-2024-0001

City-wide

- Applicant, Mr. Luna, described his business and gave information regarding fabric disposal.

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to adopt PC Resolution 2024-10 recommending to the City Council adoption of a Notice of Exemption and passing of Ordinance 2253 to amend the definitions of automobile repair and updating the zones within which automobile uses are permitted

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 May 1, 2024

- a. Conditional Use Permit CU-2023-0014 and Design Review DR-2024-0001 – Cannabis retail store with consumption lounge and building site plan/landscaping

J. COMMISSIONER REPORTS

- Commissioner Houston thanked the community for attending the meeting.
- Vice-Chairperson Cohens encouraged/applauded Mr. Luna for following his dreams.
- Vice-Chairperson Cohens would like a report/presentation explaining how the car lift works.
- Vice-Chairperson Cohens acknowledged everyone who participated in the Autism Walk.
- Vice-Chairperson Cohens encouraged people to open businesses in the City of Hawthorne.
- Chairperson Richard thanked the community for attending the meeting, as well as all staff present.

K. DIRECTOR REPORT

- Application was received for development at Hawthorne Nursery site, 50+ townhomes are proposed to be built on both sides of El Segundo Blvd.

L. ADJORNMENT

Chairperson Richard adjourned the meeting at 6:59 PM



Chairperson Ryan Richard
Hawthorne Planning Commission

Date signed: 10-02-2024 2024

ATTEST:



Planning Director Gregg McClain, Secretary,
Hawthorne Planning Commission