

**PLANNING COMMISSION RESOLUTION NO. PC 2024-16  
(Replaces PC Resolution 2021-04)**

**DESIGN REIVEW 2021DR03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING DESIGN REVIEW APPLICATION NO. 2021DR03 TO ALLOW THE CONSTRUCTION OF A 104 ROOM HOTEL AT 11444 ACACIA AVENUE, 11443 AND 11447 BIRCH AVENUE, SUBJECT TO CONDITIONS AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, an application was filed with the City requesting approval of a 104 room hotel described herein as ("Project") in the City of Hawthorne; and

**WHEREAS**, the Application applies to a property located at 11444 Acacia Avenue, Assessor's Parcel Number 4047-002-003 and 11443 & 11447 Birch Avenue, Assessor's Parcel Number 4047-002-014, ("Property"); and

**WHEREAS**, the Land Use Element of the General Plan designates the Property as Downtown Hawthorne Specific Plan - Hospitality Commercial which is intended to facilitate the development of hotels; and

**WHEREAS**, on April 7, 2021, the Planning Commission held a public hearing and granted Conditional Use Permit 2020CU04 and adopted Planning Commission Resolution No. 2021-03 contingent upon approval of a Design Review application for the subject 104 room hotel project; and

**WHEREAS**, in accordance with Hawthorne Municipal Code (HMC), Chapter 17.99, a Design Review application is required to be approved by the Planning Commission for the proposed Project; and

**WHEREAS**, the City of Hawthorne desires to protect and preserve the quality of the local business areas and quality of life throughout the City and to ensure uses are managed through effective land use planning; and

**WHEREAS**, based upon the information received and Staff's review and assessment, the Project was determined not to have a significant impact on the environment and is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332 Class 32 (In-Fill Development) of CEQA ; and

**WHEREAS**, on April 21, 2021, a duly noticed public hearing on the Project (Design Review) was held before the Planning Commission where all interested parties were given an opportunity to be heard; 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, and

**WHEREAS**, HMC Section 17.06.090- Approval expiration, specifies approvals expire three years from the date of the final decision. The adopted PC Resolution 2021-04 allowed the applicant to request a one-year time extension.

**WHEREAS**, the applicant on March 4, 2024 requested a one-year time extension and the Planning Commission granted the request per PC Resolution 2024-16 (replaces PC Resolution 2021-04) with an expiration date of April 21, 2024.

**WHEREAS**, the Design Review approval will not have an adverse effect, either individually or cumulatively, on the community and that on the basis of substantial evidence the presumption of an adverse effect is rebutted.

**THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1.** 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 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 project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The general plan designation is Downtown Hawthorne Specific Plan -Hospitality Commercial (Hotel Hub) and it is zoned C-R (Regional Commercial), and properties surrounding the subject site have the same zoning designation. The proposed development occurs within city limits on a project site of no more than five acres that is completely surrounded by urban uses. The currently developed site with existing residential uses has no value as habitat for endangered, rare, or threatened species, approval will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site is adequately serviced by all required utilities and public services.

**SECTION 4.** Based upon substantial evidence presented to the Planning Commission during the April 21, 2021, public meeting, including public testimony and written and oral staff reports, the Planning Commission hereby makes the four required findings in approving Design Review 2021DR03 as follows:

- A. The project site is located within the *Hotel Hub* of the Hawthorne Downtown Specific Plan. According to the Specific Plan, the area is identified as a *Hotel Hub* that will work to leverage Hawthorne's proximity to LAX and the beaches." The goal is to encourage the development of hotels and related commercial uses. The size, design and characteristics of the project are consistent with the Specific Plan and Zoning designation of the site and consistent with the six (four existing and two previously approved) hotels and the parking structure in the immediate vicinity of the site. The construction of the hotel will be reviewed by the City's Building and Safety department to ensure that the building will conform to Building and Fire Codes thereby ensuring that the project will not be detrimental to the public health and safety or welfare of persons residing n or working in or adjacent to the proposed project.
- B. The subject site and surrounding neighborhood is designated for commercial uses and particularly hotel uses. The project is consistent with the development standards of the municipal code, which is designed to ensure that developments are harmonious with and relate properly to the surrounding neighborhood, contiguous parcels and the site itself. Although eastern half of the hotel building will be adjacent to one-story residential uses, requiring the hotel to be similar in size, height and scale to the adjacent residential uses will be contrary to the goals and objectives of the Downtown Hawthorne Specific Plan. The Specific Plan recognizes that the area will transition to commercial uses and hotels in particular. Furthermore, as a condition of approval in granting the Conditional Use Permit to allow the development of the proposed hotel, the project will be redesigned to provide seven foot setbacks for the first two floors of the building along Birch Avenue. Therefore, this finding can be made as the proposed design is suitable and harmonious with the existing and already approved hotels in the neighborhood and with future hotel developments.
- C. The design incorporates architectural details including materials, texture and colors resulting in quality design that will be compatible with existing hotels in the area and will further preserve and upgrade the quality of the existing neighborhood. The scale and size of the hotel will be compatible with the existing and planned hotels in the neighborhood.
- D. The subject site is designated Hospitality Commercial in the General Plan. The area is governed by the Downtown Hawthorne Specific Plan. The purpose of the designation is to facilitate the development of hotels. The Planning Commission on April 7, 2021 granted Conditional Use Permit 2020CU04 allowing the development of the proposed hotel subject to approval of a Design Review.

**SECTION 5.** Based on the forgoing, the Planning Commission hereby grants Design Review 2021DR03 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 documents and other materials that constitute the record of the proceedings upon which the Planning Commission's recommendations are based, which include, but are not limited to, the staff reports for the Project and all of the materials that support the staff reports for the Project, are located in the office of the Planning Director of the City of Hawthorne, at 4455 West 126th Street, Hawthorne, California 90250. The custodian of these documents is the Planning Director of the City of Hawthorne.

**SECTION 8.** The Planning Commission Secretary shall certify to the adoption of this Resolution and shall forward a copy to the City Council, City Clerk, City Manager, and City Attorney and mail a copy to the applicant.

**PASSED, APPROVED and ADOPTED** this 3rd day of July 2024.

ATTEST:



Ryan Richard, CHAIRPERSON  
HAWTHORNE PLANNING COMMISSION



Gregg McClain, SECRETARY  
HAWTHORNE PLANNING COMMISSION

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**DESIGN REIEW 2021DR03**

1. Failure of the applicant to comply with conditions as set forth shall be cause for the Planning Commission to institute a Public Hearing for revocation purposes.
2. The Applicant shall commence construction of the structure or establish the use that is authorized by this approval by April 21, 2025. Failure to commence construction of the structure or establish the use within the time period specified, shall render this approval null and void and any attempt to commence construction or establish the use thereafter shall first require approval of a new Design Review application.
3. The applicant shall comply with all applicable requirements and provisions set forth by the Uniform Building Code, Uniform Fire Code, Hawthorne Municipal Code (HMC), and any additional requirements by the Fire Department, Director of Building and Safety, or Director of Planning, as related to this application.
4. All signage on the property shall comply with Chapter 17.35 of the HMC.
5. The property shall be developed in complete conformity with the plans approved by the Planning Commission on April 21, 2021, as revised and conditioned by the requirements contained in this resolution of approval for Design Review application 2021DR03. Any more intensive use of the property, or deviation from said plans, shall first be reviewed as a modification of this permit
6. The project is also subject to the conditions of approval listed in Planning Commission Resolution No. 2021-03 which granted Conditional Use Permit 2020CU04.
7. Any modifications to the site plan (except those required above) shall require the approval of the Planning Commission and a new public hearing. This process requires the filing of a new application and payment of applicable fees before a hearing on the proposed modifications is scheduled.
8. Conditions of approval listed in this resolution and Resolution No. 2021-03 shall be attached to plans upon submittal for plan check.
9. A solid 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.
10. The applicant shall submit landscape plans in compliance with the State Water Efficiency Model

Ordinance, when submitting for plan check, pursuant to the review and approval of the Director of Planning.

11. The applicant must conform to all Business License regulations and maintain a current city license at all times including an operator's certificate issued by the Business License Department.
12. Per Section 8.22.050 of the Municipal Code, any graffiti painted or marked upon the premises or any adjacent area under the control of the permittee shall be removed or painted over within 24 hours of being applied.
13. The applicant shall commence construction of the structure or establish the use within the timeline established by the Hawthorne Municipal Code as contained in 17.06.090 - three (3) years. Failure to commence construction of the structure or establish the use within that one year time period shall render this approval null and void and any attempt to commence construction or establish the use thereafter shall first require approval of a new application. Applications for a time extension to the commencement date as specified herein must be filed a minimum of thirty (30) days prior to the expiration date. Requests for a time extension must be accompanied by a formal application, all required exhibits and plans, and the required application fees. Requests for extension shall require approval of the Planning Commission.

#### **INDEMNIFICATION AND HOLD HARMLESS**

1. 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.