



HAWTHORNE PLANNING COMMISSION STAFF REPORT

DATE: April 2, 2025
SUBJECT: DR-2025-0002
FROM: Gregg McClain, Director of Planning
BY: Nathan Levey, Associate Planner

PROJECT INFORMATION

SUMMARY: DR-2025-0002 is a request to approve the proposed site design (exterior building facade, landscaping, etc.) for an approved drive-thru restaurant in an existing building.

LOCATION: 5119 W. El Segundo Blvd.

APPLICANT: Brett Gray

REPRESENTATIVE: Jerry Jamgotchian

PROPERTY OWNER: El Segundo Plaza Associates LP

PROJECT DESCRIPTION

The proposed project is the exterior redesign of an existing structure which is to be used as a drive-thru restaurant. Previously, the project was entitled for use as a drive-thru under Conditional Use Permit CU-2024-0005. As such, the redesign is the only entitlement to be considered at this time.

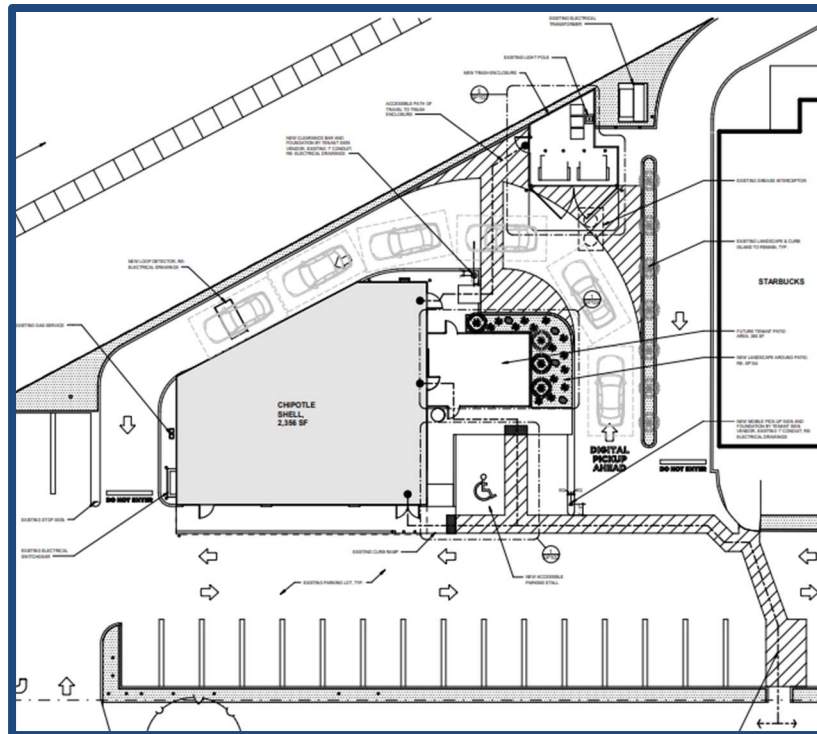
The project is located on the northern side of W. El Segundo Blvd. between Ocean Gate Ave. and I-405. It was previously two separate units, but the structure is being converted to only provide for a single use. Figure 1, below, shows the location of the project in relation to other structures on the same parcel and as it relates to the nearest residential uses, which are across the railroad tracks to the north of the site. T

Additionally, Figure 2 demonstrates the layout of the site that will be created with this entitlement. The existing shell of the structure will remain largely the same with potential outdoor seating and updates to landscaping. The site has previously demonstrated that it has sufficient parking and modifications to the parking lot to accommodate the drive-thru were reviewed as part of CU-2024-0005.

Figure 1: Vicinity Map



Figure 2: Site Plan



GENERAL PLAN, ZONING, AND OTHER POLICY PLANS

The General Plan Land Use Map identifies the project site as being General Commercial (GC). The zoning is in conformity with this designation as it is also General Commercial (C-3).

Hawthorne Municipal Code (HMC) Section 17.99.020 requires a design review whenever a commercial building has updates to the exterior structural or architectural features. HMC 17.99.030 contains certain exceptions to this requirement, but none are applicable in the proposed project. The project would have updates to architectural features that exceed the maximum threshold identified in HMC 17.99.030. It would also include changes to the trash enclosure and landscaping, as shown below in Figures 3 and 4 as well as updated paint as seen in Table 1.

Figure 3: Proposed Trash Enclosure

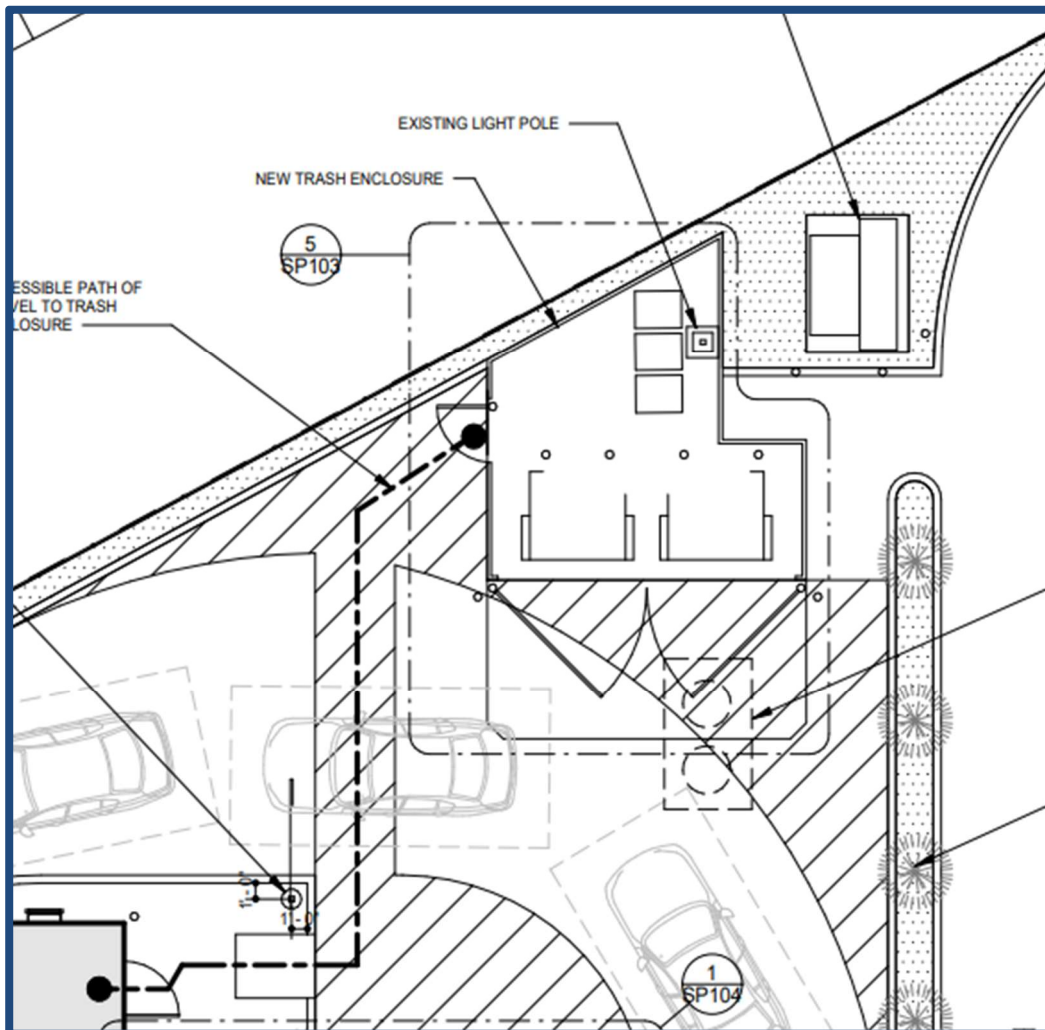


Figure 4: Proposed Landscaping

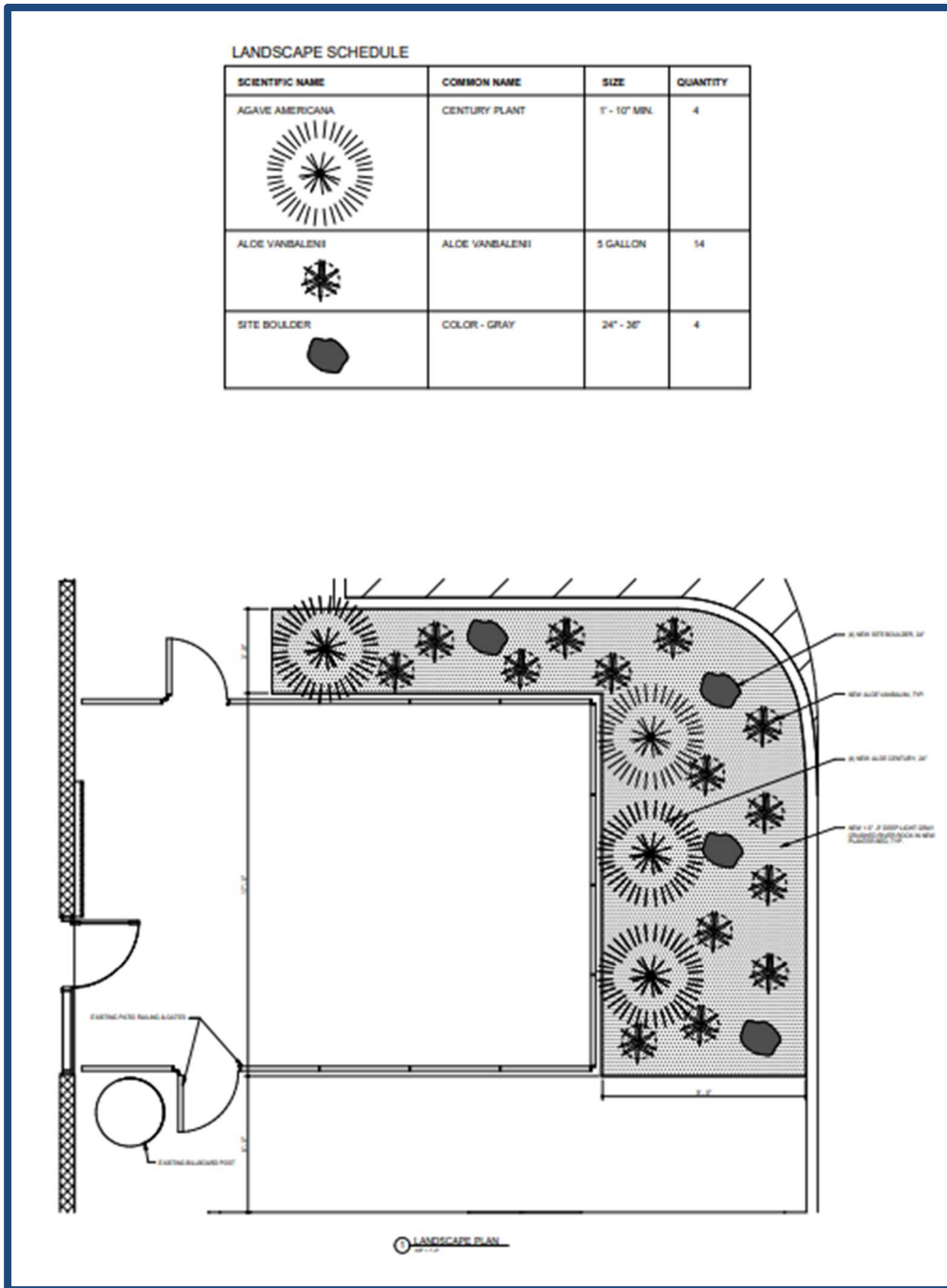


Table 1: Proposed Colors

Knight's Armor	 <p>PPG1001-6 Knight'S Armor</p>
Fog	 <p>PPG1010-2 Fog</p>
Bronze Anodized	

HMC Chapter 17.99 specifies that the Planning Commission, serving as the Design Review Board, must make the following findings prior to granting an approval of an application for design review:

1. The location, size, design, and characteristics of the proposed 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 property is located northwest of the intersection of Ocean Gate Avenue and El Segundo Blvd. The site is surrounded by a mix of retail and residential uses. The residential properties are located north of the subject site across from the adjacent train tracks.

The new facade will update and modernize the property. The landscaping will beautify and be compatible with the proposed facade as well as defining the location of outdoor seating. The overall style of the building is seen through most of the rest of the site and will not be detrimental to the surrounding neighborhood. Nor will it cause a public health, safety, or welfare issue as this improvement is confined to updating the facade and landscaping of an already approved structure.

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 proposed design will update the property by introducing a refreshed facade and updated landscaping. These improvements are harmonious as the building is smaller than other structures on the lot and is set back from El Segundo Blvd. The height of the building and its massing along the southern portion facing El Segundo Blvd. will not be changed by the proposed project.

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

The proposed improvements will upgrade an approved use on the parcel. Parking is sufficient to accommodate the proposed use as intensity is actually being reduced and no potential parking conflicts to adjacent uses are anticipated. The landscaping will beautify and enhance the area. The update to the trash enclosure will increase safety and efficiency. As mentioned above, the height of the building and its massing along El Segundo Blvd. will not be changed by the proposed project.

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

As detailed in this staff report, Staff reviewed the Hawthorne Municipal Code and the General Plan. Staff has determined that the project is consistent with the Land Use Element of the General Plan and is in accordance with all applicable provisions of Title 17 – Zoning.

DISCUSSION

The proposed project is for the update to the site design. The structure in question was previously approved for use as a drive-thru under Conditional Use Permit No. CU-2024-0005. As such, the only matters at issue deal directly with the adequacy and sufficiency of the updates to the building facade and associated site improvements. The facade improvements will refresh the building which has not been done in several years. The site improvements will allow for beautification via landscaping.

PUBLIC HEARING NOTICE

Notice of the public hearing for this item was provided in accordance with Chapter 17.06 of the HMC. The Planning Department published a public hearing notice in the local paper on March 6, 2025, and mailed notification to property owners within a 300-foot radius of the site.

ENVIRONMENTAL ANALYSIS

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15301, Class 1, Existing Facilities. This exemption requires a use to have no or negligible expansion of space or intensity of use. The proposed project would alter an existing building's exterior and the site immediately surrounding it. There would be no expansion of square footage. Further, the intensity of use of the site will decrease from its previous use as two commercial uses will now become one commercial use. No exceptions identified in CEQA State Guidelines Section 15300.2 are applicable. Upon Planning Commission's action, Staff will file the Notice of Exemption (NOE) with the Los Angeles County Clerk's office in compliance with CEQA.

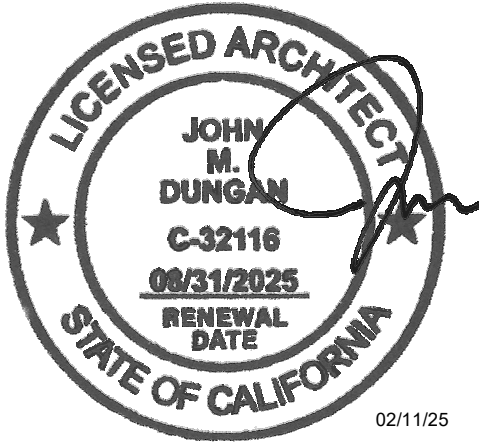
RECOMMENDATION

Staff recommends that the Planning Commission adopt both an NOE and PC Resolution 2025-01 approving Design Review Application No. DR-2025-0002.

ATTACHMENTS

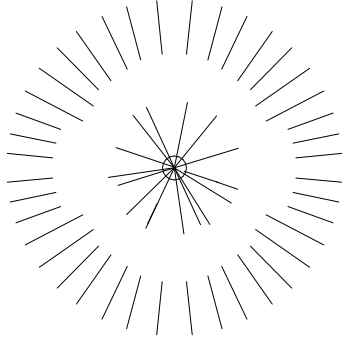
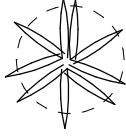

1. Site Plans and Elevations
2. Public Hearing Notice
3. PC Resolution 2025-01
4. Notice of Exemption (NOE)

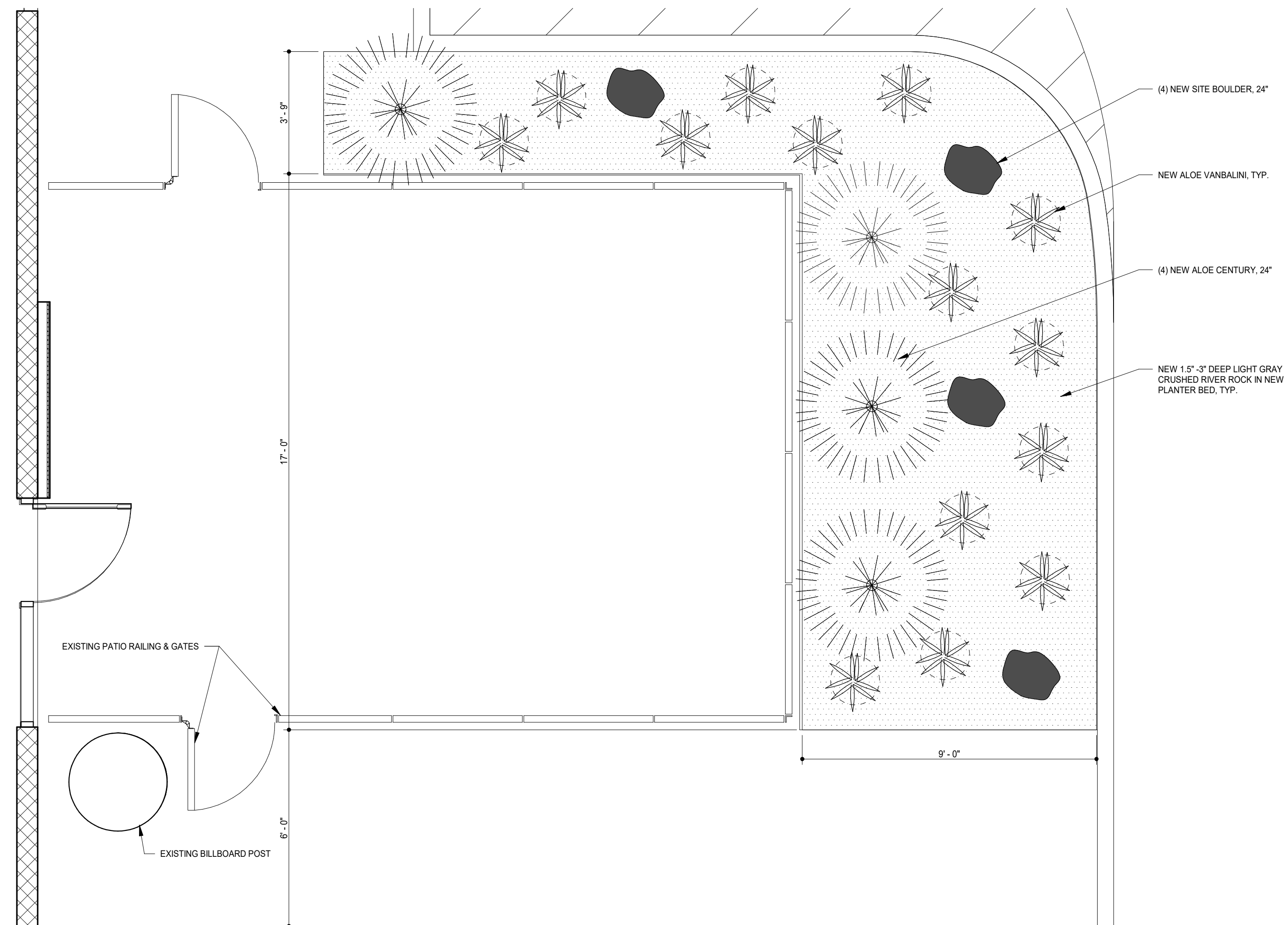
ATTACHMENT 1
SITE PLANS AND ELEVATIONS



COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE
AND AS SUCH REMAINS THE PROPERTY OF
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USE OF THIS DOCUMENT IS LIMITED AND CAN BE
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CHIPOTLE MEXICAN GRILL, INC.

LANDSCAPE SCHEDULE

SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
AGAVE AMERICANA 	CENTURY PLANT	1' - 10" MIN.	4
ALOE VANBALENII 	ALOE VANBALENII	5 GALLON	14
SITE BOULDER 	COLOR - GRAY	24" - 36"	4



1 LANDSCAPE PLAN
3/8" = 1'-0"

Shell Building
(El Segundo Blvd & 405 Fwy)

5119 W. El Segundo Blvd.
Hawthorne, CA 90250

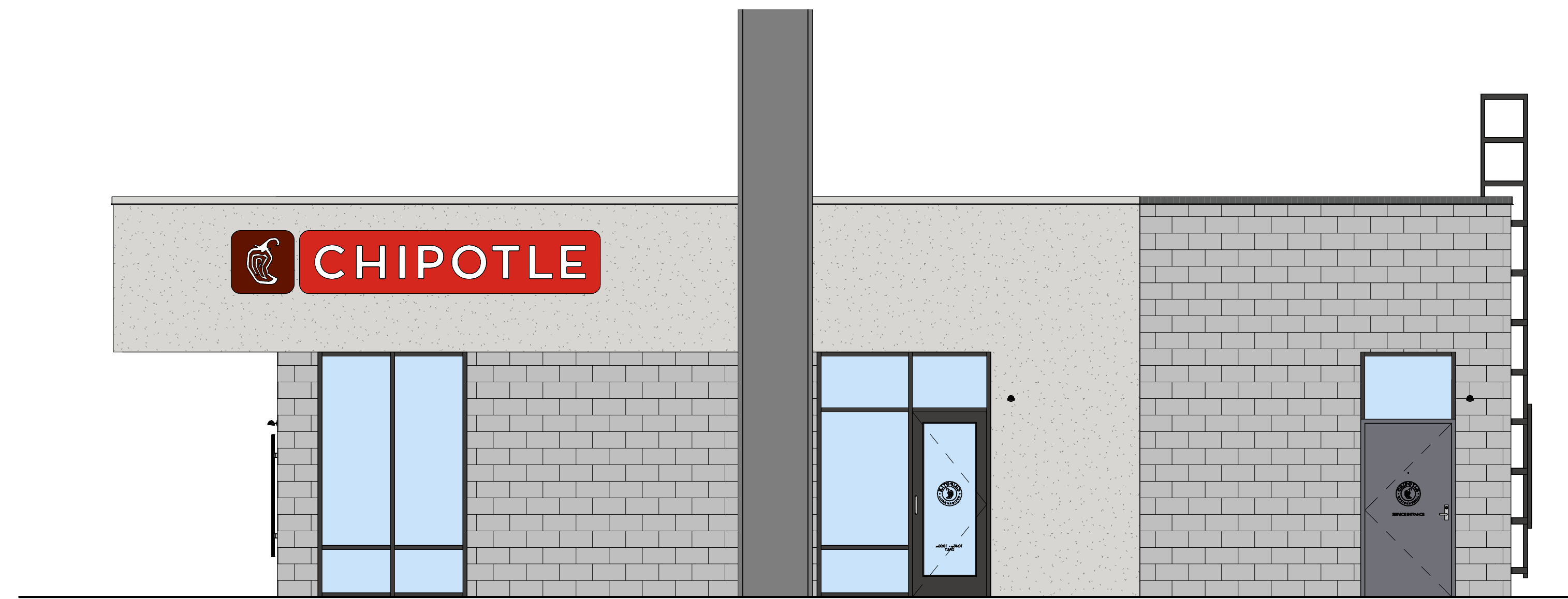
Issue Record:
02/11/25 Permit Issue

Revisions:

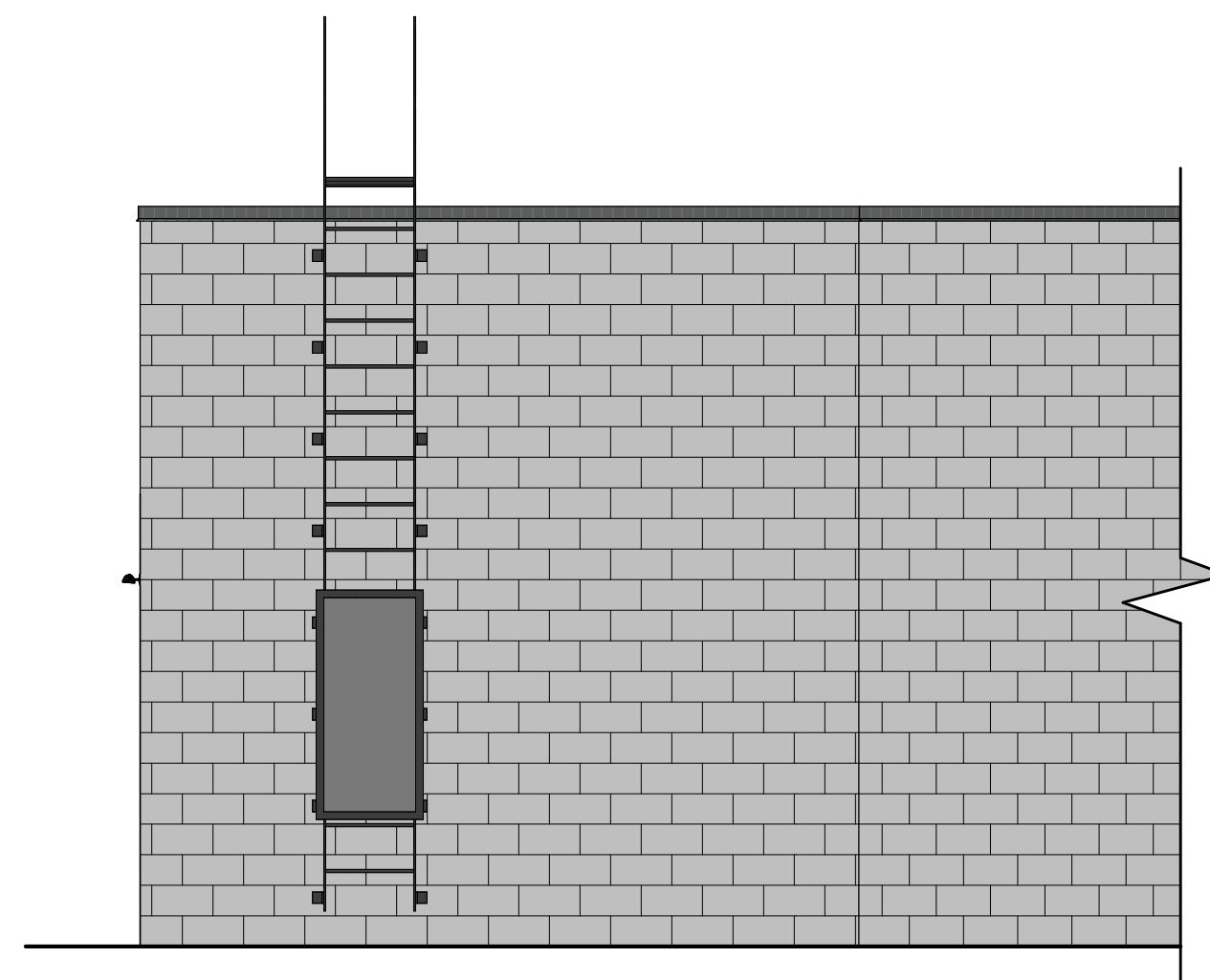
Project No.
29233

Landscape plan

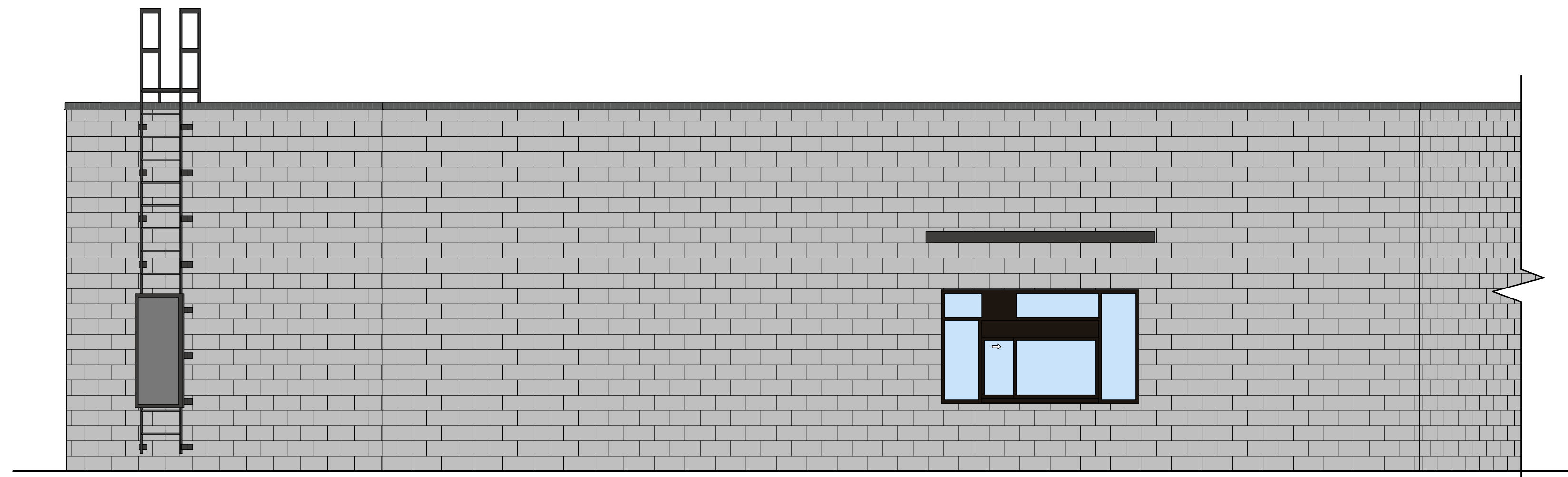
SP104



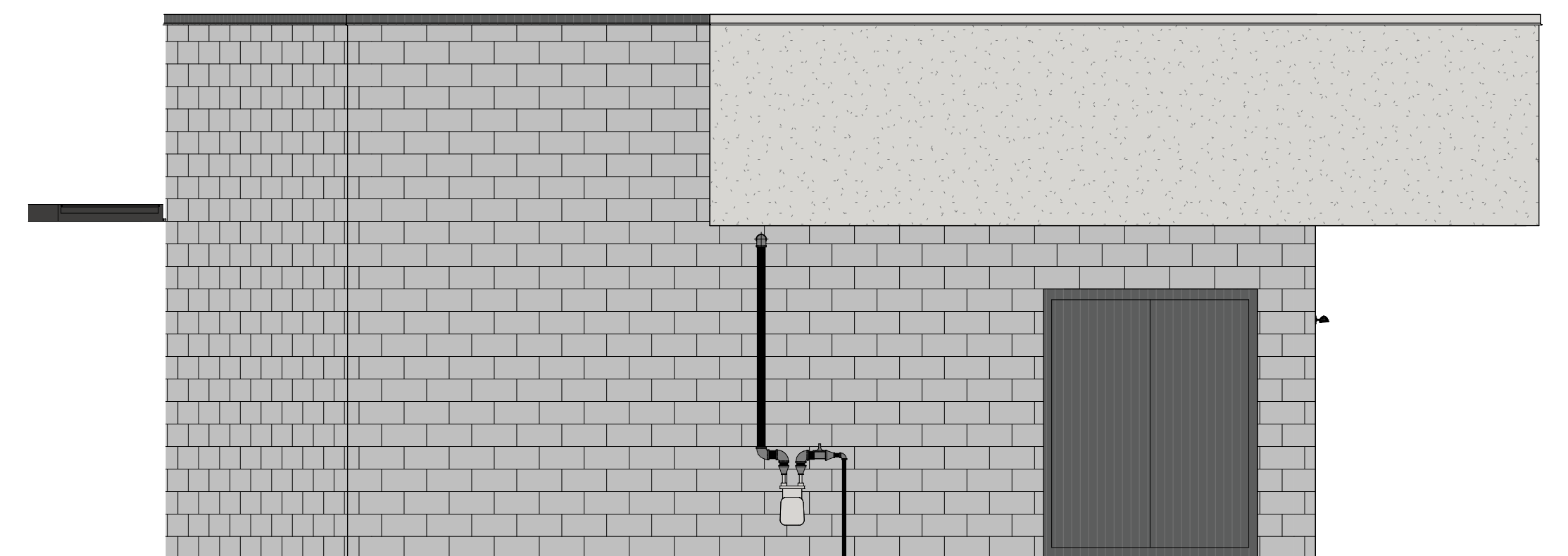
⑤ EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



④ EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



③ EXTERIOR ELEVATION - NORTHWEST
1/4" = 1'-0"



② EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



① EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

Shell Building
(El Segundo Blvd & 405 Fwy)

5119 W. El Segundo Blvd.
Hawthorne, CA 90250

Issue Record:

Permit Issue

Revisions:

Project No.
29233

Colored Exterior
Elevations

A302

ATTACHMENT 2
PUBLIC HEARING NOTICE



Herald Publications
 531 Main St., #1160.
 El Segundo, CA 90245
 (310) 322-1830 • Fax (310) 322-2787

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,
 County of Los Angeles,

I declare, that I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk responsible for accepting, formatting and publishing legal notices in the **Hawthorne Press Tribune**, a newspaper of general circulation, printed and published **weekly** in the City of **Hawthorne**, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of **July 31, 1959**, Case Number **187530**; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

3/6/2025

All in the year **2025**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at **Hawthorne**, California,

this **6** day of **February 2025**

.....
 Signature

Code # HH-28887

This space is for the County Clerk's Filing Stamp

Proof of Publication of:

**NOTICE OF PUBLIC HEARING
 DESIGN REVIEW APPLICATION DR-
 2025-0002**

PUBLIC NOTICE is hereby given that the Planning Commission of the City of Hawthorne will hold a public hearing to consider the following matter.

DESIGN REVIEW APPLICATION NO. DR-2025-0002: A request to approve the proposed site design (exterior building facade, landscaping, etc.) for an approved drive-thru restaurant in an existing building.

PROJECT LOCATION: 5119 El Segundo Blvd. - City of Hawthorne, Los Angeles County, State of CA

MEETING DETAILS:

Day: Wednesday
 Date: March 19, 2025
 Time: 6:00 PM
 Place: City Council Chambers
 4455 West 126th Street
 Hawthorne, CA 90250

Those interested in this item may appear at the meeting and submit oral or written comments. Written information pertaining to this item must be submitted to the Planning and Community Development Department prior to 5:00 PM March 19, 2025, at 4455 West

126th Street, Hawthorne, California 90250 or emailed to planning@cityofhawthorne.org. For additional information, you may contact the Planning Department at (310) 349-2970 or at the email noted above.

ENVIRONMENTAL REVIEW: Design Review Application No. DR-2025-0002 is Categorical Exempt per Section 15301, Class 1, of the CEQA State Guidelines. The proposed development would alter an existing building. Exterior alterations would be limited and would not include additional square footage. There will be negligible or no expansion of use. No exceptions under Section 15300.2 of the Guidelines applies and there are no unusual circumstances.

PLEASE NOTE that pursuant to Government Code Section 65009: In an action or proceeding to attack, review, set aside, void, or annul a finding, determination or decision of the Planning Commission or City Council, the issues raised shall be limited to those raised at the public hearing in this notice or in written correspondence delivered to the Planning Commission or City Council at or prior to the public hearing.

Hawthorne Press Tribune Pub. 3/6/25
 HH-28887

ATTACHMENT 3

PC RESOLUTION 2025-01

**PLANNING COMMISSION RESOLUTION NO. PC 2025-01
DESIGN REVIEW APPLICATION NO. DR-2025-0002**

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-2025-0002 FOR A DRIVE-THRU RESTAURANT, NEW LANDSCAPING, AND SITE IMPROVEMENTS AT 5119 EL SEGUNDO BLVD., IN THE CITY OF HAWTHORNE, SUBJECT TO CONDITIONS AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, Brett Gray, the applicant, requested approval of a Design Review to update the exterior facade and site improvements of a drive-thru restaurant at 5119 El Segundo Blvd., which is zoned C-3 (General Commercial); and

WHEREAS, in accordance with Hawthorne Municipal Code (HMC) Chapter 17.99, which states approval by the Planning Commission, appointed as the Design Review Board (DRB), is required to ensure projects meet the requirements of the chapter; and

WHEREAS, in accordance with Hawthorne Municipal Code (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 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 application is for approval to update the site and exterior facade. The existing site is approximately 168,700 square feet (sq. ft.) and is developed with 5 commercial buildings. The single building that is part of the proposed project measures approximately 2,356 sq. ft. and is currently occupied by a vacant drive-thru restaurant. The existing building is dated and in need of repair; 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. The proposed facade and site improvements will beautify the property and surrounding area; 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 April 2, 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, 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. 2025-01.

**THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE DOES HEREBY FIND,
DETERMINE AND RESOLVE AS FOLLOWS:**

SECTION 1. All of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the HMC.

SECTION 3. Based upon independent review and consideration of the information contained in the Staff Report and the Notice of Exemption for the Project, Staff has determined that the proposed project is exempt from the requirements of preparing an Environmental Impact Report (EIR) or Negative Declaration because the project meets the criteria for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, (Existing Facilities) of CEQA. This provision exempts projects that involve negligible or no expansion of existing uses in an area that is environmentally sound and where all public services and facilities are available to allow for maximum development permissible in the General Plan. Upon the Planning Commission's action, serving as the Design Review Board, Staff will file the Notice of Exemption with the Los Angeles County Clerk's office in compliance with CEQA; and

SECTION 3. Based upon substantial evidence presented to the Planning Commission during the October 4, 2023, 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 proposed 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 property is located northwest of the intersection of Ocean Gate Avenue and El Segundo Blvd. The site is surrounded by a mix of retail and residential uses. The residential properties are located north of the subject site across from the adjacent train tracks.

The new facade will update and modernize the property. The landscaping will beautify

and be compatible with the proposed facade as well as defining the location of outdoor seating. The overall style of the building is seen through most of the rest of the site and will not be detrimental to the surrounding neighborhood. Nor will it cause a public health, safety, or welfare issue as this improvement is confined to updating the facade and landscaping of an already approved structure.

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 proposed design will update the property by introducing a refreshed facade and updated landscaping. These improvements are harmonious as the building is smaller than other structures on the lot and is set back from El Segundo Blvd. The height of the building and its massing along the southern portion facing El Segundo Blvd. will not be changed by the proposed project.

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

The proposed improvements will upgrade an approved use on the parcel. Parking is sufficient to accommodate the proposed use as intensity is actually being reduced and no potential parking conflicts to adjacent uses are anticipated. The landscaping will beautify and enhance the area. The update to the trash enclosure will increase safety and efficiency. As mentioned above, the height of the building and its massing along El Segundo Blvd. will not be changed by the proposed project.

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 General Plan and General Plan designation, General Commercial (GC), of the site for the following reasons:

- The Land Use Element of the General Plan designates the property as General Commercial, which is intended for office and commercial activities serving both local and regional markets.
 - The existing building will be renovated to be occupied by Chipotle. The proposed use is compatible with the General Commercial zone and the General Plan.
- 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.

- The existing building is obsolete and in need of modernization. Therefore, the proposed new facade and site updates meet the goal of this policy in that the existing building will be completely renovated with a facade that is in keeping with the modern facades being developed in the South Bay area.
- Goal 2 of the Land Use Element dictates that every effort shall be made to ensure both existing and future development will remain compatible in character, scale, and size to surrounding uses.
 - Policy 2.2 discourages the construction of very large buildings where such structures are incompatible with surrounding residential development.
 - The proposed new building and improvements enhances the overall property and, by maintaining a small building, will be compatible with adjacent uses and the addition of landscaping will beautify this property.
 - The overall site enhancements will not be incompatible with the adjacent residential neighborhood and is in keeping with the scale and size of the surrounding area, including other structures on the parcel.

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-2025-0002 subject to the conditions set forth in Exhibit “A” attached hereto.

SECTION 5. The Notice of Exemption (NOE) stating that the project was approved shall be filed with the County Clerk of Los Angeles County unless a timely appeal of this Resolution is filed. The filing of the Notice of Exemption with the County Clerk begins the 35-day statute of limitations period provided by Public Resources Code Section 21167, which is applicable to any legal challenges to the City’s decision that this project will not affect the provisions of the California Environmental Quality Act. Public Resources Code Section 21168 governs the manner in which any such action must be brought and determined.

SECTION 6. The documents and other materials that constitute the record of the proceedings upon which the Planning Commission’s recommendations are based, which include, but are not limited to, the staff reports for the project and all of the materials that support the staff reports for the project, are located in the office of the Planning Director of the City of Hawthorne, at 4455 West 126th Street, Hawthorne, California 90250. The custodian of these documents is the Planning Director of the City of Hawthorne.

SECTION 7. This resolution shall become effective ten 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, the Resolution of the City Council shall be final.

SECTION 8. The Planning Commission Secretary shall certify to the adoption of this Resolution and shall forward a copy to the City Council, City Clerk, City Manager, and City Attorney and mail a copy to the applicant.

PASSED, APPROVED and ADOPTED this 2nd day of April, 2025.

ATTEST:

RYAN RICHARD, CHAIRPERSON

GREGG MCCLAIN, SECRETARY

EXHIBIT A
CONDITIONS OF APPROVAL
DESIGN REVIEW APPLICATION NO. DR-2025-0002

Application: DR-2025-0002
Location: 5119 El Segundo Blvd.

CONDITIONS OF APPROVAL

Conditions of approval are unique provisions, beyond the requirements of law, the municipal code, or standard practices that are applied to a project per the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Hawthorne.

1. The applicant shall ensure the materials and colors utilized for the exterior facade improvements are those of the modern urban architectural style as indicated in the site plans approved by the Design Review Board and attached hereto.
2. Any changes to the required number of parking spaces shall require the applicant to consult with the Planning Department to determine if additional discretionary review is required.
3. The applicant shall ensure the landscaping provided is in compliance with the type, size, and location as indicated in the landscaping plans reviewed by the Design Review Board and attached hereto.
4. The applicant shall ensure the conditions of approval are adhered to, otherwise it shall be grounds for revocation of the Design Review Application approval.

CODE REQUIREMENTS AND STANDARDS

The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the Applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any approved "conditions of approval" noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Hawthorne.

1. 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.
2. 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.
3. All signage on the property shall comply with Chapter 17.35 of the HMC.
4. The property shall be developed and operated as conditioned by the requirements contained in this resolution of approval. Any deviation from said plans shall first be reviewed by the

planning department to determine whether proposed modifications are within the scope of the approval. Minor changes in the exterior design approved by the Planning Commission may be approved by the Planning Director but are limited to changes in window orientation and scale, landscaping materials and placement, and detailing.

5. Substantial redesign of the proposed project, which could impact adjacent properties, or modification to conditions of approval require a new application, processing fee, public noticing, and public hearing before the Planning commission.
6. The applicant must conform to all Business License regulations and maintain a current city license at all times, if applicable.
7. Any graffiti painted or marked upon the premises or any adjacent area under the control of the permittee shall be removed or painted over within 24 hours of being applied. If graffiti is not removed within 24 hours of notification, the City of Hawthorne shall remove the graffiti and invoice the applicant for the cost of clean-up.
8. Approval of the design review application shall lapse three years after its date of approval, unless a building permit has been issued and construction diligently pursued or the design review approval is renewed. The Planning Director may renew the approval for a single one-year period if a request is received at least thirty calendar days before approval lapses. Any additional requests for extension shall require Planning Commission approval.

INTERPRETATION AND ENFORCEMENT

1. The Planning and Community Development Department, Engineering/Public Works Department, Police Department, Building and Safety Department, and contract agencies (Los Angeles County Fire Department) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. Any questions of intent or interpretation of any condition of approval will be resolved by the appropriate Department/Agency upon written request of such interpretation.
2. The Planning Director may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of Hawthorne Municipal Code.

INDEMNIFICATION AND HOLD HARMLESS

1. The Applicant, and each of its heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Hawthorne and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the

City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council and Planning Commission concerning this project. The City shall promptly notify the Applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

2. The time within which and the manner in which a legal action seeking judicial review of this resolution, if not appealed to the City Council, on grounds other than failure to comply with the California Environmental Quality Act, may be filed is governed by Government Code Section 65009 and the California Code of Civil Procedures Section 1094.5 and 1094.6.

DESIGN REVIEW APPLICATION NO. DR-2025-0002
Site Plans and Landscape Plans

ATTACHMENT 4

NOE

NOTICE OF EXEMPTION
DESIGN REVIEW APPLICATION No. DR-2025-0002

NOTICE OF EXEMPTION

TO: County Clerk/Registrar-Recorder
County of Los Angeles
Environmental Filings
12400 East Imperial Highway, Room 2001
Norwalk, CA 90650

FROM: Planning Department
City of Hawthorne
4455 West 126th St.
Hawthorne, CA 90250

Project Title and Location (including county):

DR-2025-0002
5119 El Segundo Blvd.
City of Hawthorne, County of Los Angeles

Project Description:

Design Review of building and site improvements for a drive-thru restaurant

Name of Public Agency Approving Project:

City of Hawthorne Planning Department

Name of Person/Agency Carrying Out Project:

Applicant: Brandon Brett Gray
Property Owner: El Segundo Plaza Associates LP (Jerry Jamgotchian)

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: Section: 15332 Class: 01
- Statutory Exemption: Section: _____ Class: _____

Reasons why project is exempt:

Design Review Application DR-2025-0002 is Categorically Exempt per Section 15301, Class 1, for Existing Facilities. The Existing Facilities exemption involves the operation, repair, maintenance, or minor alterations to an existing facility involving negligible or no expansion of use. The proposed development would involve new exterior facade and updates to landscaping and site design. The proposed project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is environmentally sound. The project provides negligible or no expansion of use beyond that existing at the time of the City's determination. Further, no exceptions identified in CEQA Guidelines Section 15300.2 are applicable. Upon the Planning Commission's action, Staff will file the Notice of Exemption with the Los Angeles County Clerk's office in compliance with CEQA.

Lead Agency Contact Person and Phone Number:

Nathan Levey, 310-349-2970

Prepared and filed by the Hawthorne Planning Department by:

Nathan Levey, Planning Associate

April 2, 2025

Signature

Printed Name and Title

Date