

HAWTHORNE PLANNING COMMISSION

MINUTES OF MARCH 4, 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 Nellman led the Pledge of Allegiance

C. ROLL CALL

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

D. ORAL COMMUNICATIONS

E. PLANNING COMMISSION CONSENT CALENDAR

1. Color Approval EC-2026-0002 – 14620 Aviation Blvd. – Springhill Suites Hotel
2. Color Approval EC-2026-0003 – 14400 Aviation Blvd. – Townplace Suites Hotel
3. Minutes of November 5, 2025
4. Minutes of December 3, 2025
5. Minutes of January 21, 2026

Motion by Commissioner Talleda and a Second by Commission Nellman to adopt the consent calendar items.

Yes: Cohens, Nellman, Talleda

No:

Abstain:

Absent: Houston, Suomie

F. CONTINUED PUBLIC HEARINGS

No Items

G. NEW PUBLIC HEARINGS

1. Change of Zone Application CZ-2025-0003
4457 W. 120th Street

- Commissioner Nellman wanted to know what the parking requirements will be for future residential development
- Commissioner Talleda inquired about property ownership
- Chairperson Cohens wanted to know if the property would be commercial zoning if demolished
- Chairperson Cohens discussed the Hawthorne Specific Plan and how this would affect the parking requirements

Motion by Commissioner Talleda and a Second by Chairperson Cohens to adopt PC Resolution 2026-03 recommending the City Council adopt the addendum to the adopted IS/MND and Zone Change CZ-2025-0003

Yes: Cohens, Nellman, Talleda

No:

Abstain:

Absent: Houston, Suomie

H. ADMINISTRATIVE ITEMS

I. ITEMS TO BE PLACED ON FUTURE AGENDAS

J. COMMISSIONER REPORTS

K. ADJORNMENT

Chairperson Cohens adjourned the meeting at 6:22 PM

Chairperson Ruby Cohens
Hawthorne Planning Commission

Date signed: _____

ATTEST:

Planning Director Gregg McClain, Secretary,
Hawthorne Planning Commission