

**From:** [kamal sebai](#)  
**To:** [Bermudez, Anaïs](#)  
**Subject:** Building a McDonald's  
**Date:** Monday, November 4, 2024 8:45:53 PM

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To whom it may concern I reside within the 300 feet of the place where this restaurant will be build I am on the east corner of 134th st and Inglewood ave and I don't think it is a good idea for those reasons:

- 1- it is going to effect the traffic on Inglewood in both directions.
- 2- it is already a dangerous exiting off 134th st to Inglewood ave because of the traffic.
- 3- it might increase the homeless people in the area .

Sent from my iPhone

**From:** [Briana Ahl](#)  
**To:** [Bermudez, Anais](#)  
**Subject:** McDonald's 13324 S Inglewood Ave  
**Date:** Monday, November 4, 2024 6:11:33 AM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Dear Planning Commission and City Council,

As a homeowner on 134th Street I want to express my deepest objection to the planned McDonald's located at 13324 S Inglewood Ave. My home was the first to be built on 134th Street over 100 years ago. When these streets were built, they could not imagine the traffic and vehicles of today. 134th Street is far too narrow to accommodate a high traffic fast food restaurant WITH a drive-thru.

The corner of 134th and Inglewood is unsafe as it is. When cars are parked on Inglewood Ave in front of the dentist's office, it's incredibly hard to see when you are turning left or right onto Inglewood. When you are turning from Inglewood Ave onto 134th Street, it is hard to see because of the cars parked on both Inglewood and 134th. Not to mention that the corner is a congested area. I frequently get caught there and can't move because of cars waiting to turn onto Inglewood Ave or people double parked at one of the apartment complexes.

Cars are frequently, double parking throughout the street often blocking traffic. Garbage trucks, Amazon, UPS, tow trucks, and Firetrucks, make it extremely hard to get through. Often times a garbage truck worker will have to stand and wave people through because the opening is so narrow. This will only compound with the addition of a high traffic McDonald's

While I don't believe Hawthorne needs another McDonald's as we already have FOUR if your lack of vision for this city is adamant about adding more fast food and inevitably to the detriment of local businesses like Dino's and Mandy's you can certainly find a better suited location. The old Del Taco building is sitting vacant. What about the old 99-cent store or Dollar Tree area? Both still sitting vacant due to poor city management. There are SO many vacant buildings in this city as it is. Work on filling up the vacancies before you start breaking new ground.

Hawthorne could be the jewel of the South Bay but the leadership has ideas from the past and is taking Hawthorne backward instead of building it up to its potential.

NO MORE MCDONALD'S

Warm regards,

Briana Ahl

**From:** [Anjuli Koentopp](#)  
**To:** [Bermudez, Anaís](#)  
**Subject:** No to McDonalds on Inglewood  
**Date:** Monday, November 4, 2024 8:36:29 PM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Hello,

I live in the Ramona Tract and am writing to express my family's concern regarding the plans to put a McDonalds in on Inglewood Ave and 134th. Currently, there are no large chain restaurants or businesses on Inglewood between Rosecrans and El Segundo aside from CVS. All other business are small and local. A McDonalds in the middle of our community of small business is extremely detrimental and disruptive. It is going to take business away from wonderful places such as Azucanela, Dinos, Mandy's diner, Zacatecas and many more. When I told my kids, ages 6 and 8, about a McDonalds being built, they both said "noooo" and "why????!!". Don't get them wrong- they LIKE McDonald's, but even they understand it does not belong in our neighborhood. Thank you for taking our concerns in consideration. Please do not put a McDonald's on our Ramona tract neighborhood.

Thank you,

Anjuli Koentopp

4477 w 136th St

**From:** [Amy Weigand](#)  
**To:** [Bermudez, Anais](#)  
**Subject:** Comments for submission regarding 13324 S Ingelwood Ave (McDonalds)  
**Date:** Tuesday, November 5, 2024 10:31:14 PM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Planning and Community Development Department, City Council Members, Elected Officials, and Neighbors,

I am writing to express my opposition to the proposal for a McDonald's franchise in Hawthorne. As a community deeply rooted in neighborliness and support for local businesses, we must reject this plan that prioritizes corporate profits over the well-being of our residents, especially at the proposed location.

First and foremost, Hawthorne is a city of good neighbors, and we cannot accept the systemic inequities perpetuated by corporate fast food chains like McDonald's. These establishments often limit access to healthy and affordable food options for Black and Brown communities, entrenching health disparities. Our town deserves better than to become a site for corporate interests that disregard community welfare.

Furthermore, allowing McDonald's into our community threatens our local economy. Small businesses are the tapestry of Hawthorne, especially that area of Hawthorne. Along that entire Inglewood strip from Rosecrans to El Segundo, the businesses are primarily, if not all (besides the CVS) local businesses. They reflect the melting pot that Hawthorne is: Azucanela, Al Watan Halaal, Mi Zacatecas, Dinos, Mandy's, a new Chinese restaurant going in where Chubby Rice was, and so forth. The corporate presence of a fast food chain would undermine local entrepreneurship, shifting our focus from community engagement to corporate influence. We cannot let this happen. We could be promoting that area as "the Taste of Hawthorne", but bringing a corporate fast food chain in there is not the right move for that area. There are already McDonald's in other areas of Hawthorne, in fact one just about a mile from the current proposed location. If a McDonald's is deemed to somehow serve the community, why not consider other areas of Hawthorne that can support more traffic, which I'll speak to again below.

The proposed location is on a walking path frequented by students from nearby schools, raising serious health concerns. The link between fast food consumption and obesity is well-documented, and placing a McDonald's in this area centers corporate greed over the health of our children. I am thinking of all the students I see walking to and from Hawthorne High, those around the corner at Ramona, those attending Wiseburn and Lawndale schools and I look at the menu of a McDonald's: it offers \$1, \$2, and \$3 menus. The choices on those menus? Pop, fries, and hamburgers. I don't dispute that students and their families would likely be patrons because of convenience, but might they also if it were a Trader Joe's, a community garden, a place that shows the city investing in the local youth and community? The right choice for a community is more than numbers and potential economic influx that proposals may show in these scenarios; the humans that live here ARE the community. And

we are more than bottom lines and proposals.

Additionally, we cannot ignore the safety risks associated with fast food establishments. A report by the National Employment Law Project highlighted that McDonald's locations have experienced over 700 incidents of workplace violence over three years. This alarming statistic points to the potential for increased crime and unwelcome behaviors which can make our community feel unsafe. The FBI reports that restaurants are common settings for violent crimes, and we cannot allow our town to become a target for such activities.

Lastly, we must address the increased traffic and congestion that a McDonald's would bring. Perhaps that's even the reason for the initial recommendation. Our thoroughfare is already strained, and adding more vehicles will create hazardous conditions for all. Our family lives right near Al Watan restaurant and I have lost count of the number of times across the past ~ten years I have had to run out to help people involved in accidents on Inglewood. To everyone who visits our house, I never tell them to turn onto Inglewood from our street given the blind turn and that is the case for the current proposed location and many other streets along Inglewood. Our community deserves a safe environment that encourages healthy, active lifestyles rather than one that prioritizes convenience over safety.

In closing, I urge you to reconsider the long-term implications of allowing a McDonald's into our community. Let us stand together to protect the character of Hawthorne, protect this corner of Hawthorne, prioritize local businesses, and safeguard the health and safety of our residents. I urge you to trust those of us who live here, who can speak to the local tapestry and who care deeply about our city and our pocket within the city.

Thank you for your consideration.

Amy Gross

*Hawthorne resident and homeowner within two blocks of the proposed site*

**From:** [Dan Koentopp](#)  
**To:** [Bermudez, Anais](#)  
**Subject:** No McDonalds  
**Date:** Tuesday, November 5, 2024 7:28:47 PM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Hello,

I live on 136th street in Hawthorne, just off of Inglewood Blvd, and I am extremely upset to hear that a McDonalds (of all things!) is planned to go in at 134th street and Inglewood Blvd.

I keep hearing in all of the recent local elections that Hawthorne will do better at attracting business that support the city and our communities. If we want to support the people of Hawthorne why not install a community garden? It would feed the people with healthy food, healthy relationships, a positive place to teach and learn while promoting our home, and help our planet.

Putting a McDonalds there does the exact opposite! Yes it feeds people, and employs a selected few, but the impact it will have on our community is awful. In proximity to that location are a handful of beautiful mom and pop restaurants that have fed our community for decades and are staples in our neighborhood and we count on these places to help make our community a positive place to live. These local restaurants and establishments will loose business and suffer with a McDonalds moving in. I've seen Walmart move into rural towns and completely disrupt the local community, which in turn brings problems like crime, drugs, garbage, sickness', etc.

Please fight to keep our community safe and clean! We urge you! If you want a better city, support your community and the people who live in it, including our children! Please resist the plan to put a McDonalds in our neighborhood. There are so many better options that support positive change in our Hawthorne neighborhood.

Thank you so much for your time and for hearing our prayers and concerns.

Dan Koentopp

[https://urldefense.com/v3/\\_http://www.KoentoppGuitars.com\\_!!AJ9uMCoutaRwmg!PFfeEiwq0w1vlQ68OI4qGqZ61\\_PUEY-gJHkNxH\\_yP88hrrbmfW0owsmx0yDxPp1O9OLOzHJA-2Tx68e3L4j7gBH26pw\\$](https://urldefense.com/v3/_http://www.KoentoppGuitars.com_!!AJ9uMCoutaRwmg!PFfeEiwq0w1vlQ68OI4qGqZ61_PUEY-gJHkNxH_yP88hrrbmfW0owsmx0yDxPp1O9OLOzHJA-2Tx68e3L4j7gBH26pw$)

773.859.0157

**From:** [Regina Macleod Cerda](#)  
**To:** [Bermudez, Anais](#)  
**Subject:** Proposed McDonalds on Inglewood Avenue and 134th Street  
**Date:** Tuesday, November 5, 2024 3:40:32 PM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

To Whom It May Concern:

I am writing to voice my opposition to the proposed McDonalds at Inglewood Avenue and 134th Street in Hawthorne. Inglewood Avenue is too narrow with only 2 lanes in either direction to even have the increased traffic be manageable. As is, when someone needs to turn left and there isn't a marked left turn turning lane, the traffic back up can go several blocks. You can't have the exit or entrance driveways on either residential street because the streets are narrow with parking on one side. This project is ill planned and definitely ill advised. There is no reason to increase traffic on a street that frequently ends up with bottlenecks during peak hours. Also, on the opposite side a block or two away, they are already planning on building an apartment building that will have no parking for its tenants, so that is even more people in an already congested area.

This is not a project that Hawthorne should be supporting. This does not help with the health of the citizens nor does it show any possible increase in the property values surrounding the area. Instead of fast food and oversized apartment complexes, perhaps the City of Hawthorne would be better off trying to get the old mall demolished and those acres built into useful businesses to help our city thrive - instead of a fast food joint that will just cause more headaches.

Please confirm receipt. Thank you.

Sincerely,  
Regina Macleod Cerda  
Resident of Hawthorne  
142nd Street and Ramona

**From:** [foairborn](#)  
**To:** [WEB - Planning Department](#)  
**Subject:** McDonald's Drive-thru apposition  
**Date:** Thursday, December 5, 2024 6:17:26 PM  
**Attachments:** [Letter McDonald's Drive-thru Hawthorne.docx](#)

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Good Morning Sir/Mada'm,

I am attaching my apposition against developing a drive-thru on 133rd st and Inglewood. Please let me know that you have received this email and letter. Thank you so much.

Respectfully,  
Sam Shofani

**Semper Fi**

310-956-5708

"What you do speaks so loudly that I cannot hear what you say" -Ralph Waldo.

Sam Shofani  
4818 W. 133<sup>rd</sup> St  
Hawthorne, Ca 90250  
foairborn@aol.com  
10/26/2024

City Planning Department  
4455 West 126<sup>th</sup> St  
Hawthorne, Ca 90250

Dear City Planning Department,

I hope this letter finds you well. I am writing to express my concerns regarding the proposal for a drive-thru facility at the intersection of Inglewood and 133rd Street in our community. While I recognize the potential benefits of such developments, it is crucial to carefully consider the implications on our neighborhood's safety and traffic flow.

Currently, Inglewood Avenue, which consists of two lanes on both sides, already experiences a high volume of traffic and is prone to accidents. Adding a drive-thru in such a congested area would likely exacerbate the situation, resulting in increased vehicle queues and delays that can spill over onto Inglewood. This will not only frustrate drivers but could lead to more accidents due to the abrupt changes in traffic patterns and the potential for rear-end collisions as vehicles stop suddenly or weave through traffic.

Furthermore, 133rd Street, a residential street with only one lane, presents significant safety risks for pedestrians. The increased vehicle volume from a drive-thru would create a dangerous environment where pedestrians—particularly children and seniors—are at a greater risk of injury. With the current traffic conditions and existing accidents on Inglewood Avenue, I am deeply concerned that the introduction of more cars will further compromise the safety of our community members who are walking, biking, or simply trying to navigate their own neighborhood.

Moreover, the nature of drive-thrus often encourages distracted driving, as drivers may be preoccupied with ordering, which can lead to additional safety hazards. The combination of increased traffic on both Inglewood and 133rd, coupled with the heightened risk of accidents, would create an unsafe environment for everyone in the area.

In light of these pressing concerns, I strongly urge the city planning department to reconsider the placement of a drive-thru in this location. It is vital that we prioritize the safety and well-being of our residents by exploring more suitable locations where such facilities will not pose a risk to public safety or contribute to existing traffic hazards.

Thank you for your attention to this important matter. I appreciate your efforts in planning for a safe and functional community and would welcome the opportunity to discuss this issue further.

Sincerely,

Sam Shofani  
310-956-5708  
foairborn@aol.com

**From:** [Kat Kirsch Alford](#)  
**To:** [Bermudez, Anais](#)  
**Subject:** In Dissent of McDonald's  
**Date:** Wednesday, November 6, 2024 9:53:43 AM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Hi Anais,

Writing as a resident of Hawthorne to voice major concerns for the addition of McDonald's on Inglewood. The street is too narrow. We do not need another unhealthy, global corporation in our community. We need to do better. The smell alone from that restaurant is nauseating. How awful for the neighbors. Let's raise up small businesses instead of squeezing them out. I love Dino's and Cougars and Zacatecas. I try my very best to spend my dollars in Hawthorne but the city makes it too easy to shop in Manhattan Beach, Lawndale and Redondo.

Please do not move forward with this project.

-Kat Alford, Hawthorne resident

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**From:** Lucy Ravitch <lucyravitch@gmail.com>

**Sent:** Tuesday, November 19, 2024 12:17 PM

**To:** Cohens, Ruby <rcohens@cityofhawthorne.org>; Houston, Jennifer <jhouston@cityofhawthorne.org>; Richard, Ryan <r-richard@cityofhawthorne.org>; McClain, Gregg <GMcClain@cityofhawthorne.org>

**Subject:** As owner of triplex 4757 W 133rd St. Please do not approve a McDonalds on Inglewood Ave

ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Hello Planning Commissioners and Planning Director,

My name is Lucy Ravitch and my husband and I own 4757 W 133rd St. We lived in part of the triplex from 2006-2020 and raised 5 kids there. In 2020 we moved to NW Montana and have a manager that lives nearby to help with the property. I have great families and individuals as tenants. I am strongly opposed to having a McDonald's steps away from our property.

Please consider these points--this CNN article attests that urban fast food restaurants have many downsides: <https://www.cnn.com/2023/06/24/business/drive-thru-fast-food-chick-fil-a-urban-planning/index.html>

- **Too much traffic:** From the article "chains trying to address congestion by adding more lanes just encourage more cars to come." We have far too narrow roads to accommodate that much traffic. There are already 2 traffic lights on Inglewood Ave at 132nd (where the streets do not cross evenly through Inglewood Ave) and one at 135th. Both 133rd and 134th do not have traffic lights and putting in a busy fast food chain will be horrific for intersections of Inglewood and those narrow neighborhood streets. It's dangerous for pedestrians and bicyclists with that much car traffic.
- **Too much trash, bright lights, and noise:** It would be great if everyone used trash

receptacles properly, but with all that business going on, many people will be dumping their trash out their windows. The bright lights will also be an annoyance at night, along with all the continual car noise (and exhaust fumes).

I am glad about the potential to have the trailer park site be beautified, but not to a high traffic drive thru restaurant. A dining restaurant with parking would be much preferred.

Thank you for reading and listening to the neighbors around the site in question.

**Lucy Ravitch**  
**310-980-7234**

**From:** [Rob McQueen](#)  
**To:** [WEB - Planning Department](#)  
**Subject:** Request for CEQA Documents for Proposed McDonald's Project on Inglewood Avenue  
**Date:** Tuesday, November 19, 2024 8:24:58 AM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Dear Hawthorne Planning Department,

I hope this message finds you well. I am writing to request information about the proposed McDonald's project located on Inglewood Avenue, between 133rd Street and 134th Street. Specifically, I would like to review any available California Environmental Quality Act (CEQA) documents associated with this project, including but not limited to:

- Initial Studies (IS)
- Negative Declarations (ND) or Mitigated Negative Declarations (MND)
- Environmental Impact Reports (EIR)

As a resident in close proximity to the proposed site, I am particularly interested in understanding the potential environmental impacts of the project, such as traffic, noise, and air quality, as well as any proposed mitigation measures.

Could you please let me know how I can access these documents? If these materials are not yet publicly available, I would appreciate any guidance on the project's status within the CEQA review process.

Thank you for your time and assistance. I look forward to your response.

Best regards,

**Rob McQueen**  
[rwmcq@icloud.com](mailto:rwmcq@icloud.com)

**From:** [Tony Isaia](#)  
**To:** [WEB - Planning Department](#)  
**Subject:** To Planning Dir. McClain / MCDONALD'S , Planning Comm Mtg., Nov. 20th  
**Date:** Thursday, November 21, 2024 3:03:57 PM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Good evening:

I attended and presented at last night's Commission meeting, and live on 135th, near the project site. I was dismayed at the Commission's approval of this project, although not surprised, b/c I'm a retired City of LA City Planner and have some experience with municipal government and Commissions.

As you have assuredly been apprised of the outcome of the meeting, you're aware that 99% of the speakers disapproved of the project, mostly due to the traffic issues, and in my case, simply the desire to see better design / architecture. As a resident of Hawthorne for the past half-century (my family moved here in '74), you can imagine how frustrating it is to voice your opinion, and have it fall on deaf ears. I'm aware that the Commission doesn't necessarily have a say in terms of which restaurant is chosen, but it seems like they weren't even aware of the fact that they could ask for modifications or a Continuance. It seems to me that this is the very LEAST they could do, in deference to the fact that our neighborhood has some very valid concerns. With this in mind, I have a few specific questions for you:

1. Is this decision appealable to the Mayor or any body? Does the Mayor have veto power?

2. Modifications:

a. my neighbors and I had some issues with the driveways on 133rd and 134th; possible to eliminate these and have a simple egress and ingress on/ from Inglewood? (Staff's rationale is that if approaching the site from s/b Inglewood Ave., traffic would then back up.....however, traffic will back up ANYWAY if attempting a left turn from Inglewood onto 134th - and COLLIDE with traffic heading westbound on 134th, as the street was constructed in 1924, and is very narrow). Naturally, a prominent "Entrance" monument sign would be necessary at the Inglewood driveway.

b. The applicant DID make a proposed concession to reduce the hours from 24-hr.

to closing hours from Midnight to 5am. Can we make this official?

c. Would it be possible to eliminate the drive-through portion of the project? (I realize that this was already approved, but perhaps can be modified or rescinded?).

d. A Commissioner had mentioned a possible Sight-Distance issue with a proposed tree on 133rd, adjacent to the exit dwy.....May I suggest a small shrub there, no higher than 2 ft? Very difficult to make left turns ANYWHERE around the project site due to blind corners, as was discussed at the meeting.

In summary, since the project has its approval, I'm simply proposing some necessary modifications to ameliorate the major impacts on our neighborhood. Again, my neighbors and I recognize the issues here, and are attempting to rectify some of the problems that will certainly occur in the future.

Thank you for your kind attention in this matter.

A concerned neighbor,

A. Isaja-Formiica

**From:** [Merrill Barr](#)  
**To:** [WEB - Planning Department](#)  
**Subject:** McDonalds Traffic Safety on Inglewood Ave. between 133rd & 134th  
**Date:** Friday, November 22, 2024 11:41:42 AM  
**Attachments:** [image0.jpeg](#)

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Hello,

I am very concerned about the traffic safety on Inglewood Ave in regards to the proposed McDonalds.

If McDonalds is willing to put in the crosswalk, then why can't they put in a left turn lane on Inglewood for that block for safety as well? (I have attached a marked up photo for reference.) What I heard the council say was that all our traffic safety concerns are not McDonalds problem. They are already an existing problem with Inglewood, 133rd and 134th. Solutions to those traffic problems need to go to City Public Works to be studied. But McDonalds is willing to put in the crosswalk for safety, then they should also put in the left turn lane for safety.

Specifically, it would allow for safer turns from southbound Inglewood drivers to stack up waiting for the left turn without blocking the two lanes of traffic going southbound. Getting rear-ended while waiting to make a left is a serious issue on that section of Inglewood Ave. Yes, that condition exists now, but when McDonalds is proposing a drive thru that will substantially increase the volume of left turners, the problem needs to be addressed proactively.

The left turn lane would also allow for the exiting drivers to make the left into the shelter area then merge into southbound Inglewood traffic. For sightlines, they were already saying that there would be no street parking on Inglewood in front of the McDonald's block.

Thank you in advance for your efforts to make our neighborhood safer.

Regards,  
Merrill Barr  
Ramona Tract Resident



**From:** Nichols Brown <[nichols.f.brown@gmail.com](mailto:nichols.f.brown@gmail.com)>

**Date:** November 23, 2024 at 11:26:40 AM PST

**To:** "Vargas, Alex" <[AVargas@cityofhawthorne.org](mailto:AVargas@cityofhawthorne.org)>, "Manning, Katrina" <[kmanning@cityofhawthorne.org](mailto:kmanning@cityofhawthorne.org)>, "Reyes English, Angie" <[aenglish@cityofhawthorne.org](mailto:aenglish@cityofhawthorne.org)>, "Monteiro, Alex" <[amonteiro@cityofhawthorne.org](mailto:amonteiro@cityofhawthorne.org)>, "L. David Patterson" <[dpatterson@cityofhawthorne.org](mailto:dpatterson@cityofhawthorne.org)>

**Subject:** Please approve and support the McDonalds Project on Inglewood and 133rd

ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

To Hawthorne City Leadership,

I am a homeowner and resident in the Ramona Tract living a few blocks from the proposed McDonald's project at Inglewood Blvd and 133rd St. which was approved to go forward at last Wednesday's City Planning meeting.

I am writing to urge you to approve this project and let it go forward as soon as possible as no matter what development is proposed for the site the NIMBYs will oppose it. This McD Project is the best realist alternative for this vacant plot.

The other realistic alternatives are to leave the eyesore of a plot vacant, apparently there is some (possible) interest to build a 30-unit condo or apartment though there is no deal here ready to go, or approve the McDs Project which is real and ready to go.

No matter what you build, if it is attractive to people, it will bring traffic and parking issues (likely worse ones if it were a 30 unit building as some of the people out to oppose this project mentioned that they had a condo built by them and they complained about its traffic and parking), could take many more years of construction disturbance (if it were a 30 unit building they would have to build underground parking which is good but construction would take about 5 years vs 1 year for a McDs), and the vacant lot attracts more homeless or illicit activities than a new, brightly-lit, clean McD would (at least if there is an owner actively using the lot they will take care of it more).

I know that at the City Planning meeting people voiced that they just don't like McD food or think it is not nutritious, this may be true but of course they don't have to eat there, but more importantly no other restaurant is proposing to build

there so it is a moot point. Yes, there are lots of McD's; that is because there are lots of people that like them, the McD corporation obviously sees unmet demand for them in our area and who are we to judge what others want to purchase. It is not that we get to choose which restaurant will build there, it is this or leave the lot vacant possibly to stay an eyesore and lowering our area for decades (it has already sat empty for decades).

There were also other concerns that people didn't like all the pot dispensaries, this obviously is not a pot dispensary but rather a wholesome business that does not sell any drugs or even alcohol which could bring a roudier crowd.

Lastly, the owner of Dino's was hoping his business would be protected from this competition (though then he thought it might help him if it attracts people to the area that find his business and prefer it) as he has 10 workers and he is afraid he cannot compete against the 30 new jobs paying on average \$30 a hour at McD, much higher wages than he pays. I feel for the Dino's owner, running a business is difficult, but Dino's is not a charity and should not be protected from competition. From the perspective of the city it is certainly foolish to protect 10 lower-paying jobs and oppose 30 higher-paying jobs plus the additional tax base from increased property values and sales taxes.

A new, shiny McDonalds would be a huge improvement over the status quo in that lot (it is not like we are destroying virgin land, a park, or some historic building) and would have wonderful externalities. The NIMBY's are right that a McDonald's brings people and this could benefit the other businesses in that area, including other restaurants that offer other alternatives (no one eats McD for every meal). This could hopefully spur investment in the area of what is a street, that while it has some wonderful businesses, is in need of revitalization.

Most residents in ramona Tract will have little opposition to developing that empty, eye-sore site (though there are probably as many ideas of what would ideally go there as there are residents, I want more tennis courts :-)) but you are only going to hear from the NIMBY crowd that will tell you extreme things like that if there is a McD is built their kids nutrition will be ruined (yet think Dino's is fine), or their kids will die due to being run over by car because their kids play on the street (really on Inglewood? maybe more traffic will save their lives as they will stop playing on the street), or it will attract homeless that will kill them (the vacant lot already attracts homeless, and the homeless are not particularly dangerous), or they will lose their jobs because they will always be late due to the traffic (please just turn east on 133rd of 134th instead of left and and skip the McD traffic). Please consider the more silent citizenry that is happy to have this project as it is an improvement over the status quo and the best alternative that is available.

Thank you for your consideration,

Nichols Brown  
129th St.

**From:** [NANCY RESENDEZ](#)  
**To:** [Bermudez, Anais](#)  
**Subject:** McDonald's on Inglewood Ave.  
**Date:** Saturday, October 26, 2024 7:35:24 PM

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People in Wiseburn don't want a McDonald's in the center of our neighborhood. Inglewood Ave is a small street. The traffic it will bring will cause a problem not only on Inglewood Ave but in our neighborhoods. Can't it be put somewhere on Hawthorne Blvd?  
Nancy Resendez  
Wiseburn

**From:** [Mindy](#)  
**To:** [WEB - Planning Department](#)  
**Subject:** McDonald's on 134th/Inglewood  
**Date:** Sunday, October 27, 2024 7:25:29 PM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Good afternoon,

I am reaching out to you regarding the McDonald's that is planned to be developed on 134th street and Inglewood ave. I am a homeowner and mother on 134th street(4627 W 134th St), and I DO NOT approve of a McDonalds being build on that property.

1. A McDonald's would increase the traffic on an already congested street.
2. That turn on 134th is already SO dangerous and adding in more traffic/drive-through will create dangerous situation on our street.
3. A fast food chain is the last thing we need! This will not improve our quality of life in Hawthorne.
4. Use that space for a park! Something that is shared by the community.
5. My family is planning on staying in Hawthorne for the long-term for our children to grow up in, but now with this McDonald's on our street, we are thinking about where else we can move to.

PLEASE LISTEN TO HAWTHORNE RESIDENTS! I beg of you! We do not need a McDonald's.....

Sincerely,

A very concerned Hawthorne resident

**From:** [aliah G](#)  
**To:** [Bermudez, Anais](#)  
**Subject:** Re: McDonald's on 134th & 133rd  
**Date:** Monday, October 28, 2024 5:26:22 PM

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In addition to these ideas a gardening center for children and adults to learn to garden there, the area is very large so I don't think there would be a problem with constructing these establishments.

On Mon, Oct 28, 2024 at 5:22 PM aliah G <[aliahgar19@gmail.com](mailto:aliahgar19@gmail.com)> wrote:

Hello Anais,

The number on the paper we received seemed to be disconnected but I would like to share my opinion on the matter. I don't agree with a McDonald's being built in this part of Hawthorne. We already have small businesses all around and sometimes traffic can get hectic, adding a McDonald's would only make it worse. I believe if the space must be used to place something more valuable, beautiful, and helpful for the environment. Last I saw a man made the side walk beautiful by planting fruit trees and flowers before the city removed it. I think instead there should be a nursery added or a park with many plants and trees. that would create a better space everyone.

Thank you,  
Aliah Garcia

**From:** [Mindy](#)  
**To:** [WEB - Planning Department](#)  
**Subject:** 134th street/ Inglewood ave  
**Date:** Tuesday, October 29, 2024 9:54:12 AM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Good morning,

I am writing to you regarding the proposed planning for the commercial property on 134th St. and Inglewood Avenue. I live on 134th st in between Inglewood Avenue and Ramona Avenue.

It has come to my attention that a McDonald's may be moving in that corner lot on Inglewood Ave. I am also told that it could be a dense commercial apartment building. As a homeowner on the street that will be affected, do we have a choice of what will go in that space? As the planning commission of the city of Hawthorne, will you allow the residence to "vote" on the options presented?

I'm genuinely wanting to get involved with the outcome of my neighborhood.

Thank you

**From:** [Erik Martin](#)  
**To:** [Alex Vargas](#); [angie4hawthorne@yahoo.com](mailto:angie4hawthorne@yahoo.com); [Monteiro, Alex](#); [L. David Patterson](#); [Manning, Katrina](#); [Norris, Von](#); [WEB - Planning Department](#); [McClain, Gregg](#); [Torado, Dweejal](#); [Zeshaan Younus](#); [Lugo, Oscar](#); [Katie Weaver](#); [Wilkeson Scott](#); [Jackson Schuyler](#); [Bermudez, Anais](#)  
**Subject:** Re: Development on Inglewood between 132nd & 133rd (Old Trailer Park)?  
**Date:** Tuesday, October 29, 2024 1:24:42 PM  
**Attachments:** [image.png](#)

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Hello,

Ahead of the November 6th Public Hearing, neighbours on 133rd wanted me to resend our proposals. We ask that you think about the traffic increase on the Ramona throughway and 133rd. Zeshaan mentioned to us all that their traffic study did not take into account Ramona Ave so we hope traffic is being viewed holistically rather than just from Inglewood Ave. Here's a reminder of what we asked for - plus one additional ask.

**Proposals from the neighbors:**

- **133<sup>rd</sup> Mcdonalds exit left to Inglewood Ave + making this either a one way exit or entrance not both**
  - El Segundo Blvd Mcdonalds managed to get a one way entrance from Jefferson Ave. – not an exit and entrance
- **Dedicated left turn lane into McDonalds southbound on Inglewood.**
  - Currently, if I make a left southbound on Inglewood to 133<sup>rd</sup> cars behind me don't stop behind me and try to switch to the right hand lane at high speeds because they don't want to get stuck behind me.
- **Ramona Elementary - Dedicated left turn lane southbound on Inglewood on 136<sup>th</sup> street to Ramona Elementary**
  - We bring this up because left turns southbound on Inglewood slow down all the traffic and we expect school parent drivers to **use Ramona** in the morning to avoid Inglewood.
- **Unhoused problem**
  - Very few businesses on Hawthorne Blvd take care of their parking lot and we have an unhoused problem on our street
  - The 24 hr car wash on 13618 S. Inglewood is a hangout spot for the unhoused - this business has been the root of our homeless problem
  - Business trash cages – Oscar Lugo told us the unhouse break into the trash cages on Hawthorne Blvd, there have to be higher standards for these business' trash areas. Both to be cleaner and locked up

**Repave 133rd between Ramona and Inglewood - our street is uneven and filled with patchwork done to multiple potholes to to heavy traffic on our street.**

On Thu, Sep 12, 2024 at 4:45 PM Erik Martin <[erik.martin3333@gmail.com](mailto:erik.martin3333@gmail.com)> wrote:  
Hello,

Gregg, thank you for connecting our neighborhood with Zeshaan Younus (McDonalds

Representative). Neighbors on 133<sup>rd</sup> had a vibrant discussion with Zeshaan and asked for a few considerations before moving forward with the development.

The main discussion point on the block has been traffic on 133<sup>rd</sup>. We hope 133<sup>rd</sup> doesn't become the main entry or exit way. We expect more traffic northbound and southbound from Ramona to 133<sup>rd</sup> and into McDonalds - Zeshaan explained that their traffic study did not go as far out to Ramona Blvd – as you have heard from me before, we have speeding issues downhill southbound on Ramona Ave.

Additionally, we don't want Ramona Ave to become congested because drivers want to avoid McDonalds traffic on Inglewood Ave - also, we expect drivers use Ramona to get to 133<sup>rd</sup> or 134<sup>th</sup> to get into the McDonalds.

Some neighbors even suggested asking the city for a dead end before getting to Inglewood when you head west on 133<sup>rd</sup> - not too much enthusiasm with this at the moment.

#### **Proposals from the neighbors:**

- **133<sup>rd</sup> McDonalds exit left to Inglewood Ave + making this either a one way exit or entrance not both**
  - El Segundo Blvd McDonalds managed to get a one way entrance from Jefferson Ave. – not an exit and entrance
- **Dedicated left turn lane into McDonalds southbound on Inglewood.**
  - Currently, if I make a left southbound on Inglewood to 133<sup>rd</sup> cars behind me don't stop behind me and try to switch to the right hand lane at high speeds because they don't want to get stuck behind me.
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- **Unhoused problem**
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  - The 24 hr car wash on 13618 S. Inglewood is a hangout spot for the unhoused - this business has been the root of our homeless problem
  - Business trash cages – Oscar Lugo told us the unhouse break into the trash cages on Hawthorne Blvd, there have to be higher standards for these business' trash areas. Both to be cleaner and locked up.

Thank you and good luck to all of those running a campaign this fall.

On Tue, Mar 5, 2024 at 10:53 AM Erik Martin <[erik.martin3333@gmail.com](mailto:erik.martin3333@gmail.com)> wrote:  
Hello,

Former Mayor Guidi has informed our neighborhood of a proposed development at this site and I've been tasked by a few neighbors to inquire about the plans. No one has real information on this and we don't want to continue to speculate. **COULD SOMEONE**

**PLEASE CONNECT US TO THE RIGHT PERSON AT THE CITY SO WE CAN WORK TOGETHER BEFORE THIS IS DEVELOPED?**

We have concerns after finding out about the development on 138th and Inglewood (on the county side) - which includes limited parking for the residents.

We'd like to voice our concerns and work together to make sure this is developed properly and doesn't impact the characteristics of our neighborhood.

1) Traffic & Speeding: As you know, I've reached out about heavy traffic on Ramona Ave and the speeding - a development like this would require more steps to mitigate the dangerous traffic conditions in our neighborhood.

2) Crime - As you know we are already bookended by dense apartments on the Inglewood and Hawthorne side and have to deal with the problems in the parking lot / alley behind the Hawthorne Blvd businesses (Near planet fitness and dennys).

- A few years ago there was an illegal casino on 133rd and Hawthorne that increased crime.
- We have had issues with tenants in low income housing on 133rd and Inglewood and have had to ask the landlord to evict TWICE.

3) Parking

Here is a picture of the location.

We have a ton of traffic and multiple accidents when people make a left to Inglewood Blvd where that purple car is next to the Westbrook mural.

When we make a right from Inglewood into the neighborhood toward the Westbrook mural we often have cars parked and we abruptly have to stop with Inglewood traffic speeding behind us.

Most of these parked cars are waiting for residents from the apartment building on the left.

image.png



Thanks again for everything you do for our city.

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**Erik R. Martin**

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**Erik R. Martin**

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**Erik R. Martin**

**From:** [Jessica Stone](#)  
**To:** [Bermudez, Anais](#)  
**Subject:** Proposed McDonalds on Inglewood Ave  
**Date:** Thursday, October 31, 2024 9:43:47 PM

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ATTENTION: This email originated from outside of the City of Hawthorne's email system. Do not click links or open attachments unless you fully recognize the sender and know the content is safe.

Hi there,

It has come to my attention a proposed McDonalds establishments is being reviewed for Inglewood Ave. As a resident at 133rd and Inglewood I can not express how strongly we are against this. This is already a very busy and congested street, full of accidents or near misses. It's a street that requires attention and certainly proper development but a McDonalds would be the wrong direction. A McDonalds would not bring the type of traffic nor consumer to the area that would make it safer for our family. This puts my family and small children at risk as this is not the type of establishment that heartens an area. Our family stands firmly against this proposed development.

Jessica Stone  
4856 W 133rd St, Hawthorne, CA 90250

November 5, 2024

City Council for the City of Hawthorne

RE: Proposed Mc Donalds Development Inglewood Ave & 133<sup>rd</sup> St.

I have lived in Hawthorne for 64 years and on 133rd St near Inglewood for 54 years. This neighborhood has enjoyed the peace and tranquility of what makes living in the *"City of Good Neighbors"* so attractive. While we certainly all are for a reasonable use of the large tract of land being proposed as a McDonalds, it fails to on so many aspects to be in the best interest of the citizens of Hawthorne, for which you as a city council, have been elected oversee. Besides any possible monetary benefits in the form of taxes I do not see how this development serves the people of 133<sup>rd</sup> St or 134<sup>th</sup> St. directly or the citizens of Hawthorne generally. It my understanding that traffic exits are being required on 133<sup>rd</sup> St and 134 St. I personally undertook the process to petition to have speed bumps installed on 133<sup>rd</sup> St due to the high number of vehicles speeding in both directions. A high traffic business such as Mc Donalds will certainly increase the volume of traffic regardless of any sign postings to direct vehicles not to head east on 133<sup>rd</sup> or 134<sup>th</sup> ST.

As elected city officials you are ethically and legally required to act in the best interest of the citizens who elected you and for whom you serve. You have a "fiduciary duty." and are bound to make decisions that are in the best interests of the citizens, as well as uphold the law, and ensure that the city's resources are used effectively and fairly. Essentially, you are the stewards of the community's well-being, and must prioritize transparency, accountability, and the overall good of the constituents in your actions and decisions.

It is your duty as the city council to present to the citizens any argument that supports why this council believes the Mc Donald's project would benefit the nearby residents of the proposed development specifically and the citizens of Hawthorne in general.

Would not the City, perhaps, purchasing this property for a park, where all citizens might enjoy a little reprieve, be more in line as a measure that benefit the citizens of Hawthorne?

Please frame your decision on this matter in the light of what is best for the people for which you have been elected to serve to be our voice in these types of matters.

Respectively,



Frank Di Pasquale  
4635 W 133<sup>rd</sup> St  
Hawthorne, CA 90250