



HAWTHORNE PLANNING COMMISSION STAFF REPORT

DATE: November 6, 2024

SUBJECT: Administrative Color Approval – Prime Auto Sales

FROM: Gregg McClain, Director of Planning and Com. Dev.

BY: Nicole Houston, Planning Clerk

PROJECT INFORMATION

SUMMARY: Planning Commission administrative approval of exterior colors

LOCATION: 13791 Hawthorne Blvd. (APN #4043-012-039)

APPLICANT: Bahman Zarbakhsh

PROPERTY OWNER: Bahman Zarbakhsh

PROJECT DESCRIPTION

The applicant has requested approval of exterior colors for the building located at 13787 Hawthorne Blvd. (Attachment 1). Per Hawthorne Municipal code (HMC) Section 17.30.010, administrative approval (non-public hearing item) by the Planning Commission is required for all exterior colors proposed on commercial buildings.

GENERAL PLAN, ZONING, AND OTHER POLICY PLANS

The property is located within the C-2 (Local Commercial) zone and it has been a used car dealer and residential use continuously. The applicant provided Staff with photos of the existing buildings (Attachment 2) and a photo of the proposed color scheme (Attachment 3).

ANALYSIS

Section 17.30.010 of the HMC requires administrative approval of exterior facade colors from the Planning Commission prior to commencement of construction of, or changes to, the exterior of any commercial building or structure.

The code specifies that the following is required:

Base colors and accent colors should be selected to avoid monotony throughout the project site and neighborhood. Color schemes should present a harmonious range of accent materials. Approval of colors shall also be required for awnings, fencing, and walls.

- The applicant indicated the use of three colors (Attachment 3). The colors are proposed as follows:
 - Base Color: Chimney Smoke Black for the exterior
 - Trim Color: White trim Stone
 - Accent Color: Terratone brick colored pavers attached to building
- The proposed colors avoid monotony throughout the project. The color scheme does not create an incompatible look within the context of the surrounding neighborhood.

The base color should be subtle, derived from earth tones and natural building materials such as brick, stone, and terra cotta. However, muted shades of more vivid hues are acceptable if characteristic of the style.

- The applicant is proposing a Black base color for the majority of the exterior walls.

Contrasting but complementary accent colors should be used for trim, windows, doors, awnings, and key architectural elements.

- The applicant is proposing a White trim color for the existing entry door.

The use of materials and color should convey a sense of quality and permanence. Colors should be compatible with neighboring buildings.

- The basic architectural style of the building and the proposed exterior colors do not negatively impact the current building characteristics and will not cause incompatibility with neighboring buildings.

CEQA

Staff has determined that the project is exempt from further environmental analysis under the “General Rule” exemption in accordance with Section 15061(b)(3) of the CEQA Guidelines because there is no substantial evidence that the proposed exterior colors may have a significant effect on the environment. In the instance where the General Rule is not applicable, the project would be categorically exempt from review under CEQA Guidelines Section 15301 Class 1 (existing facilities).

RECOMMENDATION

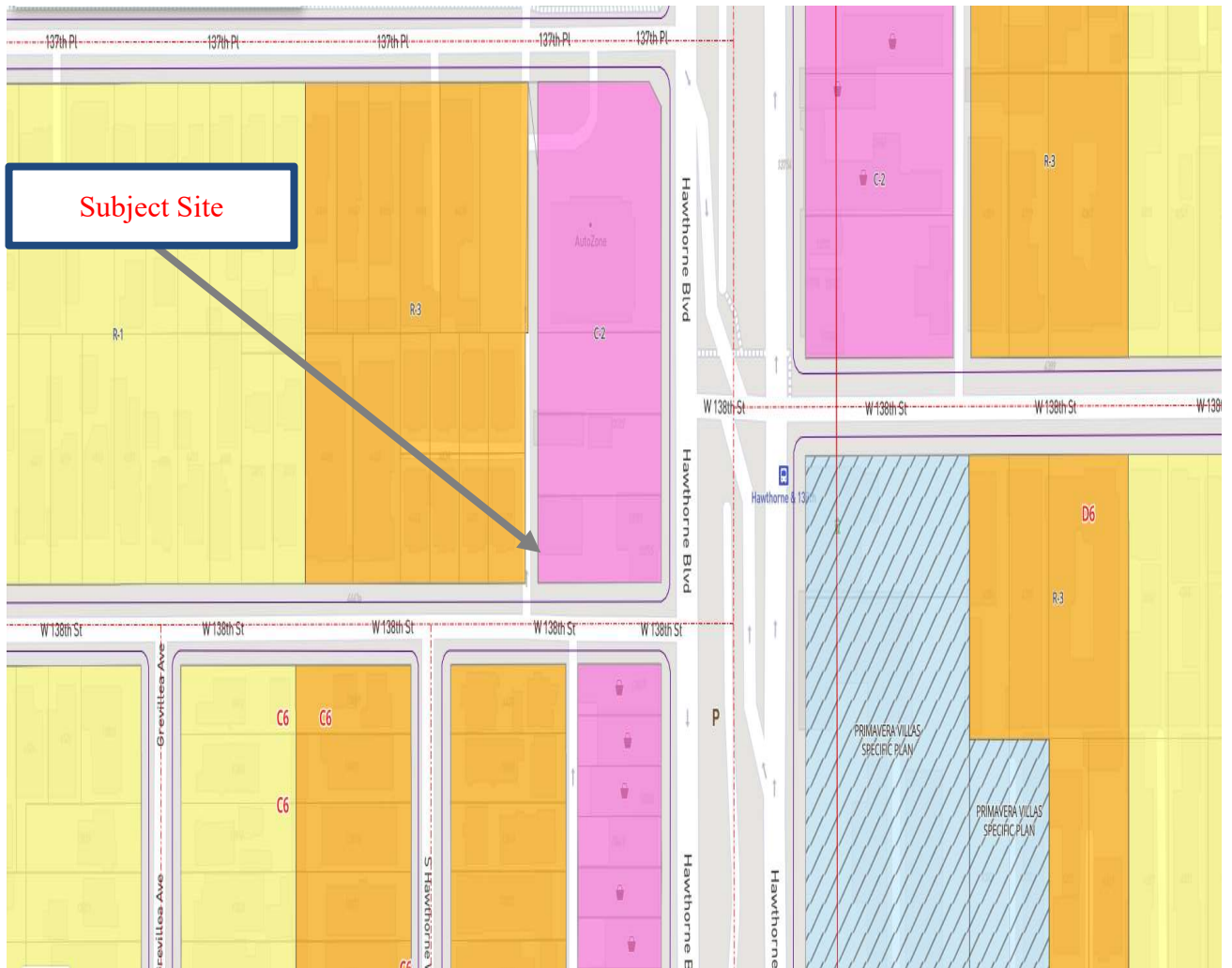
The proposed exterior colors comply with the requirements of the HMC and the project is exempt from CEQA. Therefore, Staff recommends that the Planning Commission approve the color palette as proposed (Attachment 3) with the following condition:

- The applicant shall use graffiti resistant paint and/or coating. The applicant will maintain the building graffiti free and understands the City’s ability to cite for any graffiti left uncorrected per HMC Chapter 8.22 and other pertinent sections.

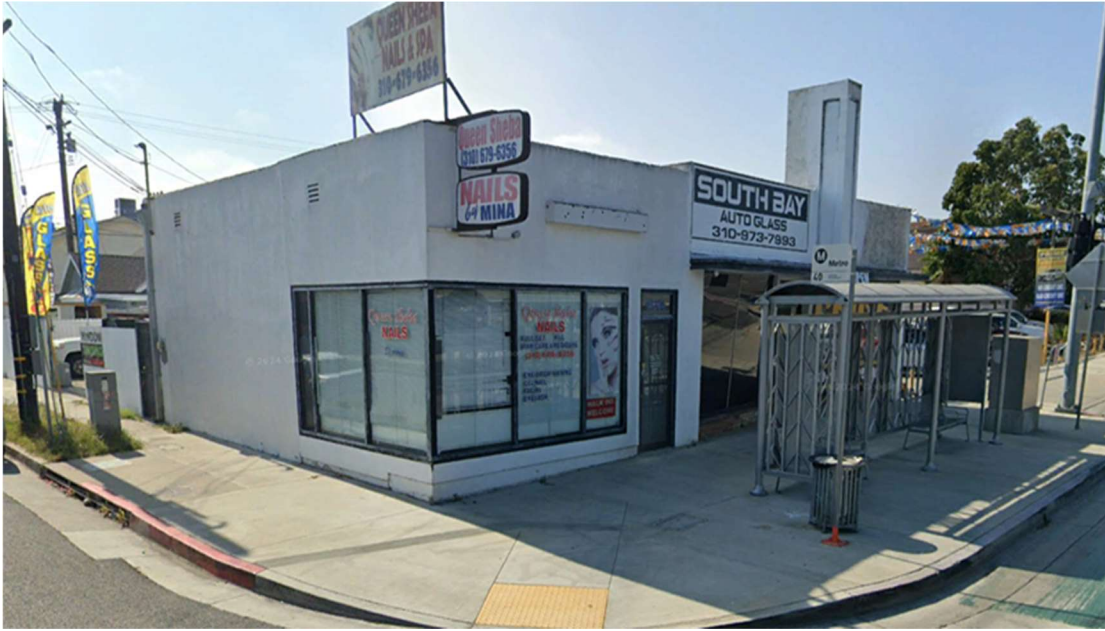
ATTACHMENTS

- 1) Vicinity Map (indicating site location)
- 2) Existing Color Scheme
- 3) Proposed Color Scheme

Attachment 1:
Aerial View



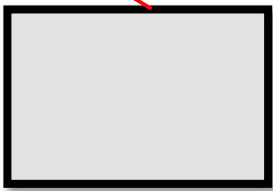
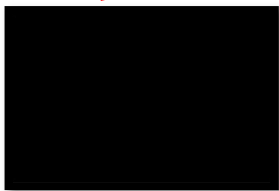
Attachment 2:
Existing Color Scheme



Attachment 3:
Proposed Color Scheme



COLOR LEGEND



Base Color Chimney Smoke Black For the exterior	Accent Color Terratone Brick pavers	Trim White trim stone
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