

HAWTHORNE PLANNING COMMISSION

**MINUTES OF JULY 3, 2024**

A. CALL TO ORDER

Chairperson Richard called the meeting to order at 6:02 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Houston led the Pledge of Allegiance

C. ROLL CALL

COMMISSION:	Chairperson Ryan Richard Vice-Chairperson Ruby Cohens Commissioner Jennifer Houston
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EX-OFFICIO MEMBERS:	Planning Director Gregg McClain
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STAFF:	City Attorney Robert Kim
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D. ORAL COMMUNICATIONS

1. No communications

E. PLANNING COMMISSION CONSENT CALENDAR

**1. Time Extension Request Regarding 2020CU05 and 2021DR03  
11444 Acacia Ave.**

- Vice-Chairperson Cohens wanted to confirm if the extension request was lapsed. Planning Director McClain confirmed it was not lapsed as the request was made beforehand.

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to adopt PC Resolution 2024-14, approving a one-year time extension for Conditional Use Permit 2020CU05 which permits a hotel at 11444 Acacia Ave.

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

**2. Minutes of February 21, 2024**

**3. Minutes of April 17, 2024**

**4. Minutes of May 15, 2024**

Motion by Commissioner Houston and a Second by Vice-Chairperson Cohens to approve Minutes of February 21, 2024, April 17, 2024, and May 15, 2024

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

F. CONTINUED PUBLIC HEARINGS

1. No Items

G. NEW PUBLIC HEARINGS

**1. Review Application DR-2024-0008**

14043 Hawthorne Blvd.

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to continue DR-2024-0008 to a date uncertain.

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

**2. Design Review Application DR-2024-0004**

4951 W. 119<sup>th</sup> St.

- Commissioner Houston wanted confirmation that the Planning Commission was only voting on the structural plan, not the electronic message center.
- Chairperson Richard asked if the first floor has an ADA bathroom. The architect clarified there is an ADA bathroom in each floor, accessible through the elevator.

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to adopt PC Resolution 2024-13 approving Design Review DR-2024-0004.

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

**3. Subdivision Development Application SD-2024-0002**

4519 & 4520 W. El Segundo Blvd.

- Commissioner Houston and Chairperson Richard wanted to know if there would be a future presentation of this project appearing in front of the Planning Commission. Assistant Planner Levey clarified this is the only time this project will be presented.
- Vice-Chairperson Cohens made clear that this was only a vote to have the two parcels.
- Vice-Chairperson Cohens asked if the Planning Commission is allowed to place conditions on this project, such as a parking agreement. Planning Director McClain discussed that placing a condition without a nexus to the subdivision is not possible, but the developer is

already providing surplus parking. Assistant Planner Levey also clarified they have to meet objective design standards which do address parking.

- Vice-Chairperson Cohens asked the developer if four bedroom units were going to be built, he said there will be one, two, three, and four bedroom units.

- Chairperson Richard asked the developer if there was much variation between the projects presented versus the projects constructed. The developer clarified that the projects they design are what is built as they do not like to make changes after approvals.

- Commissioner Houston wanted to know how long this project will be under construction, and start to finish it will be about 2 years.

- Chairperson Richard wanted to know how soon after planning this build, did the developer contact local residents. Residents were contacted prior to the developer submitting plans with the city.

- Vice-Chairperson Cohens recommended that developer create more parking spaces for each resident to alleviate problems amongst the community

- Fred Ovadia, resident from 129<sup>th</sup> Street, had concerns regarding visibility toward his property, the lack of a traffic signal on El Segundo Blvd., and the amount of parking spaces on the new development.

- Ismael Tavera, resident from 129<sup>th</sup> Street, had concerns regarding not receiving the notice from COH with much time in advance, the widening of the sidewalk on 129<sup>th</sup> Street, and the nuisance of having to deal with construction for 2 years.

- Elizabeth Wilson, resident from 129<sup>th</sup> Street, had questions regarding details of what will happen on 129<sup>th</sup> Street.

- Judy Trujillo, resident from 129<sup>th</sup> Street, had concerns as to why she never received a mailed notice, and the amount of added traffic her neighborhood will face.

- Dick Obiashi, resident from Manor Drive, had concerns regarding the amount of added traffic his neighborhood will face, having to deal with construction for 2 year.

- David Linds, resident from 129<sup>th</sup> Street, had comments regarding the mailed notice and would like to have an extension to submit written comments. Traffic and safety on 129<sup>th</sup> street is a major concern and recommended speed bumps be added, and a 4-way stop at 129<sup>th</sup> and Ramona. Had concerns regarding parking disruption for an extended period of time during construction, and overflow from the development's residents.

- Kim Linds, resident from 129<sup>th</sup> Street, had concerns regarding parking and recommended permit parking, traffic and safety on 129<sup>th</sup> Street, wants to know the impact of changing greenspace to hardscape, suggested adding landscaping to retaining wall on 129<sup>th</sup> Street.

- Tony Tran, resident from Manor Drive, appreciated the plan of adding trees to minimize visibility into his community, had concerns regarding increased traffic and street parking availability.

- Philip Pearson, resident, concerned about increased traffic and street parking availability.

- Kevin Wong, resident from Manor Drive, concerned about increased traffic, street parking, and privacy. He'd like developer to reconsider putting driveway onto Manor Drive because it would reduce the amount of traffic seen on this street.

- Richard Dragon, resident from 129<sup>th</sup> Street, would like to know if it's possible to mitigate dust during construction.

- Sean Carol, resident from 129<sup>th</sup> Street, concerned about street parking and the lack of a view that was once there.

- Jesus Ortega, resident from El Segundo Blvd., had concerns regarding receiving the mailed notice within a week of the meeting.

- Planning Director McClain responded to issues about notice and other city matters.

- Applicant responded to project specific matters raised by the public.

- Commissioner Houston thanked all the residents who attended the meeting to express

their concerns.

- Commissioner Houston thanked the developer for the presentation and for building properties for sale and creating a pride of ownership and pride of community.
- Chairperson Richard thanked all residents who attended the meeting.

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to adopt both a NOE and PC Resolution 2024-15 approving Subdivision Development Application SD-2024-0002.

Yes: Cohens, Houston, Richard

No:

Abstain:

Absent:

H. ADMINISTRATIVE ITEMS

1. No Items.

I. ITEMS TO BE PLACED ON FUTURE AGENDA

1. No Items.

J. COMMISSIONER REPORTS

- Vice-Chairperson Cohens and Chairperson Richard thanked the Planning department for preparing everything for the meeting.
- Chairperson Richard asked if there's any way to utilize this set of zoning to encourage/incentivize more projects that come into the city to only allow to sell.

K. ADJORNMENT

Chairperson Richard adjourned the meeting at 8:09 PM

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Chairperson Ryan Richard  
Hawthorne Planning Commission

Date signed: \_\_\_\_\_

ATTEST:

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Planning Director Gregg McClain, Secretary,  
Hawthorne Planning Commission