

**PLANNING COMMISSION RESOLUTION NO. PC 2024-25
DESIGN REVIEW APPLICATION NO. DR-2024-0012**

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-2024-0012 FOR THE EXTERIOR FACADE IMPROVEMENTS OF THE PROPERTY LOCATED AT 3820 W. EL SEGUNDO BLVD. WITHIN THE M-1 (LIMITED INDUSTRIAL) ZONE, SUBJECT TO CONDITIONS AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, George Boukather (Applicant), requested approval of a Design Review to renovate the facade of the property located at 3820 W. El Segundo Blvd. (Property), which is zoned M-1 (Limited Industrial); 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; and

WHEREAS, the Planning Commission determines that said Design Review will not have an adverse effect, either individually or cumulatively, on surrounding neighborhood, and that on the basis of this determination finds the proposal will not be potentially injurious to the public health, safety and welfare. This is an update to an existing building which will not be enlarged and will maintain its existing square footage; 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 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, on January 15, 2025, 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, based upon the information received and Staff's review and assessment, the project was determined not to have a significant impact on the environment and is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities); 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, approves Resolution No. 2024-25.

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 15301, Class 1 for Existing Facilities. The scope of work is limited to the remodel of the building facade and will not result in an increase of building area nor intensity of use.

SECTION 3. Based upon substantial evidence presented to the Planning Commission during the January 15, 2025, 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.

The project site is located on the south side of El Segundo Blvd. located between Cordary Ave. and Doty Ave. The property is surrounded by a mix of land uses which include commercial, industrial, medium, and high density residential.

The goal of the project is to modernize and improve the property by enhancing the appearance of the buildings and the surrounding area. The proposed design is compatible within the area as other modern industrial structures dot El Segundo Blvd. The proposal will not be detrimental to the surrounding neighborhood nor pose a threat to the public health, safety, or welfare of adjacent properties as the improvements are limited to aesthetic changes.

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 proposal is suitable for the property's current industrial land use and does not include design changes that differ from what is already present in the surrounding neighborhood. Further, the development is located in the appropriate zone and is adjacent to similar uses.

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

The design proposes attractive colors and materials that will enhance the visual impact of the development. In addition, this review finds that the existing on-site parking will be sufficient to accommodate the continued use and potential parking conflicts with adjacent uses are not anticipated. In addition, the improved facade and existing landscaping will beautify and enhance the pedestrian experience along this section of El Segundo Blvd.

The architectural design and height is of a scale that fits within the parcel and therefore, the preservation and integrity of the neighborhood, specifically of the residential properties directly adjacent to the subject site is achieved. The proposal does not include changes to building height or size and is limited to facade improvements.

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

The proposed project is consistent with the Zoning Code's land use designation, Limited Industrial (M-1), of the site for the following reasons:

- The Zoning Code designates the property as Limited Industrial which is intended for a variety of industrial uses, such as warehousing, manufacturing, and other skilled crafts.
 - The facade will be renovated and continue to be occupied by tenants offering automobile repair services. The existing land use is compatible with the Limited Industrial (M-1) zone.
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- Goal 1 of the Land Use Element of the General Plan encourages efforts to expand, attract, and enhance commercial development.
 - Policy 1.4 specifies that the City shall support and encourage the rehabilitation or renovation of existing buildings or structures or the conversion of obsolete and/or chronically vacant storefronts from their original or most recent use to a new compatible, economically viable, and sustainable use.
 - This project presents an opportunity to implement Policy 1.4 as the applicant wishes to renovate an existing storefront in need of modernization. Policy 1.4 encourages renovation as a way of maintaining economic viability which benefits the business and the City.
 - Goal 3 of the Land Use Element encourages the City to pursue a sound local economy which attracts investment, increases the tax base, creates employment opportunities for Hawthorne residents and generate public revenues.
 - Policy 3.5 encourages the revitalization of declining commercial and industrial areas through new development, rehabilitation and that other means that may be available shall be considered and, if advantageous, implemented.

- The project falls directly in line with Policy 3.5 as the applicant has proposed a rehabilitation of existing building facades. The Land Use Element states projects such as these, which aim to upgrade dated industrial centers, will attract investment in the City and benefit the local economy.

SECTION 4. Based on the findings contained in the recitals of this resolution, the Planning Commission hereby grants approval of Design Review Application No. DR-2024-0012 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, this 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 15th day of January 2025.

ATTEST:

Ryan Richard, CHAIRPERSON

GREGG McCLAIN, SECRETARY

EXHIBIT A
CONDITIONS OF APPROVAL
DESIGN REVIEW DR-2024-0012

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.

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 in substantial conformity with the plans approved by the Planning Commission on January 15, 2025, as conditioned by the requirements contained in the resolution of approval for Design Review DR-2024-0012. Any more intensive use of the property, or deviation from said plans, shall first be reviewed as a modification of this permit.
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 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.
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. Graffiti shall be removed within 24 hours of its discovery.
7. Property owners must keep parking lot clean at all times.
8. All direct lighting produced by the development must be contained onsite. The Owner of the property 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.
9. All County Fire Department requirements must be met before any building permits will be released.
10. 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).
11. Per Municipal Code Chapter 8.14, all landscaped areas shall be maintained in accordance with approved landscaped plan and in a healthy and well-kept condition and kept weed free.
12. The approved conditions of approval shall be included on building plans upon submission.
13. Commencement of facade improvements by this approval shall be within three years of the effective date of this approval. Failure to commence within that three-year time period shall render this approval null and void and 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.

14. 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.
15. 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.
16. No outside display of goods, wares, or merchandise shall be permitted, unless approved by the Planning Director.
17. The applicant shall ensure all exterior noise generated by the project will comply with Section 9.34.030 Exterior Noise Standards of the Hawthorne Municipal Code. This section provides for an allowable noise level of 70 dBA between 7:00 am and 10:00 pm and 65 dBA between 10:00 pm and 7:00 am.
18. The applicant must comply with all Public Works Department, Building and Safety, Los Angeles County Fire Authority, business license requirements, signage, noise, and nuisance regulations. In addition, the site will comply with all federal, state, and local laws and regulations