

HAWTHORNE PLANNING COMMISSION

MINUTES OF JULY 16, 2025

A. CALL TO ORDER

Vice-Chairperson Cohens 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 (Absent) Vice-Chairperson Ruby Cohens Commissioner Jennifer Houston Commissioner Presley Suomie
EX-OFFICIO MEMBERS:	Planning Director Gregg McClain
STAFF:	Deputy City Attorney David Caceres

D. ORAL COMMUNICATIONS

- S. George, representative for Wester States Regional Council of Carpenters, expressed concerns regarding exploitation pattern in Hawthorne for construction, health and hazardous issues, and would like Hawthorne to adopt labor standards and enforce fair labor

E. PLANNING COMMISSION CONSENT CALENDAR

1. Minutes of July 2, 2025

Motion by Commissioner Houston and a Second by Vice-Chairperson Cohens to adopt the minutes on the consent calendar.

Yes: Cohens, Houston, Suomie

No:

Abstain:

Absent: Richard

F. Continued PUBLIC HEARINGS

1. Design Review Application DR-2023-0021

- Vice-Chairperson Cohens wanted to know how tall the surrounding walls would be. She also wanted to know if there was a condition to the easement near the property.

- Vice-Chairperson Cohens would like to know what is the prior use of this property and whether or not the land is contaminated.

- Vice-Chairperson Cohens had concerns regarding vandalism and wall security, the rooftop

amenities hours, and entrances/exits.

- J. Tafoya, WSRCC, suggested the Planning Commissioners questioned if this project follows ethical codes.

- Corey, WSRCC, asked the Planning Commissioners to continue this project until labor standards are upheld across all of Hawthorne.

- Hawthorne resident, had concerns regarding parking.

Motion by Commissioner Houston and a Second by Commissioner Suomie to adopt a Notice of Exemption and Planning Commission Resolution No. 2025-08, approving Design Review Application DR-2023-0021.

Yes: Cohens, Houston, Suomie

No:

Abstain:

Absent: Richard

G. NEW PUBLIC HEARINGS

1. **Conditional Use Permit CU-2024-0008**

- Commissioner Suomie had concerns regarding the entry/exit driveways.

- Vice-Chairperson Cohens wanted information about the width of the drive-thru on the new building.

- L. Walker, Hawthorne resident, wanted to know where the new exit will be.

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to adopt a Notice of Exemption and Planning Commission Resolution No. 2025-09, approving CU-2024-0008.

Yes: Cohens, Houston, Suomie

No:

Abstain:

Absent: Richard

2. **Design Review Application DR-2025-0004**

Motion by Commissioner Houston and a Second by Commissioner Suomie to adopt a Notice of Exemption and Planning Commission Resolution No. 2025-10, approving DR-2025-0004.

Yes: Cohens, Houston, Suomie

No:

Abstain:

Absent: Richard

3. Change of Zone Application CZ-2025-0001

- Commissioner Houston would like to know why the City needs more billboards.
- Vice-Chairperson Cohens had concerns about pilot visibility when digital billboards are installed.

Motion by Vice-Chairperson Cohens and a Second by Commissioner Houston to continue Planning Commission Resolution No. 2025-11 to a date uncertain.

Yes: Cohens, Houston, Suomie

No:

Abstain:

Absent: Richard

H. Discussion Items

1. Parking

- Planning Director McClain explained the City commissioned a study that is ongoing to look at street parking primarily in commercial zones and residential zones. Many changes will be made in the future with the new General Plan that will lead to new zoning, possible metered parking on Hawthorne Blvd and Jack Northrup, parking districts with permits.

2. Intergovernmental Relations

- Planning Director McClain explained that there are different levels of government that have different responsibilities that do not overlap. He clarified that no applications have been received from federal enforcement arms looking for permits or approvals from the city for facilities.

I. ADMINISTRATIVE ITEMS

No Items

J. ITEMS TO BE PLACED ON FUTURE AGENDA

No Items

K. COMMISSIONER REPORTS

- Commissioner Houston thanked all who attended the meeting, and thanked the KFC applicant for giving teens the opportunity to work and learn within the workforce.
- Vice-Chairperson Cohens thanked everyone who attended the meeting.

L. ADJORNMENT

Chairperson Richard adjourned the meeting at 7:43 PM

Vice-Chairperson Ryan Richard
Hawthorne Planning Commission

Date signed: _____

ATTEST:

Planning Director Gregg McClain, Secretary,
Hawthorne Planning Commission