

HAWTHORNE PLANNING COMMISSION

MINUTES OF NOVEMBER 5, 2025

A. CALL TO ORDER

Vice-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 Talleda led the Pledge of Allegiance

C. ROLL CALL

COMMISSION:	Vice-Chairperson Ruby Cohens Commissioner Jennifer Houston (Absent) Commissioner Stephen Nellman Commissioner Presley Suomie Commissioner Mike Talleda
EX-OFFICIO MEMBERS:	Planning Director Gregg McClain
STAFF:	Deputy City Attorney Sean Lask

D. ORAL COMMUNICATIONS

E. PLANNING COMMISSION CONSENT CALENDAR

1. Minutes of April 16, 2025
2. Minutes of August 20, 2025
3. Minutes of October 15, 2025

- Motion to adopt the consent calendar items has been postponed due to minor errors

F. CONTINUED PUBLIC HEARINGS

No Items

G. NEW PUBLIC HEARINGS

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

- Commissioner Talleda would like to know how the City would take parking lots and convert them to housing or they'd be separated and sold
- Vice-chairperson Cohens wanted to know if the Minimum Residential Parking numbers presented include HOA's. She was advised that any building/property/parking lot already built is grandfathered in
- Vice-chairperson Cohens asked if this proposal would encourage more green spaces throughout the City
- Commissioner Nellman shared he thought it impractical to have one parking space for every 10 students in secondary schools, as many students are not of age to drive

- Vice-chairperson Cohens wanted clarification as to what are the exceptions to the grandfathered rule
- Vice-chairperson Cohens wanted to know what impact SB79 has on properties near railroads, and whether there is potential for developers to build on these properties
- Reuben Sanchez, Hawthorne resident, discussed there are a lot of parking issues in the City. He says tenants are causing the parking issues, and there are zero consequences for parking enforcement issues.
- Jesse, Hawthorne resident, thanked the City for taking initiative with this amendment allowing growth within the City

Motion by Commissioner Nellman and a Second by Commissioner Suomie to approve Planning Commission Resolution No. 2025-12.

Yes: Cohens, Nellman, Suomie, Talleda
 No:
 Abstain:
 Absent: Houston

H. ADMINISTRATIVE ITEMS

I. ITEMS TO BE PLACED ON FUTURE AGENDAS

J. COMMISSIONER REPORTS

K. ADJORNMENT

Vice-Chairperson Cohens adjourned the meeting at 7:33 PM

 Vice-Chairperson Ruby Cohens
 Hawthorne Planning Commission

Date signed: _____

ATTEST:

 Planning Director Gregg McClain, Secretary,
 Hawthorne Planning Commission