



Hawthorne, California

Planning Department

Planning Commission Staff Report

Subject: Minor modifications to plan for new hotel at 11444 Acacia Avenue
(2020CU04 & 2021DR03)

From: Gregg McClain, Planning Director

January 21, 2026

On July 3, 2024, the applicant was granted by the Planning Commission approval for a conditional use permit and design review permit to build a new hotel to be built at 11444 Acacia Avenue. The approval resolutions are attached.

Both approval resolutions contain a condition that read as follows:

Any modification 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 modification is scheduled.

In the Spring of 2025 the applicant submitted plans to the Building Safety Department for a new hotel, but some minor changes were made from the plans submitted for the conditional use permit and design review. The changes are the result of the applicant entering into an agreement with a major hotel chain subsequent to the Planning Commission approvals. These changes are as follows:

- Hotel was approved for 104 rooms and new plan has 100 rooms
- First floor fitness center and other guest amenities on approved plan were to office space and expanded lobby-lounge area.
- Rooftop bar was removed from plans
- Color and materials of the exterior were changed
- Podium over the ground floor parking is shifter six-feet to the west

As far as the conditional use is concerned, the only modification to the site plan is a six-foot westward shift of the podium over the first level parking. The shift eliminated a portion of side yard that is adjacent to the Comfort Inn, which is owned by another entity of the same ownership group. Upper floors maintain the original setback. The C-R zone only requires a setback where the property line is abutting a sidewalk or street, so this modification does still meet the zoning setback standard.

More recent conditional use approval conditions contain language that allows the Director to approve changes that fall within prescribed parameters. This is an example of such a minor modification, but the condition of approval shown above limits this authority to the Planning Commission. Staff believes that a new and full application along with repayment of the fees is not warranted in this case because the change is not visible to the public, effects only the applicant's other property, and is otherwise compliant with the zone's setback requirement. However, it is clearly up to the discretion of the Planning Commission to determine if this modification is approved or not.

Interior changes are not within the scope of the conditional use permit or design review, so these can be approved by Staff. The exterior color and materials changes, on the other hand, are within the scope of the design review process. Architecturally, the building exterior is unchanged except the removal of the rooftop bar. The colors were approved as a combination of beige, gray, and brown, but the new plans use a combination of black with light and dark gray. The new design reduces the use of siding materials, but uses a woodgrain siding at the entrance and a large accent element which create a focal point at the entrance to the hotel's lobby.

Staff recommends the Commission do one of the following actions:

1. Approve the changes as proposed
2. Remove from the Consent Calendar and discuss the changes before taking further action
- 2a. Approve the changes after discussion
- 2b. Request changes from the applicant as a condition of approval
- 2c. Deny the changes

Attachments:

1. Planning Commission Resolution PC 2024-14
2. Planning Commission Resolution PC 2024-16
3. Plans as approved by conditional use and design review permits
4. Modified plans submitted for building plan check
5. Plan check corrections for building permit BLDC-2025-0589