

**PLANNING COMMISSION RESOLUTION NO. PC 2024-11  
CONDITIONAL USE PERMIT CU-2023-0014 AND DESIGN REVIEW DR-2024-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A NOTICE  
OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING  
CONDITIONAL USE PERMIT APPLICATION CU-2023-0014  
AND DESIGN REVIEW APPLICATION DR-2024-01 FOR A  
CANNABIS RETAIL BUSINESS AT 11425 HAWTHORNE  
BOULEVARD, SUBJECT TO CONDITIONS AND MAKING  
FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, Herbarium Hawthorne, LLC, (Applicant) requested approval of a Conditional Use Permit and Design Review to establish a cannabis retail store at 11425 Hawthorne Boulevard (Property), which is zoned CR-MU (Regional Commercial-Mixed Use Overlay); and

**WHEREAS**, pursuant to the HMC Section 17.32.020, a conditional use permit is required for a cannabis business in this zone; and

**WHEREAS**, the Land Use Element of the General Plan designates the Property as Downtown Hawthorne Specific Plan, which is intended for residential and commercial uses. The zoning and the project are consistent with the General Plan; and

**WHEREAS**, based upon the information received and Staff's review and assessment, the project was determined not to have a significant impact on the environment and is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 32 Categorical Exemption pursuant to Section 15301, (Infill) of CEQA; and

**WHEREAS**, a duly noted public hearing on the Conditional Use Permit application was held before the Planning Commission on February 21, 2024; and

**WHEREAS**, at the public hearing before the Planning Commission, evidence was heard and presented from all persons in favor of the application, from all persons opposed of the application, and from members of the City staff; and

**WHEREAS**, the Planning Commission determines that said Conditional Use Permit or Design Review will not have an adverse effect, either individually or cumulatively, on surrounding neighborhood, and that on the basis of this determination finds the proposal will not be potentially injurious to the public health, safety and welfare.

**THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE DOES  
HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1.** The Planning Commission finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

**SECTION 2.** Based Upon independent review and consideration of the information contained in the Staff Report and the Notice of Exemption for the Project, Staff determined that the proposed project is exempt from the requirements of preparing an Environmental

Impact Report (EIR) or Negative Declaration because the project meets the criteria for a Class 1 Categorical Exemption pursuant to Section 15301, (existing facilities) of CEQA. Staff will file the Notice of Exemption with the Los Angeles County Clerk's office in compliance with CEQA.

**SECTION 3.** Based upon substantial evidence presented to the Planning Commission during the May 15, 2024, public meeting, including public testimony and written and oral staff reports, the Planning Commission finds as follows:

- The proposed use is properly one for which a conditional use permit is authorized by this code. Pursuant to HMC 17.90.030, a conditional use permit is required for cannabis retail uses in all zones which allow cannabis uses, which include the CR zone.
- The proposed use will not adversely affect the adjoining land uses, or the growth and development of the area in which it is proposed to be located because it is consistent with existing adjoining land uses.
- The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to either the particular area or health and safety. The site will require only tenant improvements to an existing 3,501 square foot building located on a 15,660 square foot lot.
- The traffic generated by the proposed use will not impose an undue burden upon the streets and highways designed and improved to carry the traffic in the area because the traffic generated by the use will be within the thresholds of similar businesses allowed in the zone.
- The granting of the conditional use permit under the conditions imposed will not be detrimental to the health and safety of the citizens of the City of Hawthorne because the project includes conditions for proper ventilation, security, and other operational practices to ensure the health and safety of residents or visitors.
- The location, size, design, and characteristics of the proposed project will be compatible with and will not be detrimental to the public health, safety, or welfare of persons residing in or working in or adjacent to the proposed project.
- The design is suitable for its purpose, is harmonious with and relates properly to, the surrounding neighborhood, contiguous parcels, and the site itself.
- The overall design of the building and landscaping will be of a quality that will preserve the integrity of, and upgrade, the existing neighborhood.
- The design of the project is in accordance with the General Plan and all applicable provisions of the zoning ordinance.

**SECTION 4.** Based on the forgoing, the Planning Commission hereby grants Conditional Use Permit CU-2023-0014 and Design Review DR-2024-0001 subject to the conditions set forth in Exhibit A attached hereto.

**SECTION 5.** This resolution shall become effective ten days after its adoption, unless within that period of time it is appealed to the City Council. In the event of an

appeal, this Resolution shall not become effective unless reinstated by the City Council after the hearing on the appeal. The City Council Resolution determining the appeal shall be controlling, and unless the matter is remanded to the Planning Commission, the Resolution of the City Council shall be final.

**SECTION 6.** A copy of this Resolution shall be mailed to the applicant and copies shall be filed with the City.

**PASSED, APPROVED and ADOPTED** this 15th day of May, 2024.

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RYAN RICHARD, CHAIRPERSON

ATTEST:

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GREGG MCCLAIN, SECRETARY