

HAWTHORNE PLANNING COMMISSION

MINUTES OF AUGUST 21, 2024

A. CALL TO ORDER

Vice-Chairperson Cohens called the meeting to order at 6:00 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- absent (excused)  
Vice-Chairperson Ruby Cohens  
Commissioner Jennifer Houston- absent (excused)  
Commissioner Robert Smith  
Commissioner Presley Suomie

EX-OFFICIO MEMBERS: Planning Director Gregg McClain

STAFF: Deputy City Attorney Sean Lask

D. ORAL COMMUNICATIONS

1. No communications

E. PLANNING COMMISSION CONSENT CALENDAR

1. **Planning Commission Minutes of July 3, 2024**

- Two participants from this meeting were not present.
- The minutes will be continued to the next meeting.

F. CONTINUED PUBLIC HEARINGS

1. No Items

G. NEW PUBLIC HEARINGS

1. **Conditional Use Permit CU-2024-0005**

5119 W. El Segundo Blvd.

- Commissioner Suomie would like to know how the Starbucks will conflict with the proposal of this drive-thru. Assistant Planner Levey explained the drive-thrus will not affect each other. Also, the existing site now has 2 different restaurants, and reducing this to 1 will reduce the traffic load.

- Vice-Chairperson Cohens would like to know if there is going to be any signage for directions to assure there won't be an issue with congestion on El Segundo Blvd.
- Vice-Chairperson Cohens questioned if this site had a CEQA exemption. It is exempt from CEQA review because it is an existing facility that will have minor modifications that won't greatly expand the use.
- Vice-Chairperson Cohens asked if the CEQA exemption also includes the next property over

Motion by Commissioner Smith and a Second by Commissioner Suomie to adopt a Notice of Exemption and PC Resolution 2024-18, approving Conditional Use Permit Application No. CU-2024-0005.

Yes: Cohens, Smith, Suomie

No:

Abstain:

Absent: Houston, Richard

**2. Conditional Use Permit CU-2024-0006**

12730 Crenshaw Blvd.

Motion by Commissioner Suomie and a Second by Commissioner Smith to adopt a Notice of Exemption and PC Resolution 2024-17, approving Conditional Use Permit Application No. CU-2024-0006.

Yes: Cohens, Smith, Suomie

No:

Abstain:

Absent: Houston, Richard

**H. ADMINISTRATIVE ITEMS**

1. No Items.

**I. ITEMS TO BE PLACED ON FUTURE AGENDA**

1. Pre-Agenda for the meeting on September 4, 2024:

- a. Color Approval – 13783 Hawthorne Blvd. – Used Auto Dealer
- b. Color Approval – 12022 S. Inglewood Ave. – Dental Office

**J. COMMISSIONER REPORTS**

- Commissioner Suomie asked for an update on an abandoned building on El Segundo Blvd. Director McClain explained this building is frequently monitored and that there is a pending application for this property.
- Vice-Chairperson Cohens had concerns regarding the homeless encampments that are set up north of 120<sup>th</sup> Street across from the Hawthorne airport.
- Vice-Chairperson Cohens is concerned about trash near the Dominguez Channel (Crenshaw/El Segundo), the Target/24-Hour Fitness parking lots (120<sup>th</sup> Street).
- Vice-Chairperson Cohens would like the bus stop on Crenshaw/El Segundo moved further north for safety reasons.

K. ADJORNMENT

Chairperson Richard adjourned the meeting at 6:32 PM



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Vice-Chairperson Ruby Cohens  
Hawthorne Planning Commission

Date signed: 10.02.2024

ATTEST:



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Planning Director Gregg McClain, Secretary,  
Hawthorne Planning Commission