

HAWTHORNE PLANNING COMMISSION

MINUTES OF NOVEMBER 20, 2024

A. CALL TO ORDER

Vice-Chairperson Cohens called the meeting to order at 6:00 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 Commissioner Robert Smith- absent (excused) Commissioner Presley Suomie
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EX-OFFICIO MEMBERS:	Planning Director Gregg McClain
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STAFF:	Deputy City Attorney Sean Lask
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D. ORAL COMMUNICATIONS

- Ruben Sanchez, representative for North Hawthorne Community Association, had concerns regarding former healthcare clinic on 118th/Inglewood having many unhoused occupants living in the empty building

E. PLANNING COMMISSION CONSENT CALENDAR

1. Planning Commission Minutes of October 2, 2024

Motion by Vice-chairperson Cohens and a Second by Commissioner Houston to approve the Minutes of October 2, 2024.

Yes: Cohens, Houston, Richard, Suomie

No:

Abstain:

Absent: Smith

2. Planning Commission Minutes of November 6, 2024

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to approve Minutes of October 2, 2024 and November 6, 2024.

Yes: Cohens, Houston, Suomie

No:

Abstain: Richard

Absent: Smith

F. CONTINUED PUBLIC HEARINGS

1. Conditional Use Permit CU-2024-0007

13324 S. Inglewood Ave.

Motion by Commissioner Suomie and a Second by Commissioner Houston to adopt Planning Commission Resolution No. 2024-19, approving Conditional Use Permit CU-2024-0007.

Yes: Cohens, Houston, Suomie

No: Richard

Abstain:

Absent: Smith

2. Design Review Application DR-2024-0011

13324 S. Inglewood Ave.

Motion by Commissioner Suomie and a Second by Commissioner Houston to adopt Planning Commission Resolution No. 2024-20, approving Design Review Application DR-2024-0011.

Yes: Cohens, Houston, Suomie

No: Richard

Abstain:

Absent: Smith

- Scott Wilkeson, area construction manager w/McDonalds, changes have been made based on community feedback such as exit only on 133rd Street, crosswalk and no parking designations on Inglewood Ave, secure trash enclosure located adjacent to the building, they are open to
- Steve Selkie, construction/real estate consultant for property owner, chose the option with the lowest density/impact
- Chairperson Richard asked if there can be a condition to employ a certain amount of Hawthorne residents
- William Meyers, Ramona Neighbor Association chairman, did a survey on Next Door and 61% of participants responded they have issues with traffic in the area
- Frank DiPasquale has mentioned the traffic study is factually incorrect. 133rd and 134th Streets are already too narrow to accommodate entry/exit for McDonalds. Page 8 of Traffic Impact Assessment (TIA) states there is parking on both sides of the street on 132nd, 133rd, 134th, and 135th streets with 2 travel lanes which is incorrect. Under what would be considered safe travel, 28 feet width, 133rd & 134th are 25 feet.
- Brianna All, resident from 134th Street, concerned about traffic and the impact it will have

on making right/left turns from 133rd/134th onto Inglewood Ave. Traffic study was not done on 133rd/134th for having the 250ft clearance view.

- Tony S., resident from 135th Street, has concerns regarding traffic, the amount of McDonalds in a 5 mile radius, and suggested there be no driveways on 133rd/134th
- Angelie, resident from 136th, has concerns regarding traffic, and the amount of McDonalds in the area
- Kirt- 6 y/o resident from 136th, is concerned about the pollution McDonalds will bring
- Maya- 8 y/o resident from 136th, concerned about the traffic impact, and does not want McDonalds because it is not healthy
- Rob Williams, resident from 132nd, McDonalds is an improvement to what is currently there, wanted to know if franchisee is a community resident who will understand resident concerns
- Karen Hickey, residents from 132nd, has concerns with traffic, and also appreciates something being done with the location, but wishes it wasn't a McDonalds.
- Amy Squire, Ramona Tract resident, is concerned the McDonalds will bring more rodents, trash, homelessness to the area. She'd like to have a healthier option rather than a fast food chain
- Brian Casillas, 134th resident, concerned that the TIA is inaccurate, he urges the commissioners to deny the application or have applicant resubmit application with accurate revision
- Nick Brown, Ramona Tract resident, would like the application approved, he thinks the majority of residents don't have issues with the project, and that anything that comes to this location will bring traffic regardless of what it is
- Ruben Sanchez, North Hawthorne Community Association representative, would like to know why another McDonalds is being built in Hawthorne instead of a sit down restaurant. He encouraged residents to talk to city officials to add policies to the City of Hawthorne to prevent this, to protect the city
- Lisandro, 134th Street resident, has concerns with the traffic impact on 133rd and 134th Street. He had his children Nicholas and Alexandra speak in opposition of the McDonalds
- Steve Zolla, 134th Street resident, concerned about the traffic impact this will draw to the area, TIA didn't analyze 133rd/134th Street, has public health concerns
- Fernando, Dinos Burgers owner, decided to not open 24 hours to be respectful to the local residents, has concerns regarding business competition, traffic and safety issues
- Eric Martin, 133rd Street resident, would like a more comprehensive plan, has concerns regarding safety issues
- August Garrety, 134th Street resident, concerned regarding TIA inaccurate information, traffic congestion, too many McDonalds in the area, health issues
- 134th Street resident, concerned parking lot is unsafe, there are too many unnecessary parking spaces. Says the project is not for the residents
- Dolores Miller, 134th Street resident, concerned that traffic is already unsafe and will continue to get worse, safety issues, homelessness, trash being left on the street
- Nilo Vega, 138th Street resident, is concerned traffic will spill out onto Inglewood, 133rd, 134th, Ramona; TIA is defective, insufficient outreach
- Tana Sabarley, 133rd Street resident, concerned with traffic issues, safety issues, parking, TIA. Would like entrance and exit on Inglewood only
- Erica Hurtado, 133rd Street resident, concerned about traffic, parking, safety access to special needs
- Kevin McMillan, 135th Street resident, offered different idea of what the empty lot can be, he'd like food trucks on weekends
- Valerie Duran, 133rd Street resident, concerned with traffic, congestion, safety, cleanliness

and sanitation, quality of life for residents

- Angie Gomez has concerns regarding traffic, safety, trash this will produce on the residential streets

- Matt Stewart, traffic engineer, stated 133rd and 134th were analyzed in the study, most significantly the intersection with Inglewood Blvd. Acknowledged incorrect information regarding parking on both sides of both streets. There's no parking on the McDonalds side of both streets which allows clear sight distance for exiting both driveways. He acknowledged that 133rd and 134th are narrow streets, but McDonalds will not be generating much traffic onto these streets.

- Commissioner Houston asked if the entry/exit need to be on 133rd/134th

- Vice-chairperson Cohens wanted to know if the TIA is incorrect. She clarified to residents that the Planning Department/Planning Commission does not have control on what the applicant chooses to do with the property. She asked if it is possible to eliminate some of the street parking on Inglewood to create more visibility and eliminate safety hazards.

- Chairperson Richard wanted clarification on the entry/exit on 133rd/134th. 133rd will be left turn only/exit only, 134th will be entrance and exit.

G. NEW PUBLIC HEARINGS

1. **Design Review Application DR-2024-0012**

3820 W. El Segundo Blvd.

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to continue Design Review Application DR-2024-0012 to the December 18, 2024 Planning Commission meeting.

Yes: Cohens, Houston, Richard, Suomie

No:

Abstain:

Absent: Smith

H. Administrative Items

I. ITEMS TO BE PLACED ON FUTURE AGENDA

1. Meeting of December 4, 2024 is cancelled
2. Meeting of December 18, 2024
 - a. Design Review Application DR-2024-0012

J. COMMISSIONER REPORTS

- Commissioner Houston commented that the city needs to do better at listening to its residents when addressing applications

- Commissioner Suomie commented that he wants to be more involved in order to be able to make the best decision for the city and its residents

- Vice-chairperson Cohens requested the attachments to be provided each time

- Chairperson Richard thanked the public for attending and voicing their opinions

K. ADJORNMENT

Chairperson Richard adjourned the meeting at 8:36 PM

Vice-Chairperson Ruby Cohens
Hawthorne Planning Commission

Date signed: _____

ATTEST:

Planning Director Gregg McClain, Secretary,
Hawthorne Planning Commission