



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:

6/19/2025

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 **19** day of **June 2025**

.....
 Signature

Code # HH-28976

This space is for the County Clerk's Filing Stamp

Proof of Publication of:

**NOTICE OF PUBLIC HEARING
 DESIGN REVIEW DR-2023-0020**

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-2023-0020: A request by ZS Development Corp to approve the proposed site design (exterior architectural building façade, landscaping, etc.) for a new boutique hotel. The project proposes to remove all on-site improvements and construct a 43,051 sq. ft., five-level hotel with 78 guest rooms, 80 parking spaces, and approximately 12,070 square foot amenities.

PROJECT LOCATION: 4436 W Imperial Hwy.- City of Hawthorne, County of Los Angeles, State of CA

MEETING DETAILS:

Day: Wednesday
Date: July 2, 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 July 2, 2025, at 4455 West 126th Street, Hawthorne, California 90250 or emailed to mmajcherek@cityofhawthorne.org or planning@cityofhawthorne.org For additional information, you may contact Maria Majcherek 310-349-2970 or at the email(s) noted above.

ENVIRONMENTAL REVIEW: The Grevillea-Imperial Hotel Project (Design Review Application DR-2023-0020) is consistent with the General Plan and

zoning with approval of the discretionary permit. The site is less than five acres, is located within the city limits in an urbanized area surrounded by commercial and residential uses, and is adequately served by utilities and public services. The Project is located within a highly developed area of the City and does not provide habitat suitable for endangered, rare, or threatened species. The Project will not result in any significant impacts relating to traffic, noise, air quality, or water quality. It will not require significant expansion of utilities and public services beyond existing conditions.

The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. There are no unusual circumstances applicable to the Project site. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of CEQA.

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 **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. 6/19/25
HH-28976