

**PLANNING COMMISSION RESOLUTION NO. 2025-08
DESIGN REVIEW APPLICATION DR-2023-0021**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE ADOPTING A NOTICE OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING DESIGN REVIEW APPLICATION DR-2023-0021 TO ALLOW THE DEVELOPMENT OF A 6-LEVEL, 57-ROOM HOTEL ON THE PROPERTY LOCATED AT 11410 MENLO AVE (APNS 4047-006-001 AND 4047-006-002) AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, Tom Bergerson (Authorized Agent), filed a complete application requesting the approval of a Design Review for a new, 6-level, 57-room boutique hotel in accordance with Hawthorne Municipal Code (HMC) Chapter 17.99; and

WHEREAS, the application applies to a property located at 11410 Menlo Ave, on a lot comprised of two parcels with Assessor's Parcel Numbers 40471-006-001 and 002

WHEREAS, technical studies were conducted to examine Vehicle Miles Traveled (VMT), noise impacts, air quality impacts, and cultural resources impacts; and

WHEREAS, the Land Use Element of the General Plan designates the project site as part of the Hospitality Commercial area of the Downtown Hawthorne Specific Plan (DHSP), identifying it as part of the Hotel Hub; and

WHEREAS, in accordance with HMC Chapter 17.99 – Design Review, 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, 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. As such, it is not exempted from the requirements of Chapter 17.99 – Design Review per HMC Section 17.99.030 – Exceptions; and

WHEREAS, HMC Chapter 17.25 requires a Conditional Use Permit only for hotels and motels which contain more than 100 rooms and the project proposes only 57 rooms; and

WHEREAS, upon the request from Staff, the project was continued by the Planning Commission from the July 2, 2025 public hearing date to July 16, 2025; and

WHEREAS, a duly noted public hearing on the Design Review application was held before the Planning Commission on July 16, 2025; 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. 2025-08.

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

SECTION 3. 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 the Notice of Exemption and its associated Categorical Exemption Report and technical studies concerning the project, and having exercised its independent judgment thereon, the Planning Commission hereby finds that the proposed project will not have a significant impact on the environment and that it qualifies as exempt from CEQA pursuant to State CEQA Guidelines Sections 15332 that is intended to promote infill development within urbanized areas. The class of exemption (Class 32) consists of environmentally benign in-fill projects that are consistent with the general plan and zoning requirements, and do not result in any significant traffic, noise, air quality, or water quality effects. The general plan designation is Specific Plan – Hospitality Commercial as it is part of the DHSP’s Hotel Hub and permits hotel development; and it is zoned Regional Commercial/Mixed Use (CR-MU), which allows and contains standards for hotel development. The proposed development occurs on a property of no more than five acres and is completely surrounded by urban uses. The previously graded property has no value as habitat for endangered, rare, or threatened species. The Categorical Exemption Report and several technical studies were conducted which demonstrated that approval will not result in any significant effects relating to traffic, noise, air quality, water quality, or cultural resources, and the property is adequately serviced by all required utilities and public services.

SECTION 4. Based on substantial evidence presented to the Planning Commission during the July 16, 2025 public hearing, including public testimony and written and oral staff reports, as well as CEQA, the CEQA Guidelines, the Categorical Exemption Report, technical studies, the Notice of Exemption, and the City’s Municipal Code, the Planning Commission makes the following findings:

A. The proposed project is consistent with the Hawthorne General Plan. As noted in the accompanying staff report, the General Plan land use designation of Specific Plan – Hospitality Commercial, which, under the DHSP, allows development consistent with the proposed hotel. The General Plan and DHSP allow the City to leverage the proximity to the Los Angeles International Airport, beaches, SoFi Stadium, Intuit Dome, and the broader South Bay region by encouraging hotel development and related uses that attract travelers and tourists.

B. The design and improvement of the proposed development is consistent with Title 17 of the Hawthorne municipal code. As detailed in the accompanying staff report, the lot size, widths, and depths are appropriate for the project and it meets the development standards for setbacks, height, access, parking, and landscaping specified in the Hawthorne Municipal Code.

C. The site is physically suitable for hotel development. The property is generally flat, is currently vacant and is adjacent to existing commercial uses.

D. The proposed project is suitable for the future intended use because a hotel development, as proposed, is consistent with the provisions of the General Plan, the DHSP, and Hawthorne Municipal Code in a location characterized by a mix of commercial uses.

E. The design of the project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Specifically, the property had been previously graded, is located in an urbanized area, and is not located in an area or region where such habitats exist, as detailed on the Notice of Exemption included with the staff report.

F. The proposed use is properly one for which a design review is authorized by this code. HMC Chapter 17.99 requires a new commercial building to receive a design review approval from the Design Review Board, which is presently the Planning Commission.

G. The proposed use will not adversely affect the adjoining land uses, or the growth and development of the area in which it is proposed to be located. The project is proposed in an area characterized by a mix of existing commercial uses along a commercial corridor and is designed with adequate parking. The project is also consistent with the direction of the general plan and DHSP.

H. That the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use, in a manner not detrimental to either the particular area or health and safety. The project meets requirements for minimum lot size, frontage, and access and has access to all necessary utilities.

I. That the traffic generated by the proposed expansion will not impose an undue burden upon the streets and highways designed and improved to carry the traffic in the area. The City's Public Works and Engineering Department reviewed the project and determined that the project will not cause significant affects. Further, a VMT study conducted for the project did not estimate any significant impacts.

J. That the granting of the design review application under the conditions imposed (Exhibit A), will not be detrimental to the health and safety of the citizens of the City of Hawthorne because the proposed hotel will not result in any significant traffic, noise, air quality, or water quality effects and will be constructed to comply with all applicable building, fire, electrical, mechanical, and plumbing codes.

SECTION 5. Based on the forgoing, the Planning Commission hereby grants Design Review DR-2023-0021 subject to the conditions set forth in Exhibit “A” attached hereto.

SECTION 6. 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 7. 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 California Code of Civil Procedure Sections 1094.5 and 1094.6.

SECTION 8. A copy of this Resolution shall be mailed to the applicant and copies shall be filed with the City.

PASSED, APPROVED, and ADOPTED this 16th day of July, 2025.

ATTEST:

RYAN RICHARD, CHAIRPERSON
HAWTHORNE PLANNING COMMISSION

GREGG McCLAIN, SECRETARY
HAWTHORNE PLANNING COMMISSION

EXHIBIT A

STANDARD REQUIREMENTS AND CONDITIONS OF APPROVAL

Application: DR-2023-0021

Applicant: Tom Bergerson

Location: 11410 Menlo Ave. (APNs 4047-006-001 and 4047-006-002)

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 below. 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 the conditions as set forth above shall be cause for the Planning Commission to immediately institute a Public Hearing for revocation purposes.
2. The property shall be developed in complete conformity with the plans approved by the Planning Commission on July 16, 2025, as revised and conditioned by the requirements contained in this resolution of approval for Design Review DR-2023-0021. Any more intensive use of the property, or deviation from said plans, shall first be reviewed as a modification of this permit.
3. Conditions of approval shall be attached to plans upon submittal for plan check.
4. A temporary construction fence of no less than six feet in height, or an equivalent screening barrier, shall be provided along the site boundaries at the onset of construction activities to protect adjacent properties and uses from noise, dust, and visual nuisance.
5. Any graffiti painted or marked upon the premises or any adjacent area under the control of the applicant 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.
6. Any changes or modifications of the conditions, as set below, require prior approval from the Department of Public Works:
 - Provide dimension for all driveway approaches and width of adjacent parkway and sidewalk on all future plans
 - Provide parking bioswale on all streets bordering the project site along BMPs requirements. It will be checked during the plan check.
 - All right-of-ways/easements affecting and/or within the project limits shall be noted on plan submitted for building permits.
 - Legal description shall be shown on plans.

- Repair of cracked and/or deteriorated sidewalk, curb and gutter.
- Locate all utilities within project on street, side street and alleyways bordering this project.
- Provide Sothern California Edison (SCE) approval.
- Provide parkway bioswale on all streets bordering the project site along BMPs requirements. It will be checked during the plan check
- Locate and indicate all existing streetlights adjacent to this project.
- Locate and indicate all traffic control devices (such as signal, stop no parking signs, etc.) and driveways adjacent to this property.
- Locate and indicate all existing street lights along streets.
- Project shall comply with City's and State's NPDES requirements such as SWPPP and LID. Submit plans for NPDES review as soon as possible. Plan review period varies per project and may require significant changes to the proposed site plan.
- Project will require a Construction and Demolition Materials Report detailing all disposal, recycling and reuse activities. Final permit approval requires submittal of this report. A deposit may also be required upon issuance of demo permit. Contact Engineering Department 310-349-2980.
- Provide and install planter curb at the back of sidewalk along property frontage. Curb shall have a min. height of 6".
- Provide soil report w/percolation test and pavement recommendation by a registered civil engineer
- Provide hydrology study by a registered civil engineer
- Provide sewer study by a registered civil engineer
- Provide storm drain study by a registered civil engineer
- Driveway width shall be thirty (30) feet maximum.
- All new driveways shall meet the current ADA standards (depressing sidewalk is not allowed within public right-of-way). Existing driveways not utilized by the proposed project shall be removed and replaced with curb, gutter, parkway and sidewalk per City's standards.
- Landscape and any structure adjacent to the driveway shall not be more than 3.5' high to provide adequate sight distance.
- Trash enclosure area at south side access of the building shall have an adequate space for vehicles. Oversize vehicle shall not block the sidewalk.

7. The applicant shall comply with all applicable requirements and provisions of the Uniform Building Code, Uniform Fire Code, and the Hawthorne Municipal Code. The applicant shall also comply with any additional requirements of the Chief of Fire Services, Director of Building and Safety, and the Director of Planning, as related to this application.

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 Section 17.48.060 of 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.

8. The building shall be required to be maintained in an “as-new” state and updated as colors and materials chip, flake, discolor, fade, or break. If notified by the City, the operator will have 30 days in which to make substantial progress toward repairing and refurbishing the facility to an “as new” state.
9. Applicant(s)/Operator shall install and maintain security cameras pursuant HMC Chapter 17.78.020 and provide a Security Plan, subject to the approval of the Police Department and City Planning Department. The security cameras shall cover all common areas of the property, high-risk areas, sidewalks areas, and entrances or exits. As deemed required by the Police Department, the Security Plan shall provide remote access to the Police Department for any web based wire security camera system.
10. A minimum of 57 vehicle parking spaces shall be provided. Parking spaces shall be double striped (two striped lines, three inches in width each with an intervening space of six inches). The applicant shall provide accessible parking stalls as indicated by the Building and Safety Department or as required by federal or state law. Site plans shall clearly indicate the location, size, and dimensions of all parking provided on site. The parking lot shall be continuously maintained and repaired at all times to prevent breakage, holes, and vegetation growth in the paved areas.
11. Access to the hotel and parking lot by guests shall only be permitted as indicated on the approved site plans, other than emergency exits as required by the Building and Safety Department and the Fire Department. Access shall not be across property owned or managed by a 3rd party without explicit written agreement from authorized parties for the proposed hotel, the 3rd party and the City of Hawthorne.
12. Trash/Recycling area shall be provided per the Hawthorne Municipal Code Chapter 17.54 and State Regulations. If the trash/recycle storage area is not sufficient, additional pickups shall be scheduled by the applicant.
13. Trash/Recycling area shall be locked at all times when not in use and containers shall not be placed in or block access to required parking. Trash and recycling pick-up and emptying or disposing of trash/recycling is permitted to occur only between the hours of 7:00am and 8:00pm.

14. Hours of Operation:

- Hotel may operate 24 hours per day, 7 days a week.
- Kitchen service may operate 24 hours, daily, to serve hotel guest rooms and enclosed common areas only.
- Rooftop deck activities and amenities – hours of operation are limited between 7:00am to 10:00pm daily and available to hotel guests.

15. Noise/Music/Entertainment:

- Property shall abide by the special noise provisions per HMC Section 17.28.070.
- Only low-volume, ambient, background music may be permitted within the rooftop terrace and hotel lobby areas between 7:00am to 10:00pm.
- Live entertainment features or amplified music is prohibited in the rooftop outdoor areas during all hours of operation, except during preapproved special event occasions approved by the City of Hawthorne.
- The applicant shall not sublet, lease or rent the premises to outside promoters for public access activities unless a special events permit has been approved by the City of Hawthorne.
- The applicant shall monitor any use of the rooftop terrace area by individuals who are not registered guests.

16. Prior to issuance of building permits, the landscape plans must demonstrate compliance with the City's Water Efficient Landscaping ordinance, found in HMC Chapter 17.89.

17. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential or commercial properties and the public right-of-way.

18. Applicant shall not provide alcoholic beverage sales or services unless a conditional use permit is first approved by the Planning Commission.

19. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, and in accordance with any stated laws or regulations, or any amendments thereto.

20. The Planning Department, 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 interpretations of any condition of approval shall be resolved by the appropriate Department or Agency upon written request of such interpretation.

21. The Planning Director may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans or conditions of approval based on changed circumstances, new information, 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 is 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.

22. 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.
23. As established in HMC Section 17.06.090, Planning Commission approval of the Design Review expire three years from the date of the final decision unless the property is used in conformance with the planning approvals.