

HAWTHORNE PLANNING COMMISSION

MINUTES OF MAY 15, 2024

A. CALL TO ORDER

Chairperson Richard called the meeting to order at 6:20 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. PRESENTATION

1. West Basin – Non-functional Turf Ban on Commercial Properties and Statewide water conservation framework (commercial, industrial, and institutions).

- Commissioner Houston thanked the presenter for educating the Planning Commissioners as this is something to consider when approving public hearings.

- Vice-Chairperson Cohens asked how the city will be notified when there is change in the law. The presenter explained that as part of the Speakers Bureau Program he goes to different cities to inform of any changes. He also said we can be placed on their database to receive e-newsletters with updates.

F. PLANNING COMMISSION CONSENT CALENDAR

1. EC-2024-0001 Exterior Color Approval – Apartment Bldg. 4035 W. 134th Street

2. EC-2024-0003 Exterior Color Approval – 12939 Hawthorne Blvd

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to approve EC-2024-0003 Exterior Color Approval – 12939 Hawthorne Blvd

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

G. CONTINUED PUBLIC HEARINGS

**1. Conditional Use Permit CU-2023-0014
Design Review Application DR-2024-0001
11425 Hawthorne Blvd**

- Chairperson Richard wanted to know what Herbarium’s advocacy to help people who have been impacted by the justice system has done. The presenter stated they’ve donated funds to communities/organizations that help support the legal side of the people affected.
- Commissioner Houston had questions regarding hours of operation and live entertainment.
- Vice-Chairperson Cohens had concerns regarding security being present during operating hours. Presenter stated that one security guard will be on site 24 hours a day, and two guards will be on site during business hours.
- Vice-Chairperson Cohens had concerns that lighting might cause a disturbance within neighborhood/residents.
- Vice-Chairperson Cohens wanted to know if Herbarium will be hiring locally. The presenter explained they plan to 100% hire locally.
- Ruben Sanchez is concerned about the separation distance between Herbarium and neighboring businesses who sell alcohol. He is also concerned about safety and HPD involvement.
- Vice-Chairperson Cohens commented that having Herbarium open in this location will beautify the building and be a positive outcome for the community.

Motion by Commissioner Houston and a Second by Chairperson Richard to adopt PC Resolution 2024-11, approving Conditional Use Permit CU-2023-0014 and Design Review Application DR-2024-0001

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

H. NEW PUBLIC HEARINGS

**1. Design Review Application DR-2024-0006
12730 Crenshaw Blvd.**

- Commissioner Houston wanted more information regarding the qualifications and restrictions for the program.
- Chairperson Richard asked if we are actively reaching out to businesses who may qualify to promote this program. Kimberly Mack stated the program is promoted via social media, mail

outs, and handouts.

- Chairperson Richard wanted to know if tenants will be adverse effect by remodel and if they are offered any financial help if they need to close for a few days. Kimberly Mack assured there will be no closures during construction.
- Chairperson Richard asked if tenants also got new/updated signs to advertise. Kimberly Mack stated tenants can decide how the sign looks or the wording on the sign, but the sign will be in uniform to the project. As long as it is attached to the building, the sign is included in the project at no cost to the tenants.
- Vice-Chairperson Cohens wanted to know if new roofing is included in this project. This commercial façade program is only street facing.
- Vice-Chairperson Cohens applauded the architect working on this project for her great work with the City of Hawthorne.
- Architect stated that it is being recommended that storefront be removed and replaced with stucco then applying anti-graffiti coating to clean up the look of the area.

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to adopt Notice of Exemption and PC Resolution 2024-12, approving Design Review Application DR-2024-0006

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

I. ADMINISTRATIVE ITEMS

1. No Items.

J. ITEMS TO BE PLACED ON FUTURE AGENDA

1. No items as of May 15, 2024

K. COMMISSIONER REPORTS

- Vice-Chairperson Cohens discussed solar panels going up for businesses, and wants to know if it is possible to give direction on where the conduits are placed.
- Vice-Chairperson Cohens encouraged citizens to attend and discuss concerns at Planning Commission meetings. She also encouraged business to come to City of Hawthorne.
- Commissioner Houston discussed safety of cannabis businesses, as she has discussed the topic with HPD and they are confident that these businesses are going to reduce crime in our city.
- Chairperson Richard would like a study of siting of cannabis and alcohol.

L. ADJORNMENT

Chairperson Richard adjourned the meeting at 7:47 PM



Chairperson Ryan Richard
Hawthorne Planning Commission

Date signed: 10.02.2024

ATTEST:



Planning Director Gregg McClain, Secretary,
Hawthorne Planning Commission