

HAWTHORNE PLANNING COMMISSION

**MINUTES OF JANUARY 21, 2026**

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 Houston led the Pledge of Allegiance

C. ROLL CALL

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

D. SELECTION OF CHAIR AND VICE-CHAIR

Nomination by Commissioner Houston and a Second by Commissioner Nellman for Ruby Cohens as Chairperson

Yes: Cohens, Houston, Nellman

No:

Abstain:

Absent: Suomie, Talleda

Nomination by Chairperson Cohens and a Second by Commissioner Nellman for Jennifer Houston as Vice-Chairperson

Yes: Cohens, Houston, Nellman

No:

Abstain:

Absent: Suomie, Talleda

E. ORAL COMMUNICATIONS

- Ruben Sanchez, City resident, has concerns regarding parking issues within the City. Comments that permit parking may be necessary and would be beneficial to address it with preferential parking.

- Ms. Walker, City resident, discussed concern as to why the project was on the consent calendar rather than a public hearing since residents did not know how minor the modifications were.

F. PRESENTATIONS

1. Citywide Parking Study

- Commissioner Nellman wanted to know if there would be additional personnel added to help with enforcing new parking regulations, and if there would be signs with information for residents to call if needed
- Vice-Chairperson Houston sought information regarding parking permits and their cost
- Chairperson Cohens wanted clarification as to how it will be verified that residents live where they say. She also asked how auto companies will be managed as these companies park the majority of their cars on the street
- Vice-Chairperson Houston wanted to know how permitted residential parking will work when guests arrive-
- Commissioner Nellman asked if the number of permits in a residential area will be capped based on the amount of spaces available on the street
- Planning Director McClain asked if the City will have a one-size-fits-all plan or if there will be different plans based on the need of each neighborhood
- Vice-Chairperson Houston suggested it only be allowed for residents to purchase one permit to allow a fair distribution on permits
- Chairperson Cohens wanted to know if the City will offer waivers for people who cannot afford a permit. She asked how permits will be handled for people with disabilities needing larger cars. Chairperson Cohens asked if all parks will require parking fees.

2. Prohousing Designation

- Vice-Chairperson Houston asked what type of housing the City is required to build for this grant
- Chairperson Cohens asked if the housing will be for rent or for ownership. She wanted to know what types of infrastructure is possible and if it was possible to back out of the type of designation once it was determined

G. PLANNING COMMISSION CONSENT CALENDAR

1. Approval of minor modification to approved plans for new hotel (2020CU04 & 2021DR03)

- Chairperson Cohens is concerned about time limits regarding development and City liabilities

Motion by Commissioner Nellman and a Second by Vice-Chairperson Houston to approve modifications

Yes: Cohens, Houston, Nellman

No:

Abstain:

Absent: Suomie, Talleda

H. CONTINUED PUBLIC HEARINGS

No Items

I. NEW PUBLIC HEARINGS

No Items

J. ADMINISTRATIVE ITEMS

K. ITEMS TO BE PLACED ON FUTURE AGENDAS

L. COMMISSIONER REPORTS

- Vice-Chairperson Houston wished everyone a Happy New Year and thanked the residents who attended the meeting to share their thoughts/concerns
- Chairperson Cohens also thanked the residents who attended the meeting

M. ADJORNMENT

Vice-Chairperson Cohens adjourned the meeting at 7:28 PM

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Vice-Chairperson Ruby Cohens  
Hawthorne Planning Commission

Date signed: \_\_\_\_\_

ATTEST:

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Planning Director Gregg McClain, Secretary,  
Hawthorne Planning Commission