

HAWTHORNE PLANNING COMMISSION

**MINUTES OF APRIL 16, 2025**

A. CALL TO ORDER

Chairperson Richard called the meeting to order at 6:01 pm in the Council Chambers, Hawthorne City Hall, and 4455 West 126th Street, Hawthorne, California 90250.

B. PLEDGE OF ALLEGIANCE

Commissioner Suomie led the Pledge of Allegiance

C. ROLL CALL

COMMISSION:	Chairperson Ryan Richard Vice-Chairperson Ruby Cohens (Absent) Commissioner Jennifer Houston Commissioner Presley Suomie
EX-OFFICIO MEMBERS:	Planning Director Gregg McClain
STAFF:	Deputy City Attorney Sean Lask

D. ORAL COMMUNICATIONS

E. PLANNING COMMISSION CONSENT CALENDAR

**1. Minutes of November 20, 2024**

**2. Minutes of January 15, 2025**

-Chairperson Richard abstained as he was not present at this meeting

**3. Minutes of February 5, 2025**

Motion by Commissioner Houston and a Second by Commissioner Suomie to adopt the Minutes on the consent calendar.

Yes: Houston, Richard, Suomie

No:

Abstain:

Absent: Cohens

**4. Color Approval EC-2025-0001**

Motion by Commissioner Houston and a Second by Commissioner Suomie to approve Color Approval EC-2025-0001.

Yes: Houston, Richard, Suomie

No:

Abstain:

Absent: Cohens

F. NEW PUBLIC HEARINGS

**1. Conditional Use Permit 2022CU11  
Design Review Application 2022DR06**

Motion by Commissioner Houston and a Second by Commissioner Suomie to continue Planning Commission Resolution No. 2025-02 and Planning Commission Resolution No. 2025-03 to May 7, 2025.

Yes: Houston, Richard, Suomie

No:

Abstain:

Absent: Cohens

**2. Design Review Application DR-2025-0002**

- Commissioner Suomie wanted to know if Chipotle will be taking orders inside the restaurant or only through the drive-through
- Commissioner Houston is concerned about how the public will know that the drive-through is for order pick up only and that cars will not be lining up to order
- Commissioner Houston is concerned about the amount of traffic the drive-through will cause in a tight space
- Chairperson Richard wanted to know if the entrance to the drive-through to Starbucks and Chipotle will be adjacent or far from one another
- Chairperson Richard is concerned about clashing traffic between Chipotle and the breakfast rush at Starbucks. It was determined Chipotle opens after the morning rush

Motion by Commissioner Houston and a Second by Commissioner Suomie to adopt Planning Commission Resolution No. 2025-01, adopting a Categorical Exemption under CEQA and approving Design Review DR-2025-0002.

Yes: Houston, Richard, Suomie

No:

Abstain:

Absent: Cohens

**3. Zone Text Amendment ZA-2025-0001**

- Commissioner Houston wanted to know if there is a cap to the amount of liquor licenses offered in Hawthorne
- Chairperson Richard gave credit to the Planning department for simplifying this application process and possibly encouraging new businesses to come to Hawthorne

Motion by Commissioner Houston and a Second by Commissioner Suomie to adopt resolution recommending the City Council adopt the ordinance.

Yes: Houston, Richard, Suomie

No:

Abstain:

Absent: Cohens

**4. Zone Text Amendment ZA-2025-0002**

Motion by Commissioner Houston and a Second by Commissioner Suomie to continue Zone Text Amendment ZA-2025-0002 to May 7, 2025.

Yes: Houston, Richard, Suomie

No:

Abstain:

Absent: Cohens

**G. ITEMS TO BE PLACED ON FUTURE AGENDA**

**H. COMMISSIONER REPORTS**

- Commissioner Suomie commented on the fast pace and progress of demolition of the Hawthorne Nursery
- Chairperson Richard again thanked the Planning department for simplifying the application process and hopes that more amendments will be applied to create efficiencies

**I. DIRECTOR'S COMMENTS**

- Director McClain informed the Planning Commissioners and the community that the General Plan is to be redone and we now have 8 responses from very reputable firms. We will hopefully be able to give the official start to the process in a couple of months.

**J. ADJORNMENT**

Chairperson Richard adjourned the meeting at 6:40 PM

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Vice-Chairperson Ryan Richard  
Hawthorne Planning Commission

Date signed: \_\_\_\_\_

ATTEST:

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Planning Director Gregg McClain, Secretary,  
Hawthorne Planning Commission

