

HAWTHORNE PLANNING COMMISSION

MINUTES OF OCTOBER 15, 2025

A. CALL TO ORDER

Chairperson Cohens called the meeting to order at 6:00 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 Ruby Cohens Commissioner Jennifer Houston Commissioner Stephen Nellman (Absent) Commissioner Presley Suomie Commissioner Mike Talleda
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EX-OFFICIO MEMBERS:	Planning Director Gregg McClain
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STAFF:	Deputy City Attorney Sean Lask
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D. ORAL COMMUNICATIONS

E. PLANNING COMMISSION CONSENT CALENDAR

No Items

F. CONTINUED PUBLIC HEARINGS

No Items

G. NEW PUBLIC HEARINGS

1. Zone Text Amendment ZA-2025-0002 - Citywide

Motion by Commissioner Houston and a Second by Chairperson Cohens to continue Planning Commission Resolution No. 2025-12, approving ZA-2025-00002

Yes: Cohens, Houston, Suomie, Talleda

No:

Abstain:

Absent:

H. ADMINISTRATIVE ITEMS

1. Color Approval EC-2025-0003 – 13737 Hawthorne Blvd

Motion by Vice-Chairperson Houston and a Second by Commissioner Talleda to adopt Color Approval EC-2025-0003

Yes: Cohens, Houston, Suomie, Talleda

No:

Abstain:

Absent:

2. Determination of Conformity 2025DC01 – 3152 W. Rosecrans Ave

- Chairperson Cohens was wondering why the property is zoned R3 when the area is already very dense. She also wanted to know if the development will be affordable housing.

Motion by Vice-Chairperson Houston and a Second by Commissioner Talleda to adopt Planning Commission Resolution PC 2025-13, Determination of Conformity 2025DC01

Yes: Cohens, Houston, Suomie, Talleda

No:

Abstain:

Absent:

I. ITEMS TO BE PLACED ON FUTURE AGENDAS

J. COMMISSIONER REPORTS

K. ADJORNMENT

Chairperson Richard adjourned the meeting at 6:25 PM

Chairperson Ruby Cohens
Hawthorne Planning Commission

Date signed: _____

ATTEST:

Planning Director Gregg McClain, Secretary,
Hawthorne Planning Commission