



# HAWTHORNE PLANNING COMMISSION STAFF REPORT AGENDA ITEM PC-2024-19

DATE: November 6, 2024

SUBJECT: Part 1 - Public Hearing - Conditional Use Permit CU-2024-0007  
Part 2 - Public Hearing - Design Review DR-2024-0011

FROM: Gregg McClain, Planning Director

BY: Anais Bermudez, Assistant Planner

## PROJECT INFORMATION

SUMMARY: Conditional Use Permit Application No. CU-2024-0007 is a request to permit a drive-thru at a new McDonald's restaurant.

Design Review Application No. DR-2024-0011 is a request for design review of the new establishment. The scope of work includes the construction of a new McDonald's restaurant with drive-thru, parking, landscaping, and off-site improvements.

LOCATION: 13324 S. Inglewood Ave. APN Nos. 4042-011-026 and 4042-011-024

APPLICANT: Scott Wilkeson, McDonald's USA, LLC

REPRESENTATIVE: Robert Preece, Design UA, Inc.

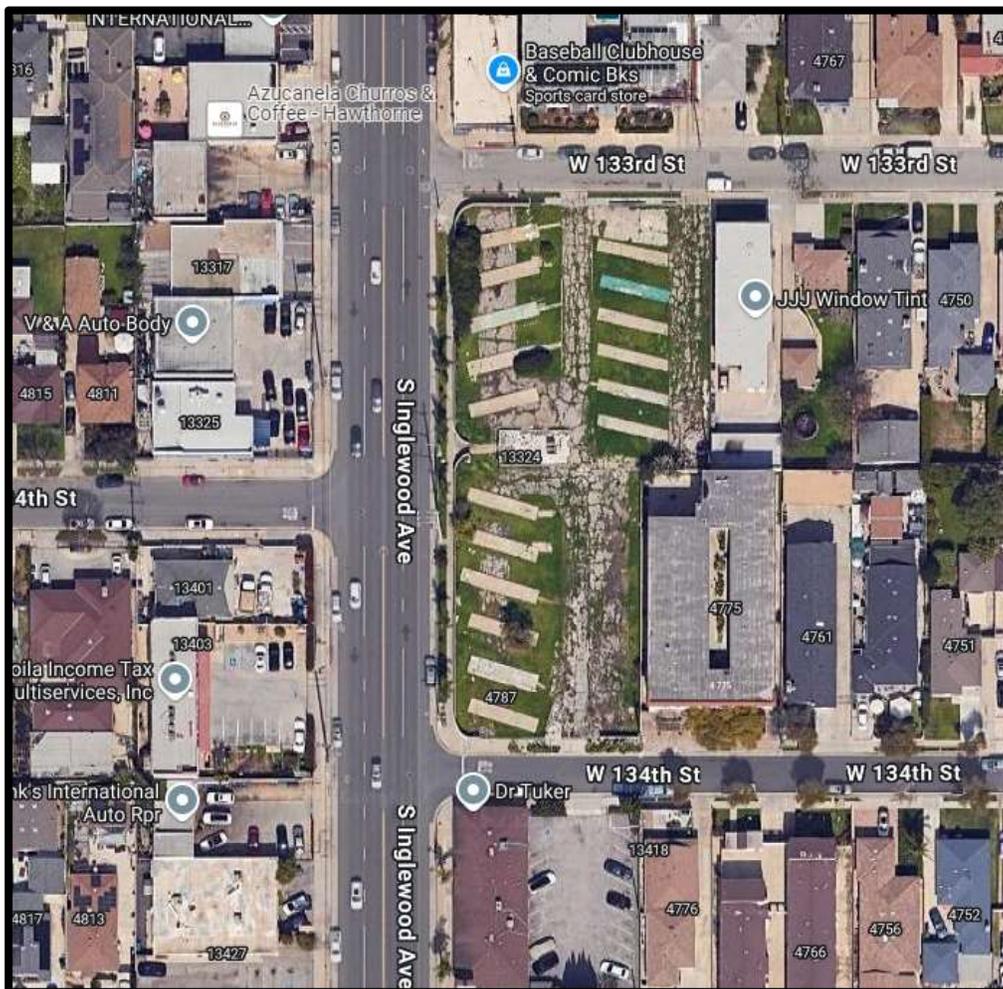
PROPERTY OWNER: 11383 Playa Street LLC C/O Perry G. De Luna

## PROJECT DESCRIPTION

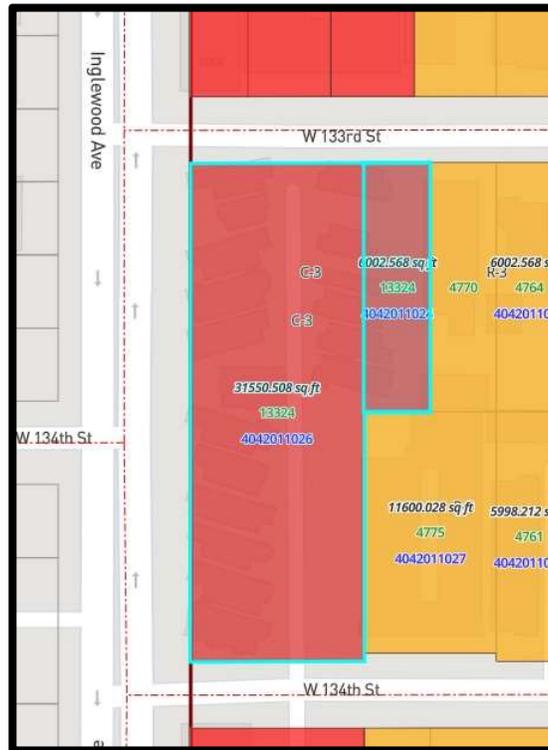
The applications reviewed herein include a conditional use permit and design review for the property located at 13324 S. Inglewood Ave. This site was selected for a new McDonald's restaurant with associated improvements. CU-2024-0007 is a request to permit a dual order-point drive-thru to operate in conjunction with the restaurant. The Hawthorne Municipal Code (HMC) includes drive-thru restaurants as a permitted land use in the commercial zones, subject to a conditional use permit.

DR-2024-0011 is a request for review of the exterior project design. Chapter 17.99 Design Review of the HMC requires the review of architectural features, site design, and internal pedestrian and vehicular circulation. The design review will also examine the proposed dual-order drive-thru lane, parking lot and paving, landscaping, and off-site improvements.

As shown on the vicinity map below, the subject site is located on the east side of Inglewood Ave., between 133<sup>rd</sup> and 134<sup>th</sup> Streets. The proposed use of the project site is commercial and is appropriately located amongst other urban uses. The property fronts Inglewood Ave. and is adjacent to commercial properties to the north, south, and west. Immediately east of the property are multi-family residential developments. Further east are single-family properties. The properties west of Inglewood Ave. are unincorporated and fall within the jurisdiction of Los Angeles County.



Analysis of this project shows the property has great development potential due to the site location in the City's Housing Overlay zone. The parcel size of 37,550 sq. ft. could accommodate 30 residential units without a public hearing, and this number could increase if units were designated for affordable housing. However, Staff supports commercial development of the site over multifamily housing. The applicant was encouraged by Staff to conduct outreach in the community. This proposal was generally preferred over the provision of additional housing. However, opposition feedback was received pertaining to parking and traffic issues within the neighborhood.



## GENERAL PLAN, ZONING, AND OTHER POLICY PLANS

The General Plan land use designation of the site is General Commercial which is in conformity with the zoning designation. The Land Use Element of the General Plan classifies General Commercial activity as the most intense category of commercial uses. The subject site is located along a General Commercial corridor on Ingleswood Ave.

As shown on the vicinity map above, the subject site is located in the (C-3) General Commercial zone. Per the HMC, the General Commercial zone is intended for use by enterprises which involve a greater amount of noise and outdoor activity than more restrictive zones. The project is a commercial development and is therefore appropriately located in the General Commercial zone.

The General Plan Economic Development Strategic Plan (EDSP) is also applicable to these applications as economic growth and success are a City priority. Policy 2.1 of the EDSP lists business retention, growth, and attraction of new businesses as goals. The project site is a large, vacant lot with opportunity to be used for economic benefit.

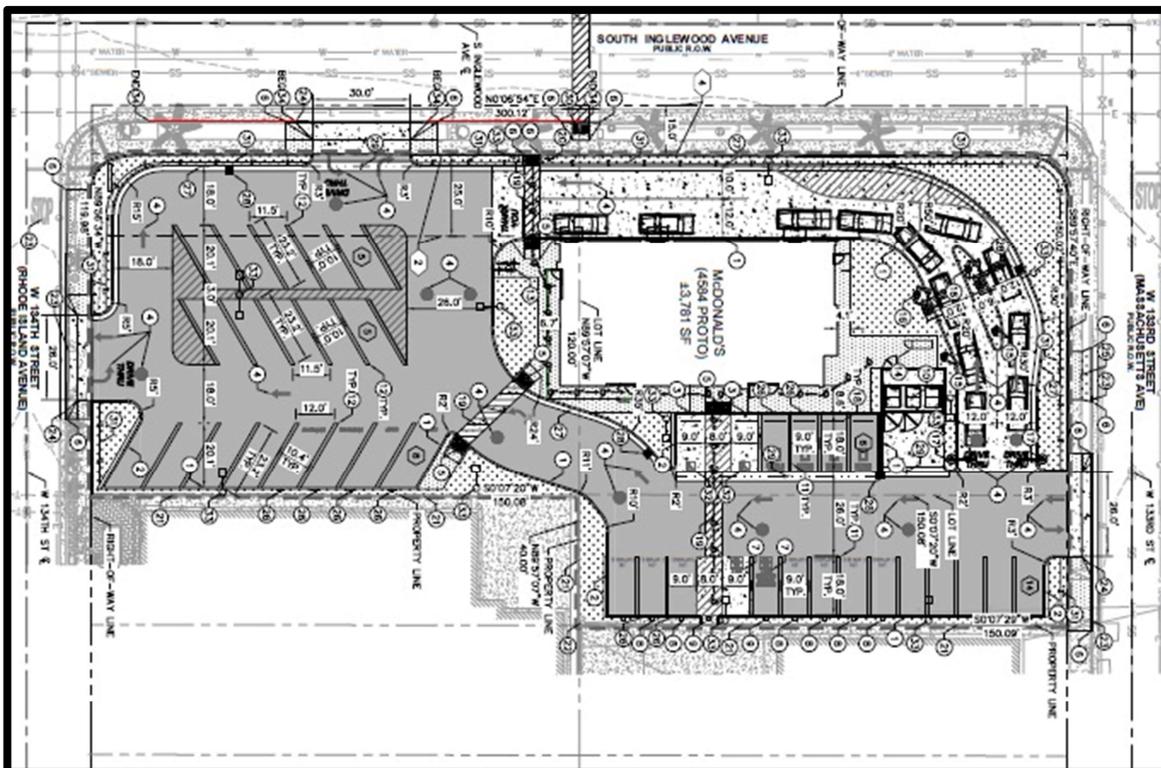
Therefore, the project is found to be in compliance with the EDSP as the proposed McDonald's restaurant has potential to be a thriving business in the City. If approved, the proposal will generate tax revenue and job opportunities for the community.

## Part 1 – Public Hearing – Conditional Use Permit CU-2024-0007

### I. OVERVIEW AND ANALYSIS

#### A. Introduction

Conditional Use Permit Application CU-2024-0007 is a request to approve a new drive-thru in conjunction with a proposed fast food restaurant (McDonald's). The proposal includes a dual-order drive-thru, parking lot and paving, landscaping, trash enclosure, and off-site improvements as shown below.



The Hawthorne Municipal Code (HMC) contains various minimum requirements applicable to all properties within the General Commercial (C-3) zone as it relates to height, parking, landscaping, and proposed drive-thru restaurants.

HMC Section 17.28.020 Permitted Uses, specifies that restaurants with drive-thrus are subject to approval of a Conditional Use Permit (CUP). The CUP requirement allows the City to address the unique and specific circumstances of a drive-thru within the context of its proposed location.

## **B. Required Findings:**

Pursuant to HMC Chapter 17.40 – Prior to granting an approval of an application for conditional use permit, the Planning Commission must make five specific findings, as follows:

1. The proposed use is properly one for which a CUP is authorized by this code, as follows:

As discussed above, the project site is located in the C-3 zone. HMC Section 17.28.020 permits uses in the C-3 zone that are permitted in the C-2 zone and subject to the same regulations as in the C-2 zone. As such, a conditional use permit is a proper use.

2. 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, as follows:

The project location in the General Commercial zone is intended for commercial activity and development, including restaurants. Through careful design and subsequent design review, the drive-thru will be oriented in a way to minimize interference with the adjoining commercial and residential land uses.

3. That 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 proposed structure is 3,781 sq. ft. which covers 10% of the existing 37,500 square foot lot. The site can easily accommodate the new building and proposed parking. The portion of the site dedicated to the drive-thru is adequate to accommodate a queue of vehicles. Additionally, the drive-thru entrance is proposed to be 24 ft. wide, accommodating two lanes and two ordering stations. This style of drive-thru design provides additional queuing space.

4. That 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.

The purpose of a drive-thru is to collect cars in an orderly queue to receive service. The proposed queue demonstrates ample space to accommodate vehicles and minimize overflow into the establishment's parking lot and adjacent streets. The drive-thru will be accessible via curb cuts on two streets, Inglewood Ave. and 134th Street. The drive-thru will have signage and directional arrows guiding traffic.

The Applicant and the City will take an additional precaution to reduce the burden of traffic at the intersection of Inglewood Avenue and 133rd Street. A curb cut on the property along 133rd Street will serve as an exit only, directing vehicles toward Inglewood Avenue. This will mitigate the potential for vehicle pile-up on 133rd Street.

5. That 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.

Provisions of the HMC permit drive-thru restaurants with the approval of a CUP. The findings above demonstrate the project's conformity to the surrounding land uses and regulations of the Zoning Code. Additionally, the conditions of approval enumerated in Exhibit A, subject the project to review by agencies such as Fire, Police, and others regulating public safety.

## **B. Environmental Analysis**

The proposed CUP is a project subject to the California Environmental Quality Act (CEQA) and qualifies for an exemption from CEQA pursuant to Section 15332, 15303, Class 3 for New Construction. This project qualifies for the Class 3 exemption as the total floor area of 3,781 sq. ft. is less than the 10,000 sq. ft. threshold designated by CEQA. The new construction is a commercial development properly located in the General Commercial zone. The project does not involve the use of hazardous substances in its operation and is not located at an environmentally sensitive site. This project is also exempt from the California Environmental Quality Act pursuant to CEQA State Guidelines Section 15332, Class 32. The development is located within city limits on a lot of approximately 37,500 sq. ft. The project does not conflict with the General Plan and zoning designation for the site. Nor does the project site serve as a habitat for rare species as the site was previously disturbed and filled with non-native plants and hardscape, and is surrounded by urban uses.

In addition, the project was screened for effects related to traffic, and is presumed to have a less than significant effect per a VMT analysis. Further, the site is located in an area already served by utility service providers and public services. Finally, there are no unusual circumstances or issues that would constitute an exception to the categorical exemptions under CEQA Guidelines Section 15300.2.

## **C. Public Hearing Notice**

Public Notice (Attachment 3) was given in accordance with Chapter 17.06 of the HMC. The Planning Department published a public hearing notice in the Hawthorne Press Tribune on October 24, 2024, and mailed notification to property owners within a 300-foot radius of the site.

## **II. CONCLUSION AND RECOMMENDATION**

Based on the analysis of the issues and conditions of approval, the proposal complies with the HMC. Accordingly, Staff recommends that the Planning Commission adopt PC Resolution 2024-19 (Attachment 5) approving Conditional Use Permit CU-2024-0007.

Part 2 – Public Hearing – Design Review DR-2024-0011

## I. OVERVIEW AND ANALYSIS

### A. Design Review and Zoning Ordinance Compliance:

The HMC contains various minimum requirements applicable to all properties within the General Commercial (C-3) zone as it relates to height, parking, and landscaping. Additionally, the subject site is adjacent to residentially zoned properties and requires the applicability of Chapter 17.99.

#### 1. Architectural Style – Materials and Colors:

The applicant is proposing the new construction of a fast food restaurant (McDonald's) with a modern facade. HMC Section 17.99.110 – Design Guidelines – Architecture, specifies architectural styles and materials proposed shall be consistent throughout the project site.

The new building is designed with a range of materials that evoke a modern style. The materials utilized include stucco, wood, clear glass, and metal. The applicant is proposing to utilize materials of this type to produce a sleek and modern exterior facade. The proposed facade materials include the following:

#### Proposed Colors

Materials Legend	
	Niciha Siding <i>"Vintage Wood - Cedar"</i>
	Stucco <i>"Alabaster" by Sherwin Williams</i>
	Metal Fascia <i>Match Niciha Siding</i>
	Drive-Thru Canopy <i>"RAL 7022" by Alpolic</i>
	Metal Fascia (Base) <i>Match Stucco</i>
	Aluminum Sconce <i>"Weathered Zinc" by Metal Era</i>
	Glazing (Windows & Storefront) <i>1" Insulated Clear Glass</i>
	Aluminum Storefront (Prefinished) <i>"Dark Bronze"</i>
	Aluminum Underscore <i>"Yellow"</i>

Proposed colors include:

- Primary: Alabaster (Paint SW 7008 by Sherwin Williams)
- Accent: Cedar (Fiber cement siding)
- Trim: Black metal door and window trim (Iron Ore by Sherwin Williams)
- Clear window glass (Solarban)

The colors of the new building complement the design by not overusing one color and still provide contrast with the accent colors. Additionally, the materials provide a change in texture that adds architectural detail to the building, as shown in the building renderings below.

These color and finish combinations serve as the required base, accent, and trim colors and meet the minimum requirements of the design review regulations and Section 17.30.010 – Exterior colors for commercial buildings.



X



X

Height:

HMC Section 17.28.040 specifies no maximum height is imposed. The proposed building will not exceed a height of 22 feet.

## Parking and Circulation:

HMC Section 17.99.100 (G) specifies parking areas shall be well landscaped and screened to create a safe and attractive parking environment. Much of the parking area will not be visible from Inglewood Ave. due to its screened location east of the structure. The remaining parking will be visible from Inglewood Ave. but screened by shrubbery along the western and southern perimeters.

Additional parking requirements for commercial uses are outlined in HMC Chapter 17.58. Restaurant uses must provide one parking stall for each 100 sq. ft. of gross floor area. Accordingly, the project's proposed floor area of 3,781 sq. ft. requires 38 parking stalls. The Code requires one of the stalls to be a designated handicap van accessible space and another a standard accessible parking space. The proposed design meets these criteria. In addition, the applicant has proposed a generous stall size of 10 feet wide by 18 feet long. This exceeds the minimum stall width of nine feet required by the Code.

The design of on-site vehicular circulation has been optimized to minimize traffic conflict. The south parking lot has entry and egress from 134<sup>th</sup> St. and Inglewood Ave. Parking in this area is served by a one way drive aisle which moves toward the drive-thru entrance. This will enable smooth traffic flow in a single direction. In addition, a one-way exit is located at the north property line to reduce traffic on the lot and at the intersection of 133<sup>rd</sup> St. and Inglewood Ave.

The site design is also in compliance with Code requirements for pedestrian circulation. The sidewalk around the perimeter of the lot is connected to paths of travel to the parking lot and restaurant. The handicap accessible parking stalls abut paths of travel with striping and tactile warning surfaces. These measures ensure pedestrian paths are well connected and provide for safe circulation.

The proposed drive-thru is equipped with a dual order point system. This design accommodates two vehicles at the ordering station which allows patrons to progress through the queue quicker than a traditional single order station drive-thru. Vehicles will then merge into a single queue to receive their orders. A pass-by lane has also been provided to facilitate a secondary exit from the drive-thru.

The applicant provided a Traffic Impact Assessment to assist in determining the project's impact on local traffic. The study showed that 52.5 percent of total trips to the restaurant are projected to be the result of pass-by traffic. These trips occur when a driver makes a stop on the way to their primary destination. The traffic assessment also included an analysis of vehicle miles traveled (VMT). Senate Bill 743 (SB 743) requires project reviews under CEQA to evaluate the transportation impacts of new developments in terms of greenhouse gas emissions using VMT. The Governor's Office of Planning and Research provides screening criteria to identify when a project may have a less than significant transportation impact concerning VMT. This project was found to meet two screening criteria as follows. The proposed restaurant size of 3,781 sq. ft. is less than 50,000 sq. ft. which is the designated gross floor area that would constitute a significant impact on transportation and subsequent greenhouse gas emissions. Additionally, the project was found to be located in a low VMT area where vehicle miles traveled are 15 percent below the county threshold.

Due to these findings, the project would screen out of further VMT analysis and is presumed to have a less than significant transportation impact under CEQA pursuant to SB 743.

#### Landscaping:

The applicant provided Staff with landscaping plans as required per HMC Section 17.99.040 (D) – Applicability and Section 17.99.110 (A) Design guidelines – Public Realm Engagement. The landscaping plans indicate the type, size, and location of all proposed plantings (Attachment 2).

The applicant is proposing to install a total of 661 sq. ft. of landscaping on the project site. This is 8% of the parking lot area, exceeding the requirement that 4% of all paved surfaces be landscaping (HMC 17.58.040 (C)). The applicant will incorporate a variety of plantings, all of which will be drought tolerant. A full list of plants and locations can be found in the landscaping plans (Attachment 2). Some of the plants include:

#### Trees

- Desert Museum Palo Verde
- Western Redbud
- Dynamite Crape Myrtle
- African Sumac

#### Shrubs

- Boutin Blue Foxtail Agave
- Hallmark Bulbine
- Whirling Butterflies Gaura
- Brakelights Red Yucca
- Little Spire Russian Sage
- Desert Globemallow

#### Grass

- Foothill Sedge
- Deer Grass

#### Vines

- Creeping Fig

The proposed landscaping contains plantings in a variety of heights, textures, and colors to enhance and beautify the parcel as well as new decorative boulders. A new irrigation system will be installed to maintain the landscaping in good condition. The proposed landscaping will not interfere with pedestrian circulation, on-site or off-site, nor impede the circulation and visibility of vehicles.

### Additional Improvements:

The Public Works Department has included conditions of approval to ensure the public right-of-way surrounding the project site is safe and accessible. Improvements include repair of cracked or deteriorated sidewalk, curb, and gutter. The applicant has agreed to assist with addition of a new crosswalk at the midpoint of the site connecting to 134<sup>th</sup> St. opposite of Inglewood Ave.

### Noise:

The HMC contains standards to regulate noise at commercial establishments such as this one. The noise generated at the ordering stations shall abide by the following regulation included as a condition of approval. Noise level shall not exceed 70 dBA between 7:00 am and 10:00 pm and 65 dBA between 10:00 pm and 7:00 am as measured at the site property lines. The site design also reflects consideration for neighboring properties as the ordering station has been placed over 100 ft. away from the adjacent residential structure.

### Signs:

Per HMC Section 17.35.110 Signs – Commercial and Industrial, the property is permitted to include signage on the property and any proposed signage shall be evaluated by Staff to ensure the signage is in harmony with the style of the building facade and does not exceed the allocated signage permitted on the property.

### **B. Required Design Review Board Findings:**

Pursuant to HMC Chapter 17.99 – Prior to granting an approval of an application for design review, the Planning Commission, serving as the Design Review Board, must make four specific findings, as follows:

1. The location, size, design, and characteristics of the 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.

This project is subject to review by agencies regulating the public health, safety, and welfare of the residents in the City of Hawthorne. These agencies include the Building Safety Department, Public Works Department, the County of Los Angeles Fire Department, and the Hawthorne Police Department. Elements under review include the provision of Americans with Disabilities Act (ADA) accessibility, traffic control devices, and safe paths-of-travel. The project site is properly located in the General Commercial zone which is intended to provide a designated area for land uses that will involve a greater degree of noise and outdoor activity, which are limited in more restrictive zones. Therefore, the proposed commercial use is compatible with the project site, and will not be detrimental to adjacent uses.

2. The proposed design is suitable for its purpose, is harmonious with and relates properly to, the surrounding neighborhood, contiguous parcels, and the site itself.

The proposed design is characteristic of a sleek and modern fast food establishment. The project site has been thoroughly planned to enable ideal operations such as safe circulation of pedestrians and vehicles, ample space to accommodate a queue of vehicles, and a second drive-thru ordering station. These design choices are intended to mitigate periods of high-volume and reduce congestion in the parking lot. The perimeter of the site is connected via public right of ways for pedestrian and vehicle traffic. The internal pedestrian circulation will connect to the sidewalks of 133rd St., 134th St., and Inglewood Ave. The surrounding neighborhood has also been considered in the design and will benefit from provisions to reduce noise and light disturbances. Security lighting shall be pointed down so as to limit light spilling onto adjacent parcels. The noise generated at the ordering stations is subject to the Exterior Noise Standards of the HMC to eliminate cause for nuisance and to be in harmony with contiguous parcels.

3. The overall design will be of a quality that will preserve the integrity of, and upgrade, the existing neighborhood.

The current site conditions are that of overgrown vegetation, trash, and graffiti. The Code Enforcement Department has issued eight citations since 2014. The proposed design will upgrade the existing neighborhood through development of the abandoned and blighted parcel. Improvements are set to include new construction of a McDonald's restaurant with a drive-thru, new landscaping, new parking lot and paving, new driveways, and a new crosswalk. The crosswalk will facilitate a safe and accessible path between the East and West sides of Inglewood Ave.

4. The design of the proposed project is in accordance with the General Plan and all applicable provisions of the zoning ordinance.

The Zoning Code permits fast food restaurants in the General Commercial zone subject to the issuance of a Conditional Use Permit, which has been submitted in conjunction with this Design Review application.

This project was reviewed for compliance with the General Plan Land Use Policy designations and standards. The project conforms to the General Plan's land use designation for the site. Although City Staff anticipates an increase in traffic as the restaurant will attract patrons, mitigation measures will be implemented to reduce congestion around the site. For example, the vehicle access point on 133rd St. will serve as an exit only to direct vehicles toward Inglewood Ave.

This project was also found to be in compliance with the City's Economic Development Strategic Plan (EDSP). Policy 2.1 of the EDSP lists business retention, growth, and attraction of new business as goals of the City. Therefore, the prospect of having a thriving new business occupy what is currently a vacant and blighted site, is an economic success for the City.

## PUBLIC HEARING NOTICE

Notice of the public hearing for this item was provided in accordance with Chapter 17.06 of the HMC. The Planning Department published a public hearing notice in the local paper on October 24, 2024, and mailed notification to property owners within a 300-foot radius of the site.

## ENVIRONMENTAL ANALYSIS

The proposed amendments to the HMC constitute a project within the scope of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. Conditional Use Permit CU-2024-0007 and Design Review DR-2024-0011 are categorically exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303, Class 3 for New Construction. This project qualifies for the Class 3 exemption as the total floor area of 3,781 sq. ft. is less than the 10,000 sq. ft. threshold designated by CEQA. The new construction is a commercial development properly located in the General Commercial zone. The project does not involve the use of hazardous substances in its operation and is not located at an environmentally sensitive site. The project is also exempt from the California Environmental Quality Act pursuant to CEQA State Guidelines Section 15332. Class 32 exempts in-fill development projects such as these due to the following conditions. The proposed establishment will be located within city limits on a lot of approximately 37,500 sq. ft. The project does not conflict with the General Plan and zoning designation for the site. Nor does the project site serve as a habitat for rare species as the site was previously disturbed and filled with non-native plants and hardscape, and is surrounded by urban uses. In addition, the project was screened for effects related to traffic, and is presumed to have a less than significant effect per a VMT analysis. Further, the site is located in an area already served by utility service providers and public services. Finally, there are no unusual circumstances or issues that would constitute an exception to the categorical exemptions under CEQA Guidelines Section 15300.2.

## RECOMMENDATION

Based on the analysis of the issues and conditions of approval, the proposal complies with the HMC and will not result in significant negative impacts to the surrounding neighborhood. Accordingly, Staff recommends that the Planning Commission adopt PC Resolution 2024-20 (Attachment 6) approving Design Review Application DR-2024-0011.

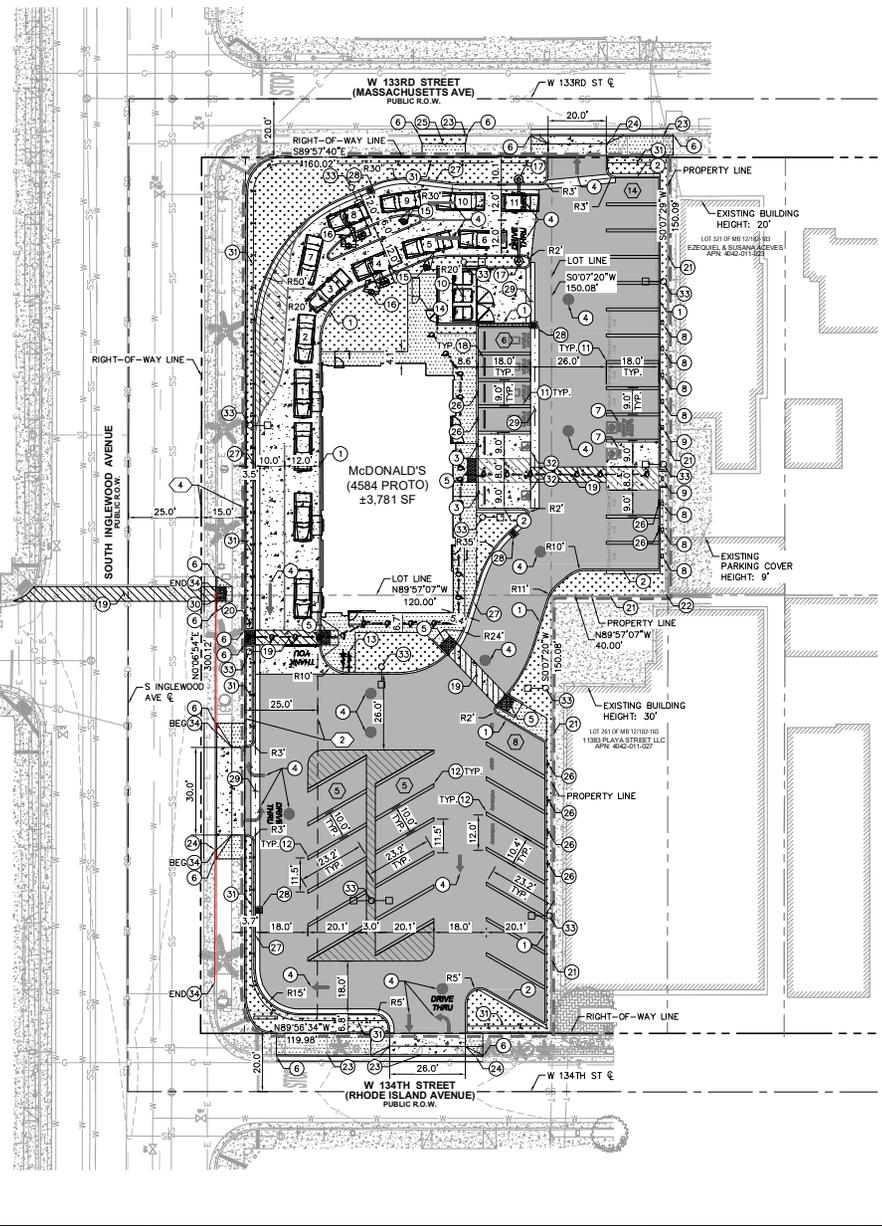
## ATTACHMENTS

1. Site Plans
2. Landscaping Plans
3. Public Hearing Notice
4. Notice of Exemption (NOE)
5. PC Resolution 2024-19
6. PC Resolution 2024-20

**ATTACHMENT 1**

**Site Plans**

Drawing name: K:\DVA\_LDE\McDonalds\194015042 - Hawthorne (4-5205)\CAD\Exhibits\Entirement\Package\C1.0 - Preliminary Site Plan.dwg Oct 01, 2024 12:04pm by Bao.Duong  
 This document, together with the contracts and design presented herein, is intended only for the specific project and shall not be construed as a representation of any kind, or as a basis for any liability, by any party, in any other project or circumstance.

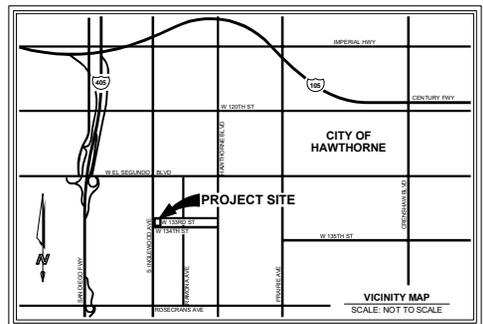


**LEGEND:**

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE / LEASE LINE
- EASEMENT LINE / SETBACK LINE
- APPROXIMATE LIMIT OF WORK LINE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- HEAVY DUTY ASPHALT PAVEMENT
- DETECTABLE WARNING SYSTEM
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- SIGN POST
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES

**LEGAL DESCRIPTION**

SUBJECT PARCEL: APN: 4042-011-024 AND 4042-011-025  
 LOTS 260, 322 AND 323 OF INGLEDALE ACRES, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 20 PAGES 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 EXCEPTING THEREFROM ANY MOBILE/MANUFACTURED HOMES LOCATED THEREON.



**CONSTRUCTION NOTES:**

- 1 CONCRETE CURB
- 2 18" WALK-OFF CURB
- 3 ACCESSIBLE PARKING STALL SIGN
- 4 DIRECTIONAL MARKING PER PLAN
- 5 ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOWNS)
- 6 JOIN EXISTING CURB, CURB & GUTTER, SIDEWALK.
- 7 "ELECTRIC VEHICLE CHARGING ONLY" IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL
- 8 FUTURE E/V CHARGING STATION. CONDUIT TO BE RAN TO STALL FOR FUTURE CONNECTION
- 9 PROPOSED E/V CHARGING STATION.
- 10 COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE
- 11 STANDARD 90° PARKING STALL STRIPING.
- 12 STANDARD 60° PARKING STALL STRIPING.
- 13 SHORT TERM BIKE RACK
- 14 LONG TERM BIKE RACK
- 15 PREVIEW BOARD
- 16 ORDER BOARD
- 17 HEIGHT DETECTOR POLE
- 18 INSTALL WHEELSTOPS FOR PARKING SPACES ADJACENT TO WALKWAYS
- 19 ACCESSIBLE PATH OF TRAVEL STRIPING. ACCESSIBLE PATHS SHALL BE ENHANCED PAVING.
- 20 ADA PATH OF TRAVEL SIGN
- 21 EXISTING CMU WALL TO REMAIN
- 22 EXISTING POWER POLE TO REMAIN
- 23 EXISTING DRIVEWAY TO BE REMOVED
- 24 PROPOSED DRIVEWAY
- 25 PROPOSED SIDEWALK, PARKWAY, CURB AND GUTTER TO MATCH EXISTING SURROUNDING
- 26 McDONALD'S SITE SIGNAGE
- 27 CONCRETE CURB AND GUTTER
- 28 24" X 24" JENSEN PRECAST DROP INLET WITH CATCH BASIN FILTER INSERT FOR TRASH CAPTURE.
- 29 3.0" WIDE VALLEY GUTTER
- 30 PROPOSED CURB RAMP PER STD. PLAN RSP AB8A.
- 31 WROUGHT IRON FENCE
- 32 ACCESSIBLE STALL STRIPING
- 33 SITE LIGHTING
- 34 NO PARKING RED CURB

**TITLE REPORT EXCEPTIONS**

- 2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:  
 RESERVED BY: HOPPER-MCFARLAND-DUNCAN COMPANY  
 PURPOSE: PERTAINING TO THE LAYING OF WATER PIPES  
 RECORDING DATE: MARCH 17, 1913  
 RECORDING NO: BOOK 5375, PAGE 316, OF DEEDS  
 AFFECTS: SAID LAND  
 AND RECORDING DATE: JULY 29, 1915  
 AND RECORDING NO: BOOK 6064, PAGE 289, OF DEEDS (AFFECTS SUBJECT PARCEL, PLOTTABLE AS SHOWN)
- 4 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, ENTITLED: THE FINAL ORDER OF CONDEMNATION  
 COURT: SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 CAUSE NO.: 871243  
 IN FAVOR OF: COUNTY OF LOS ANGELES  
 PURPOSE: PUBLIC ROAD AND HIGHWAY  
 RECORDING DATE: JULY 10, 1958  
 RECORDING NO: 1855-3356, IN BOOK M65, PAGE 133, OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND (AFFECTS SUBJECT PARCEL, PLOTTABLE AS SHOWN)

**SITE DATA**

**PROJECT DESCRIPTION:** DEMOLITION OF EXISTING CONCRETE PADS AND WALLS. NEW CONSTRUCTION OF A McDONALD'S DRIVE THRU RESTAURANT AND PARKING LOT.

**ADDRESS:** 13314 S INGLEWOOD AVE, HAWTHORNE, CA 90250

**APN:** 4042-011-024 AND 4042-011-028

**ZONING DISTRICT:** C-3 GENERAL COMMERCIAL (EXISTING & PROPOSED)

**ADJACENT ZONING DISTRICTS:** N: C-3 GENERAL COMMERCIAL  
 E: R-3 HIGH DENSITY RESIDENTIAL  
 S: C-3 GENERAL COMMERCIAL

**EXISTING LAND USE:** RESIDENTIAL

**PROPOSED LAND USE:** COMMERCIAL

**ADJACENT LAND USE:** N: COMMERCIAL  
 E: RESIDENTIAL  
 S: COMMERCIAL

**FLOOD ZONE:** ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN PER MAP NO. 06037C1790F EFFECTIVE 9/26/2008

<b>TOTAL DISTURBED AREA:</b>	38,298 S.F.	(0.88 AC)	
<b>TOTAL PAD AREA:</b>	3,781 S.F.	(0.09 AC)	
<b>TOTAL LOT AREA:</b>	42,020 S.F.	(0.96 AC)	

<b>LOT COVERAGE</b>			
<b>TOTAL SITE AREA:</b>	38,298 S.F.	(0.88 AC)	100%
<b>BUILDING AREA:</b>	3,781 S.F.	(0.09 AC)	9.9%
<b>IMPERVIOUS AREA:</b>	29,274 S.F.	(0.67 AC)	76.4%
<b>LANDSCAPE AREA:</b>	5,215 S.F.	(0.12 AC)	13.7%

**PARKING/LANDSCAPE BUFFERS:**  
 FRONT: 0.0'  
 REAR: 0.0'  
 SIDE (N): 0.0'  
 SIDE (S): 0.0'

**PARKING SUMMARY:** McDONALD'S: 3,781 S.F. (1 STALL/100 S.F.) = 38 STALLS REQUIRED PER CITY CODE  
 • ADA PARKING FOR 26-50 PARKING STALLS = 2 ADA PARKING STALLS REQUIRED, PER 2016 CBC.  
 • FUTURE EV FOR 26-50 PARKING STALLS = 8 FUTURE EV STALLS REQUIRED PER 2016 CALGREEN  
 1 FUTURE EV STALL MUST BE VAN ACCESSIBLE.

**TOTAL NUMBER OF PARKING SPACES PROVIDED = 38**

<b>PARKING TABLE:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
STANDARD	28	28	
COMPACT (C)	-	-	
MOTORCYCLE	-	-	
EV CHARGING	8	8	(INCLUDING EV READY)
EV READY	2	2	
ACCESSIBLE	2	2	
<b>TOTAL:</b>	<b>38</b>	<b>38</b>	

\*MINIMUM 6 CAR STACK BEHIND THE ORDER BOARD HAS BEEN PROVIDED



ISSUE	DATE	DESCRIPTION

DESIGNED BY: JS
DRAWN BY: AB
CHECKED BY: AB
RECOMMENDED: AB

**ENGINEER'S SEAL**

**Kimley-Horn**  
 245 E THIRD ST  
 LONG BEACH, CA 90802  
 (562) 434-1414

PREPARED UNDER THE DIRECT SUPERVISION OF:  
*Amelia Beltran*  
 DATE: 10/1/2024  
 AMELIA BELTRAN, R.C.E. NO. 8111 EXP. 2028

**CITY OF HAWTHORNE**

APPROVED BY: \_\_\_\_\_

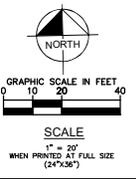
CITY ENGINEER: \_\_\_\_\_ EXP: \_\_\_\_\_ DATE: \_\_\_\_\_

**McDonald's USA, LLC**  
 13314 INGLEWOOD AVE  
 HAWTHORNE, CA 90250

**CITY OF HAWTHORNE**

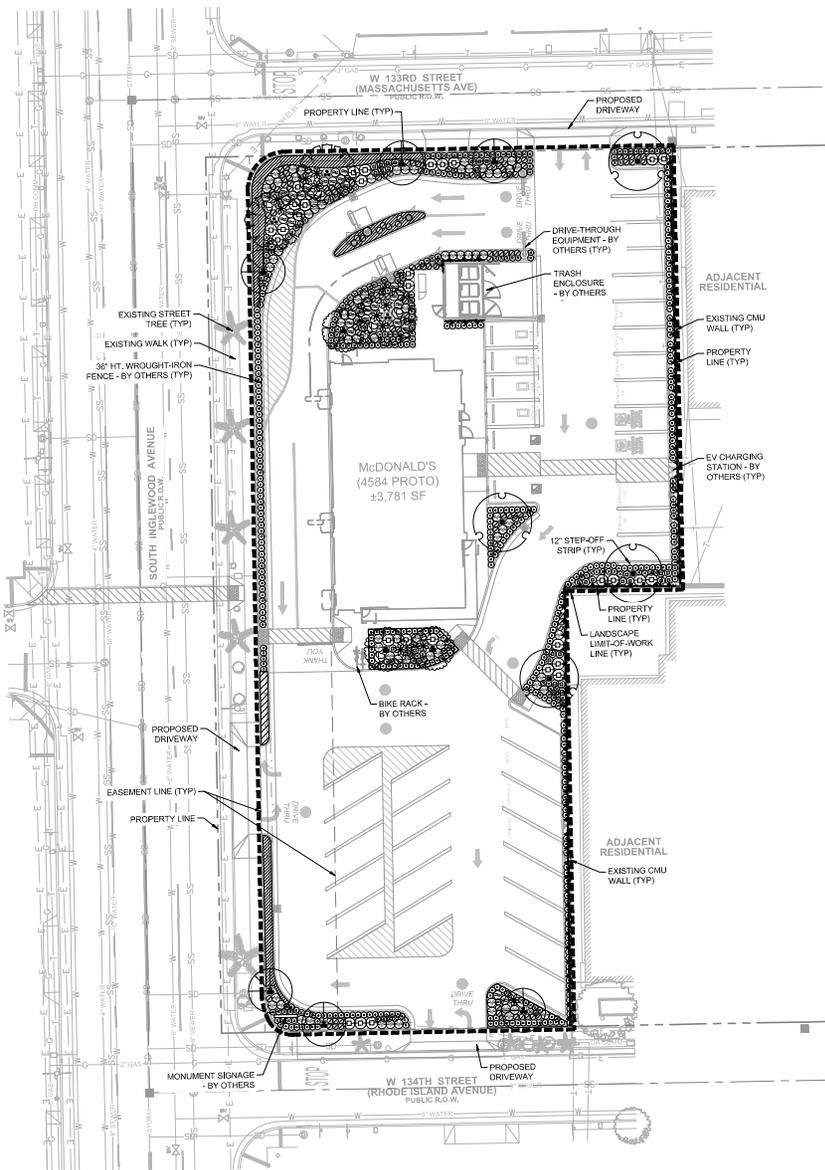
**PRELIMINARY SITE PLAN**

**C1.0**



**ATTACHMENT 2**  
**Landscaping Plans**

Drawing name: K:\00A\_LDE\McDonalds 194015042 - Hawthorne (4-5205)\CAD\Exhibit\Entirement Postcap\110 - Preliminary Landscape Plan.dwg L10 - Preliminary Landscape Plan.dwg Aug 14, 2024 1:35pm by Grace.Pan  
 This document is prepared for the specific project and site. It is intended only for the specific project and site. It is not to be used for any other project or site. It is not to be used for any other project or site.



**HAWTHORNE LANDSCAPE CODE REQUIREMENTS**

- PARKING LOT LANDSCAPE**
- REQUIRED MIN 5%
  - PARKING LOT AREA 7,542 SF
  - PARKING LOT LANDSCAPE AREA 861 SF
  - PROVIDED 5%

PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	SIZE AT MATURITY
<b>TREES</b>						
	3	CERCIDILUM X DESERT MUSEUM / DESERT MUSEUM PALO VERDE MULTI-TRUNK	36" BOX	2' CAL. PER TRUNK	LOW	25' HT. X 25' SPR.
<b>ACCENT TREE</b>						
	3	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	24" BOX	1" CAL. PER TRUNK	LOW	15'-20' HT. X 15'-20' SPR.
	6	LACERTROBIA INCA 'DYNAMITE' / DYNAMITE® GRAPE MYRTLE MULTI-TRUNK	24" BOX	2" CAL.	MODERATE	10'-25' HT. X 12'-20' SPR.
<b>STREET TREE</b>						
	4	SEASBIA LANCEA / AFRICAN SLAM STANDARD TRUNK	24" BOX	2" CAL.	LOW	20'-30' HT. X 20'-30' SPR.
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	SIZE AT MATURITY
<b>SHRUBS</b>						
	11	AGAVE ATTENUATA 'BOUTIN BLUE' / BOUTIN BLUE FOXTAIL AGAVE	5 GAL	48" O.C.	LOW	4'-5' HT. X 4'-5' SPR.
	75	BULBINE FRUTESCENS 'HALLMARK' / HALLMARK BULBINE	5 GAL	36" O.C.	LOW	1'-2' HT. X 3'-4' SPR.
	117	GAURA LINDBERGHII 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA	5 GAL	48" O.C.	LOW	2'-3' HT. X 1'-2' SPR.
	29	HESPERALOE PARVIFLORA 'PERPA' / BRANDELIGHTS® RED YUCCA	5 GAL	36" O.C.	LOW	2'-6' HT. X 2'-3' SPR.
	207	PROCVNSIA X TRIPLEFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	5 GAL	18" O.C.	LOW	2' HT. X 2' SPR.
	31	SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW	5 GAL	48" O.C.	LOW	3' HT. X 3'-4' SPR.
<b>BOULDERS</b>						
	4	ROCK BOULDERS / 2'-3' DIAMETER DESERT SELECT BOULDER BY SOUTHWEST BOULDER AND STONE OR APPROVED EQUAL	-	-	-	-
	5	ROCK BOULDERS / 4'-5' DIAMETER DESERT SELECT BOULDER BY SOUTHWEST BOULDER AND STONE OR APPROVED EQUAL	-	-	-	-
<b>GRASSES, SEDGES, AND RUSHES</b>						
	349	CAREX TUMULICOLA / FOOTHILL SEED	5 GAL	24" O.C.	LOW	1'-2' HT. X 1'-2' SPR.
	35	MULLENBERGIA RIGENS / DEER GRASS	5 GAL	36" O.C.	LOW	3'-4' HT. X 3'-4' SPR.
<b>VINES</b>						
	75	FICUS PUMILA / CREEPING FIG	5 GAL	60" O.C.	MODERATE	8'-10' HT. X 3'-6' SPR.
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	SIZE AT MATURITY
<b>GROUND COVERS</b>						
	867 SF	TEUCRIUM COSSONII / CREEPING GERMANDER	1 GAL.	36" O.C.	LOW	6" HT. X 2'-3' SPR.

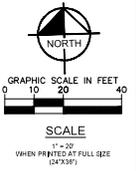
**LANDSCAPE NOTE**

THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS WATER CONNECTION AND A DEGRADED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF HAWTHORNE MUNICIPAL CODE.

**IRRIGATION NOTE**

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS WATER CONNECTION AND A DEGRADED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF HAWTHORNE MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE 2140 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.  
 Matthew Durham  
 MATTHEW DURHAM, LLA 4840



Know what's below.  
Call before you dig.

ISSUE	DATE	DESCRIPTION

GP	CHECKED BY	MD
MD	CHECKED BY	MD
RECOMMENDED		



**Kimley-Horn**  
 1100 TOWN AND COUNTRY ROAD, SUITE 700  
 ORANGE, CA 92668  
 (714) 766-6331  
 PREPARED UNDER THE DIRECT SUPERVISION OF:  
 Matthew Durham  
 DATE: 8/14/2024  
 MATTHEW DURHAM, P.L.A. NO. 4840 EXP. 3/31/25

CITY OF HAWTHORNE	
APPROVED BY:	DATE:
CITY ENGINEER	EXP:
ROE #	

**McDonald's USA, LLC**  
 13314 INGLEWOOD AVE  
 HAWTHORNE, CA 90250

**CITY OF HAWTHORNE**  
**PRELIMINARY LANDSCAPE PLAN**  
 1 OF 1

**ATTACHMENT 3**  
**Public Hearing Notice**



Herald Publications  
531 Main St., #1160.  
El Segundo, CA 90245  
(310) 322-1830 • Fax (310) 322-2787

**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

STATE OF CALIFORNIA,  
County of Los Angeles,

I declare, that I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk responsible for accepting, formatting and publishing legal notices in the **Hawthorne Press Tribune**, a newspaper of general circulation, printed and published **weekly** in the City of **Hawthorne**, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of **July 31, 1959**, Case Number **187530**; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/24/2024

All in the year 2024

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at **Hawthorne**, California,

this **24** day of **October** 2024

.....  
Signature

Code # HH-28799

This space is for the County Clerk's Filing Stamp

Proof of Publication of:

NOTICE OF PUBLIC HEARING  
CONDITIONAL USE APPLICATION NO.  
CU-2024-0007 AND DR-2024-0011  
PUBLIC NOTICE is hereby given that the Planning Commission of the City of Hawthorne will hold a public hearing to consider the following matter:

CONDITIONAL USE APPLICATION NO. CU-2024-0007; Conditional Use Permit Application No. CU-2024-0007 is a request to permit a drive-thru at the proposed McDonald's fast food restaurant. The Hawthorne Municipal Code permits drive-thru restaurants as an approved land use in the General Commercial (C-3) zone with the issuance of an approved conditional use permit (HMC 17.26.020).

DESIGN REVIEW APPLICATION NO. DR-2024-0011; Design Review Application No. DR-2024-0011 is a request for design approval of a new McDonald's restaurant. The scope of work includes the construction of a new restaurant with drive-thru, parking, and landscaping.

PROJECT LOCATION: 13324 S. Inglewood Avenue, Hawthorne, CA 90250

MEETING DETAILS:  
Day: Wednesday  
Date: November 6, 2024  
Time: 6:00 PM  
Place: City Council Chambers  
4455 West 128th Street  
Hawthorne, CA 90250

Those interested in this project may appear at the meeting and submit oral or written comments. Written information pertaining to this project must be submitted to the Planning and Community Development Department prior to 5:00 PM November 6, 2024, at 4455 West 128th Street, Hawthorne, California 90250 or

emailed to [abermudez@cityofhawthorne.org](mailto:abermudez@cityofhawthorne.org). For additional information, you may contact Aranis Bermudez at (310) 349-2870 or at the email noted above.

ENVIRONMENTAL REVIEW: Conditional Use Permit CU-2024-0007 and Design Review DR-2024-0011 are categorically exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15332, Class 32 exempt in-fill development projects such as those due to the following conditions. The proposed establishment will be located within city limits on a lot of approximately 37,500 sq. ft. The project does not conflict with the General Plan and zoning designation for the site. Nor does the project site serve as a habitat for rare species as the site was previously disturbed and filled with non-native plants and hardscape, and is surrounded by urban uses. In addition, the project was screened for effects related to traffic, and is presumed to have a less than significant effect per a WMT analysis. Further, the site is located in an area already served by utility service providers and public services. Finally, there are no unusual circumstances or issues that would constitute an exception to the categorical exemptions under CEQA Guidelines Section 15300.2.

PLEASE NOTE that pursuant to Government Code Section 65030, in an action or proceeding to attack, review, set aside, void, or annul a finding, determination or decision of the Planning Commission or City Council, the issues raised shall be limited to those raised at the public hearing in this notice or in written correspondence delivered to the Planning Commission or City Council at or prior to the public hearing.  
Hawthorne Press Tribune Pub. 10/24/24  
HH-28799

**ATTACHMENT 4**

**Notice of Exemption (NOE)**

# Notice of Exemption

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
County Clerk  
County of: Los Angeles  
12400 Imperial Hwy.  
Norwalk CA 90650

**From:** (Public Agency): City of Hawthorne  
4455 W. 126th Street  
Hawthorne, CA 90250  
(Address)

Project Title: Conditional Use Permit Application No. CU-2024-0007 AND Design Review Application No. DR-2024-0011

Project Applicant: Scott Wilkeson, McDonald's USA, LLC

Project Location - Specific:

13324 South Inglewood Avenue, Hawthorne, CA 90250

Project Location - City: Hawthorne Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

CU-2024-0007 is a request to permit a drive-thru at a new McDonald's restaurant. Dr-2024-0011 is a request for design review of a new restaurant. The scope of work includes the construction of a new McDonald's restaurant with drive-thru, parking, landscaping, and off-site improvements.

Name of Public Agency Approving Project: City of Hawthorne

Name of Person or Agency Carrying Out Project: Scott Wilkeson, McDonald's USA, LLC

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15303, Class 3 and Section 15332, Class 32
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The proposed CUP is a project subject to the California Environmental Quality Act (CEQA) and qualifies for an exemption from CEQA pursuant to Section 15332, 15303, Class 3 for New Construction. This project qualifies for the Class 3 exemption as the total floor area of 3,781 sq. ft. is less than the 10,000 sq. ft. threshold designated by CEQA. The new construction is a commercial development properly located in the General Commercial zone. The project does not involve the use of hazardous substances in its operation and is not located at an environmentally sensitive site. This project is also exempt from the California Environmental Quality Act pursuant to CEQA State Guidelines Section 15332, Class 32. The development is located within city limits on a lot of approximately 37,500 sq. ft. The project does not conflict with the General Plan and zoning designation for the site. Nor does the project site serve as a habitat for rare species as the site was previously disturbed and filled with non-native plants and hardscape, and is surrounded by urban uses.

Lead Agency  
Contact Person: Anais Bermudez Area Code/Telephone/Extension: 310-349-2970

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: \_\_\_\_\_ Date: 11/6/24 Title: Planning Assistant

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

**ATTACHMENT 5**

**PC Resolution 2024-19**

**PLANNING COMMISSION RESOLUTION NO. PC 2024-19  
CONDITIONAL USE PERMIT CU-2024-0007**

**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 CU-2024-0007 FOR A DRIVE-THRU RESTAURANT AT  
13324 S. INGLEWOOD AVE., IN THE CITY OF HAWTHORNE, SUBJECT TO  
CONDITIONS AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, Scott Wilkeson (Applicant), filed a complete application requesting the approval of a Conditional Use Permit (CUP) for a drive-thru restaurant in accordance with Hawthorne Municipal Code (HMC) Chapter 17.26; and

**WHEREAS**, the Application applies to a property located at 13324 S. Inglewood Ave., Hawthorne, California, Assessor’s Parcel Numbers 4042-011-026 and 4042-011-024 (“Property”); and

**WHEREAS**, the Land Use Element of the General Plan designates the Property as General Commercial and the zoning as General Commercial (C-3); and

**WHEREAS**, in accordance with the HMC Chapters 17.26 and 17.28 a drive-thru restaurant requires the granting of a conditional use permit by the Planning Commission; and

**WHEREAS**, the project is categorically exempt from review pursuant to State CEQA Guidelines Section 15332, Class 32, for Infill Development Projects; and

**WHEREAS**, on November 6, 2024, a duly noticed public hearing on the project was held before the Planning Commission where all interested parties were given an opportunity to be heard; and

**WHEREAS**, evidence was heard and presented from all persons in favor of the application, from all persons opposed to the application and from members of the City staff; and that the Planning Commission having heard and received all of said evidence, testimony, and statements and being fully informed of the application.

**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 written and oral comments of interested parties thereon, the responses thereto by City staff, the Conditions of Approval (Exhibit A) as well as the entire record of its proceedings, and having exercised its independent judgement thereon, the Planning Commission hereby finds that the Project is exempt from the California Environmental Quality Act pursuant to CEQA State Guidelines Section 15332, Class 32 which exempts projects consistent with both the general plan and zoning designations and regulations. The proposed

use would occur within city limits on a site significantly less than five acres and surrounded by urban uses. Additionally, the subject site is not home to endangered species and will therefore not jeopardize the habitat of rare or threatened species. The proposal also complies with Class 32 exemptions due to the site's location in an area already served by utility and public service providers.

**SECTION 3.** Based upon substantial evidence presented to the Planning Commission during the November 6, 2024, public meeting, including public testimony and written and oral staff reports, the Planning Commission finds as follows:

1. The proposed use is properly one for which a CUP is authorized by this code, as follows:

As discussed above, the project site is located in the C-3 zone. HMC Section 17.28.020 permits uses in the C-3 zone that are permitted in the C-2 zone and subject to the same regulations as in the C-2 zone. As such, a conditional use permit is a proper use.

2. 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, as follows:

The project location in the General Commercial zone is intended for commercial activity and development, including restaurants. Through careful design and subsequent design review, the drive-thru will be oriented in a way to minimize interference with the adjoining commercial and residential land uses.

3. That 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 proposed structure is 3,781 sq. ft. which covers 10% of the existing 37,500 square foot lot. The site can easily accommodate the new building and proposed parking. The portion of the site dedicated to the drive-thru is adequate to accommodate a queue of vehicles. Additionally, the drive-thru entrance is proposed to be 24 ft. wide, accommodating two lanes and two ordering stations. This style of drive-thru design provides additional queuing space.

4. That 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.

The purpose of a drive-thru is to collect cars in an orderly queue to receive service. The proposed queue demonstrates ample space to accommodate vehicles and minimize overflow into the establishment's parking lot and adjacent streets. The drive-thru will be accessible via curb cuts on two streets, Inglewood Ave. and 134<sup>th</sup> Street. The drive-thru will have signage and directional arrows guiding traffic in one direction.

The Applicant and the City will take an additional precaution to reduce the burden of traffic at the intersection of Inglewood Avenue and 133<sup>rd</sup> Street. A curb cut on the

property along 133<sup>rd</sup> Street will serve as an exit only, directing vehicles toward Inglewood Avenue. This will mitigate the potential for vehicle stacking on 133<sup>rd</sup> St.

5. That 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.

Provisions of the HMC permit drive-thru restaurants with the approval of a CUP. The findings above demonstrate the project's conformity to the surrounding land uses and regulations of the Zoning Code. Additionally, the conditions of approval enumerated in Exhibit A, subject the project to review by agencies such as Fire, Police, and others regulating public safety.

**SECTION 4.** Based on the forgoing, the Planning Commission hereby grants Conditional Use Permit CU-2024-0007 subject to the conditions set forth in Exhibit A attached hereto.

**SECTION 5.** This resolution shall become effective 10 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 6<sup>th</sup> day of November 2024.

ATTEST:

\_\_\_\_\_  
Ryan Richard, CHAIRPERSON

\_\_\_\_\_  
GREGG McCLAIN, SECRETARY

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
CONDITIONAL USE PERMIT CU-2024-0007

**Application:** CU-2024-0007  
**Applicant:** **SCOTT WILKESON, MCDONALD'S USA, LLC**  
**Owner:** 11383 PLAYA STREET LLC C/O PERRY G. DE LUNA  
**Authorized Agent:** ROBERT PREECE  
**Location:** 13324 S. INGLEWOOD AVE. & 13324 W. 133<sup>rd</sup> ST.

**CONDITIONS OF APPROVAL**

*Conditions of approval are unique provisions, beyond the requirements of law, the municipal code, or standard practices that are applied to a project per Section 17.40.050 of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Hawthorne.*

1. The applicant shall comply with all applicable requirements and provisions set forth by the Uniform Building Code, Uniform Fire Code, Hawthorne Municipal Code (HMC), and any additional requirements by the Fire Department, Director of Building and Safety, or Director of Planning, as related to this application.
2. The property shall be developed substantially in conformance with the floor plans received, and approved by the Planning Commission and as conditioned by the requirements contained in this resolution of approval. Any deviation from said plans shall first be reviewed by the Planning Department to determine whether proposed modifications are within the scope of approval.
3. The applicant and subsequent property owners/tenants must conform to all Business License regulations and maintain a current city license at all times.
4. All signage on the property shall comply with Chapter 17.35 of the HMC.
5. Signs shall be posted on the site per CA Penal Code Sections 552 through 555.5 and 11532 to prohibit loitering on the property.
6. The number of persons shall not exceed the maximum occupancy load as determined by the Fire Department. Signs indicating the occupant load shall be posted in a conspicuous place on the approved sign near the main exit from the building.
7. Graffiti shall be removed within 24 hours of its discovery.
8. Signage and pavement arrows to direct internal traffic shall be included on plans, subject to City approval.
9. Property owners shall keep parking lot clean at all times.

10. All direct lighting produced by the development must be contained on site. The Owner/Applicant shall ensure any exterior night lighting and illuminated signage installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto the adjacent residential lots.
11. The applicant shall ensure all exterior noise generated by the project, such as that generated by the drive-thru ordering system, will comply with Section 9.34.030 Exterior Noise Standards of the Hawthorne Municipal Code. This section provides for an allowable noise level not to exceed 70 dBA between 7:00 am and 10:00 pm and 65 DBA between 10:00pm and 7:00 am, as measured at the site property lines.
12. All County Fire Department requirements must be met before any building permits will be released.
13. Off-street parking shall be provided at all times in accordance with the originally approved site plan and, per Municipal Code Chapter 8.16, shall be maintained in a clean and attractive manner (striping maintained, pot-holes and cracks repaired, and trash, litter, or other materials shall be removed regularly).
14. Per Municipal Code Chapter 8.14, all landscaped areas shall be maintained in accordance with the originally approved landscaped plan and in a healthy and well-kept condition and kept weed-free.
15. The approved conditions of approval shall be included on building plans upon submission.
16. The Applicant shall ensure patrons do not block loading areas or trash enclosures during hours of operation.
17. The property shall be developed in substantial conformity with the plans approved by the Planning Commission on November 6, 2024, as conditioned by the requirements contained in the resolution of approval for Conditional Use Permit Application CU-2024-0007. Any more intensive use of the property, or deviation from said plans, shall first be reviewed as a modification of this permit.
18. The applicant shall commence construction of the structure or establish the use that is authorized by this approval within three (3) years of the effective date of this approval. Failure to commence construction of the structure or establish the use within that three-year time period shall render this approval null and void any attempt to commence construction or establish the use thereafter shall first require approval of a new application. Applications for a time extension to the commencement date as specified herein must be filed a minimum of thirty (30) days prior to the expiration date. The Planning Director may renew the approval for a single one-year period if a request is received at least 30 calendar days before approval lapses. Requests for a time extension must be accompanied by a formal application, all required exhibits and plans, and the required application fees. Any additional requests for extension shall require Planning Commission approval.

19. The Applicant/property owner must submit payment for all outstanding fees payable to the City prior to issuance of any permit, including building, grading, or demolition.
20. The Applicant shall pay the applicable public facility impact fees to the Building and Safety Department in the amount that is in effect at the time such fees are to be collected.
21. The Applicant shall comply with all applicable requirements and provisions set forth by the Uniform Building Code, Uniform Fire Code, Hawthorne Municipal Code (HMC), and any additional requirements by the Fire Department, Director of Building and Safety, or Director of Planning, as related to this application.
22. All signs, banners, or other outside advertising materials or structures on the property must be approved by the City and shall comply with Chapter 17.35 of the HMC.
23. No outside display of goods, wares, or merchandise shall be permitted, unless approved by the Planning Director.
24. Per the Department of Public Works – Abide by requirements as requested in memo dated September 10, 2024.

**ATTACHMENT 6**

**PC Resolution 2024-20**

**PLANNING COMMISSION RESOLUTION NO. PC 2024-20  
DESIGN REVIEW APPLICATION NO. DR-2024-0011**

**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 DESIGN REVIEW APPLICATION NO. DR-2024-0011 FOR A RESTAURANT WITH A DRIVE-THRU, NEW LANDSCAPING, AND PARKING AT 13324 S. INGLEWOOD AVE. AND 13324 W. 133<sup>RD</sup> ST., IN THE CITY OF HAWTHORNE, SUBJECT TO CONDITIONS AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, Scott Wilkeson (Applicant), requested approval of a Design Review to construct a new restaurant with a drive-thru at 13324 S. Inglewood Ave. (Property), which is zoned C-3 (General Commercial); and

**WHEREAS**, in accordance with Hawthorne Municipal Code (HMC) Chapter 17.99, which states approval by the Planning Commission, appointed as the Design Review Board (DRB), is required to ensure projects meet the requirements of the chapter; and

**WHEREAS**, in accordance with HMC Chapter 17.99 – Design Review, the City of Hawthorne established a design review procedure for all applicable projects not exempted per Section 17.99.030 – Exceptions. The subject property is situated adjacent to existing residentially zoned properties and the proposed improvements encompass more than 1,000 sq. ft. of building and site surfaces. Therefore, the subject project is not exempt from the design review process and must obtain approval by the DRB; and

**WHEREAS**, the application is for approval to develop the property with the construction of a new commercial building, drive-thru, and installation of landscaping and parking. The project site is approximately 37,550 square feet; and

**WHEREAS**, the Land Use Element of the General Plan designates the Property as General Commercial (GC), which is intended for office and commercial activities serving both local and regional markets. The proposed development and site improvements will improve the property and surrounding area; and

**WHEREAS**, the existing site is a vacant lot subject to graffiti, accumulation of trash and debris, and overgrown vegetation. The Code Enforcement Department has issued numerous citations requiring corrective action to rectify these violations; and

**WHEREAS**, the City of Hawthorne wishes to protect and preserve the quality of the local business areas and quality of life throughout the City and to ensure uses are managed through effective land use planning and design; and

**WHEREAS**, the applicant presented evidence that the proposed use complies with all applicable local, state, and federal laws; and

**WHEREAS**, the project is categorically exempt from review pursuant to State CEQA Guidelines Section 15303, Class 3 for New Construction, and Section 15332, Class 32 for In-fill Developments; and

**WHEREAS**, on November 6, 2024, a duly noticed public hearing on the project was held before the Planning Commission where all interested parties were given an opportunity to be heard; and

**WHEREAS**, evidence was heard and presented from all persons in favor of the application, from all persons opposed to the application and from members of the City staff; and that the Planning Commission having heard and received all of said evidence, testimony, and statements and being fully informed of the application, approve this resolution.

**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.** All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the HMC.

**SECTION 3.** Based upon independent review and consideration of the written and oral comments of interested parties thereon, the responses thereto by City staff, the Conditions of Approval (Exhibit A) as well as the entire record of its proceedings, and having exercised its independent judgement thereon, the Planning Commission hereby finds that the Project is exempt from the California Environmental Quality Act pursuant to CEQA State Guidelines Section 15303, Class 3 for New Construction. This project qualifies for the Class 3 exemption as the total floor area of 3,781 sq. ft. is less than the 10,000 sq. ft. threshold designated by CEQA. The new construction is a commercial development properly located in the General Commercial zone. The project does not involve the use of hazardous substances in its operation and is not located at an environmentally sensitive site. The project is also exempt from the California Environmental Quality Act pursuant to CEQA State Guidelines Section 15332, Class 32. The development is located within city limits on a lot of approximately 37,500 sq. ft. The project does not conflict with the General Plan and zoning designation for the site. Nor does the project site serve as a habitat for rare species as the site was previously disturbed and filled with non-native plants and hardscape, and is surrounded by urban uses.

**SECTION 4.** Based upon substantial evidence presented to the Planning Commission during the November 6, 2024, public meeting, including public testimony and written and oral staff reports, the Planning Commission finds as follows:

Pursuant to HMC Chapter 17.99 – Prior to granting an approval of an application for design review, the Planning Commission, serving as the Design Review Board, must make four specific findings, as follows:

1. The location, size, design, and characteristics of the 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.

This project is subject to review by agencies regulating the public health, safety, and welfare of the residents in the City of Hawthorne. These agencies include the Public Works Department, the County of Los Angeles Fire Department, and the Hawthorne Police Department. Elements under review include the provision of Americans with Disabilities Act (ADA) accessibility, traffic control devices, and safe paths-of-travel. The project site is properly located in the General Commercial zone which is intended to provide a designated area for land uses that will involve a greater degree of noise and outdoor activity which are limited in more restrictive zones. Therefore, the proposed commercial use is compatible with the project site, and will not be detrimental to adjacent uses.

2. The proposed design is suitable for its purpose, is harmonious with and relates properly to, the surrounding neighborhood, contiguous parcels, and the site itself.

The design is characteristic of a sleek and modern fast food establishment. The project site has been thoroughly planned to enable ideal operations such as safe circulation of pedestrians and vehicles, ample space to accommodate a queue of vehicles, and a second drive-thru ordering station. These design choices are intended to mitigate periods of high-volume and reduce congestion in the parking lot. The perimeter of the site is connected via public right of ways for pedestrian and vehicle traffic. The internal pedestrian circulation will connect to the sidewalks of 133<sup>rd</sup> St., 134<sup>th</sup> St., and Inglewood Ave. The surrounding neighborhood has also been considered in the design and will benefit from provisions to reduce noise and light disturbances. Security lighting shall be pointed down and prohibits light from spilling onto adjacent parcels. The noise generated at the ordering stations is subject to the Exterior Noise Standards of the HMC to eliminate cause for nuisance and to be in harmony with contiguous parcels.

3. The overall design will be of quality that will preserve the integrity of, and upgrade, the existing neighborhood.

The current site conditions are that of overgrown vegetation, trash, and graffiti. The Code Enforcement Department has issued eight citations since 2014. The site design will upgrade the existing neighborhood through development of the abandoned and blighted parcel. Improvements are set to include new construction of a McDonald's restaurant with a drive-thru, new landscaping, new parking lot and paving, new driveways, and a new crosswalk. The crosswalk will facilitate a safe and accessible path between the East and West sides of Inglewood Ave.

4. The design of the proposed project is in accordance with the general plan and all applicable provisions of the zoning ordinance.

This project has been reviewed for compliance with the General Plan Land Use Policy Designations and Standards. The project conforms to the General Plan's land use designation for the General Commercial zone. Although City Staff does anticipate an increase in traffic as the restaurant will attract patrons, mitigation measures will be implemented to reduce congestion around the site. For example, the vehicle access point on 133<sup>rd</sup> St. will serve as an exit only to direct vehicles toward Inglewood Ave. This will mitigate the potential for vehicle stacking on 133<sup>rd</sup> St.

This project has also been found to be in compliance with the City's Economic Development Strategic Plan (EDSP). Policy 2.1 of the EDSP lists business retention, growth, and attraction of new business as goals of the City. Therefore, the prospect of having a new business occupy what is currently a vacant and blighted site advances the City's economic development goals.

**SECTION 5.** Based on the findings contained in the recitals of this resolution, the Planning Commission hereby grants approval of Design Review Application No. DR-2024-0011 subject to the conditions set forth in Exhibit A attached hereto.

**SECTION 6.** The Notice of Exemption (NOE) stating that the project is approved shall be filed with the County Clerk of Los Angeles unless a timely appeal of this Resolution is filed. The filing of the Notice of Exemption with the County Clerk begins the 35-day statute of limitations period provided by Public Resources Code Section 21167, which is applicable to any legal challenges to the City's decision that this Project will not affect the provisions of the California Environmental Quality Act. Public Resources Code Section 21168 governs the manner in which any such action must be brought and determined.

**SECTION 7.** The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's recommendations are based, which include, but are not limited to, the staff reports for the Project and all of the materials that support the staff reports for the Project, are located in the office of the Planning Department of the City of Hawthorne, at 4455 West 126<sup>th</sup> Street, Hawthorne, CA 90250. The custodian of these documents in the Planning Director.

**SECTION 8.** This resolution shall become effective 10 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, this resolution of the City Council shall be final.

**SECTION 9.** The Planning Commission Secretary shall certify to the adoption of this resolution and shall forward a copy to the City Council, City Clerk, City Manager, and City Attorney and mail a copy to the applicant.

**PASSED, APPROVED and ADOPTED** this 6<sup>th</sup> day of November 2024.

ATTEST:

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Ryan Richard, CHAIRPERSON

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GREGG McClain, SECRETARY

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
DESIGN REVIEW DR-2024-0011

**Application:** DR-2024-0011  
**Applicant:** **SCOTT WILKESON, MCDONALD'S USA, LLC**  
**Owner:** 11383 PLAYA STREET LLC C/O PERRY G. DE LUNA  
**Authorized Agent:** ROBERT PREECE  
**Location:** 13324 S. INGLEWOOD AVE. & 13324 W. 133<sup>rd</sup> ST.

**CONDITIONS OF APPROVAL**

*Conditions of approval are unique provisions, beyond the requirements of law, the municipal code, or standard practices that are applied to a project per Section 17.99.060 of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Hawthorne.*

1. The applicant shall ensure the materials and colors utilized for the exterior facade improvements are as indicated in the plans approved by the Design Review Board and attached hereto.
2. The applicant shall ensure a minimum of 28 parking spaces (two of which are ADA accessible, including one van space) shall be provided in accordance with Chapter 17.58 Off-Street Parking.
3. The applicant shall ensure the landscaping provided is in compliance with the type, size, and location as indicated in the landscaping plans reviewed by the Design Review Board and attached hereto.
4. Per the Department of Public Works – Abide by requirements as requested in attached memo dated April 6, 2023.
5. The applicant shall ensure the conditions of approval are adhered to, otherwise it shall be grounds for revocation of the Design Review Application approval.
6. The applicant shall record tentative map of Lot Line Adjustment prior to issuance of certificate of occupancy.

## **CODE REQUIREMENTS AND STANDARDS**

*The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the Applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any approved "conditions of approval" noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Hawthorne.*

1. Failure of the applicant to comply with conditions as set forth shall be cause for the Planning Commission to institute a Public Hearing for revocation purposes.
2. The applicant shall comply with all applicable requirements and provisions set forth by the Building Code, Fire Code, Hawthorne Municipal Code (HMC), and any additional requirements by the Fire Department, Director of Building Safety, or Director of Planning, as related to this application.
3. All signage on the property shall comply with Chapter 17.35 of the HMC.
4. The property shall be developed and operated as conditioned by the requirements contained in this resolution of approval. Any deviation from said plans shall first be reviewed by the Planning Department to determine whether proposed modifications are within the scope of the approval. Minor changes in the exterior design approved by the Planning Commission may be approved by the Planning Director but are limited to changes in window orientation and scale, landscaping materials and placement, and detailing.
5. Substantial redesign of the project, which could impact adjacent properties, or modification to conditions of approval require a new application, processing fee, public noticing, and public hearing before the Planning commission.
6. The applicant must conform to all Business License regulations and maintain a current city license at all times, if applicable.
7. Any graffiti painted or marked upon the premises or any adjacent area under the control of the permittee shall be removed or painted over within 24 hours of being applied. If graffiti is not removed within 24 hours of notification, the City of Hawthorne shall remove the graffiti and invoice the applicant for the cost.
8. Approval of the design review application shall lapse three years after its date of approval, unless a building permit is issued and construction diligently pursued, or the design review approval is renewed. The Planning Director may renew the approval for a single one year period if a request is received at least 30 calendar days before approval lapses. Any additional requests for extension shall require Planning Commission approval.

## **INTERPRETATION AND ENFORCEMENT**

The Planning Department, Engineering/Public Works Department, Police Department, Building Safety Department, and contract agencies (Los Angeles County Fire Department) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. Any questions of intent or interpretation of any condition of approval will be resolved by the appropriate Department/Agency upon written request of such interpretation.

The Planning Director may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until a proposed minor amendment is reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of the HMC.

## **INDEMNIFICATION AND HOLD HARMLESS**

The Applicant, and each of its heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Hawthorne and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council and Planning Commission concerning this project. The City shall promptly notify the Applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

The time within which and the manner in which a legal action seeking judicial review of this resolution, if not appealed to the City Council, on grounds other than failure to comply with the California Environmental Quality Act, may be filed is governed by Government Code Section 65009 and the California Code of Civil Procedures Section 1094.5 and 1094.6.