



HAWTHORNE PLANNING COMMISSION STAFF REPORT

DATE: June 5, 2024

SUBJECT: Time Extension for CUP 2020CU04

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

BY: Maria G. Majcherek, Senior Planner

PROJECT INFORMATION

SUMMARY: **Time Extension for Conditional Use Permit 2020CU04:** A request for the granting of a one-year extension for the proposed hotel on Acacia Avenue.

LOCATION: 11444 Acacia Ave.
(APNs: 4047-002-030 & 4047-002-014)

APPLICANT: Mohammad Pournamdari

REPRESENTATIVE: Jimmy Arias, Paykan Corporation

PROJECT DESCRIPTION

The request by Mr. Jimmy Arias, representative for Mr. Mohammad Pournamdari, is for the granting of a one-year extension for Conditional Use Permit 2020CU04, approved by the Planning Commission on April 7, 2021, per adoption of PC Resolution 2021-03 (Attachment 1).

The approval provided a 3-year timeframe for the applicant to develop the property. The requested extension will allow the applicant the time necessary to complete the structural design, franchise agreement, and construction loan documents in order to develop the 104-room hotel.

ZONING COMPLIANCE

The Hawthorne Municipal Code (HMC) Section 17.06.090 – Approval expiration, specifies approvals expire three years from the date of the final decision. The adopted PC Resolution 2021-03 allowed the applicant to request a one-year time extension and as such, the applicant is entitled to request the additional time.

RECOMMENDATION

Staff recommends approval of the requested one-year time extension for Conditional Use Permit 2022CU04 – expiration date shall be June 5, 2025, per a new PC Resolution 2024-14 (Attachment 2).

ATTACHMENTS

1. PC Resolution 2021-03
2. PC Resolution 2024-14