



HAWTHORNE PLANNING COMMISSION STAFF REPORT

DATE: May 15, 2024
FROM: Gregg McClain, Director of Planning and Community Development
BY: Maria Majcherek, Senior Planner
SUBJECT: **Administrative Color Approval – 4035 W 134th Street.**

PROJECT/APPLICANT INFORMATION

Project Summary: Planning Commission administrative approval of exterior colors
Project Location: 4035 W 134th Street
Project Applicant: Jose Pizarro
Property Owner: Final Five, LLC

I. OVERVIEW

The applicant requested approval to repaint the exterior of the existing multifamily building located at 4035 W 134th Street. (Attachment 1). Per Hawthorne Municipal Code (HMC) Section 17.20.320, administrative approval by the Planning Commission.

The property is located within the R-3 (High Density Residential) zone and consists of 7 residential units. The applicant provided Staff with photos of the building with the existing color scheme (Attachment 2) and the proposed color scheme (Attachment 3).

II. ANALYSIS

Section 17.20.320 of the HMC requires administrative approval of exterior facade colors from the Planning Commission prior to commencement of construction of, or changes to, the exterior of any multifamily family buildings consisting of 4 or more units. .

The applicant indicated the use of three colors for the base, accent, and trim (Attachment 2). The color application is proposed as follows:

- Base Color: Silver Bullet
 - Utilized for the stucco portions of the building
- Accent Color: Atlantic Shoreline
 - Utilized for the wood siding and awning(s)
- Trim Color: Silver metal
 - The silver framing of the existing windows on the building

The applicant's proposed colors will update and modernize the existing exterior of the multifamily building and thereby avoid monotony throughout the project. The contrasting but complementary accent and base colors are utilized in the appropriate manner for key architectural elements, such as window trim, doors, and awnings.

The color scheme does not create an incompatible look within the context of the surrounding neighborhood as there are a various other multifamily buildings on the block which utilize a variety of base and trim building colors.

III. CEQA

Staff determined that the project is statutorily exempt from review under California Environmental Quality Act (CEQA) Section 15268(c) of the CEQA Guidelines, as the approval of exterior colors is a ministerial action. In addition, because there is no substantial evidence that the proposed exterior colors may have a significant effect on the environment, staff is recommending the project be found exempt from further environmental analysis under the "General Rule" exemption in accordance with Section 15061(b)(3) of the CEQA Guidelines. Finally, the project would be categorically exempt from review under CEQA Guidelines Section 15301 Class 1 (existing facilities).

IV. CONCLUSION AND RECOMMENDATION

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

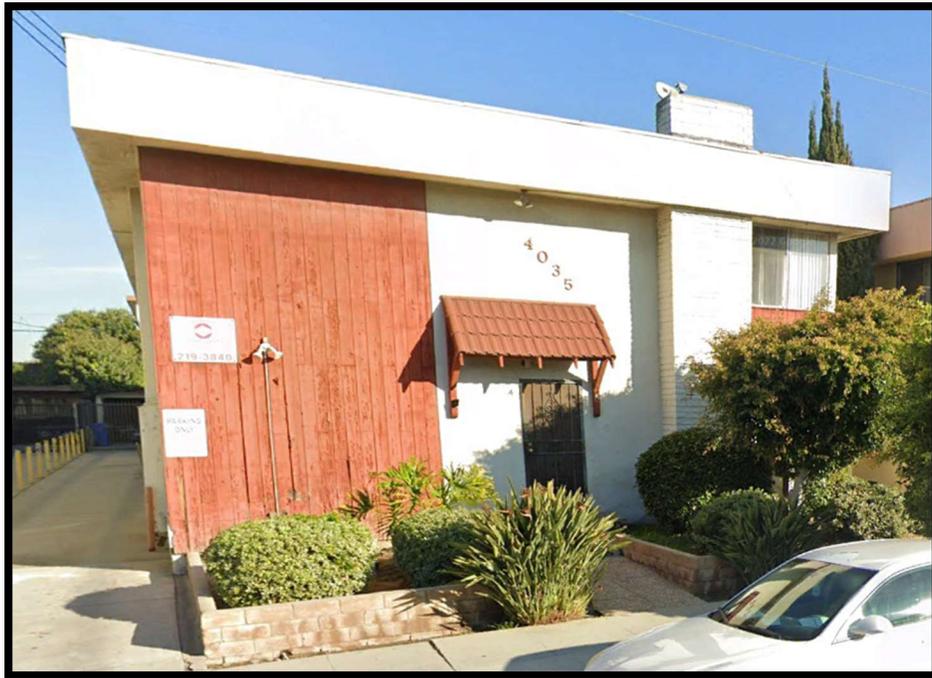
ATTACHMENTS

- 1) Aerial Photo (indicating site location)
- 2) Existing Color Scheme
- 3) Proposed Color Scheme

Attachment 1
Aerial Photo



Attachment 2
Existing Color Scheme



Exterior Facade (looking north)

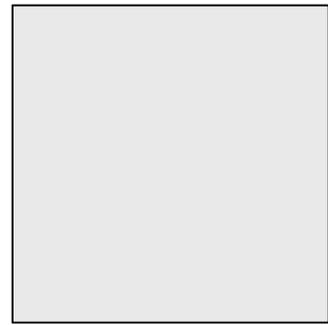


Exterior Facade (Looking Northeast)

Attachment 3 Proposed Color Scheme



COLOR LEGEND



<p>Base Color Silver Bullet (N520-2) for the stucco exterior</p>	<p>Accent Color Atlantic Shoreline (PPU13-04) For wood siding & awning</p>	<p>Trim Silver (existing windows)</p>
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