

PLANNING COMMISSION RESOLUTION NO. PC 2026-06
CONDITIONAL USE PERMIT CU-2026-0002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING CONDITIONAL USE PERMIT CU-2026-0002 FOR THE EXPANSION OF A NONCONFORMING SELF-STORAGE USE AT 13521 CRENSHAW BLVD (APN NO. 4052-016-016) IN THE CITY OF HAWTHORNE, SUBJECT TO CONDITIONS AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, Brian Duncan (Applicant), filed a complete application requesting the approval of a conditional use permit (CUP) for the expansion of a nonconforming self-storage facility in accordance with Hawthorne Municipal Code (HMC) Chapter 17.13; and

WHEREAS, the application applies to a property located at 13521Crenshaw Blvd., Hawthorne, California, Assessor's Parcel Number 4052-016-016 (property); and

WHEREAS, the Land Use Element of the General Plan designates the property as general industrial and the zoning as Limited Industrial (M-1). The General Plan land use and zoning are in conformity with each other; and

WHEREAS, the existing use on the property is legal nonconforming as it was lawfully established but does not conform to the current regulations of the Limited Industrial (M-1) zoning district and the General Industrial designation of the General Plan; and

WHEREAS, in accordance with HMC Chapter 17.13, the expansion of a nonconforming use requires the granting of a conditional use permit by the Planning Commission; and

WHEREAS, on April 9, 2026, conditional use permit application CU-2026-0002 was received requesting the expansion of an existing nonconforming self-storage use; and

WHEREAS, the project is categorically exempt from review pursuant to State CEQA Guidelines Section 15332, Class 32, for Infill Development Projects; and

WHEREAS, on August 19, 2026, a duly noticed public hearing on the project 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.

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

SECTION 1. The Planning Commission finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2. Based 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 having exercised its independent judgement thereon, the Planning Commission hereby finds that the Project is exempt from the California Environmental Quality Act pursuant to CEQA State Guidelines Section 15332, Class 32 which exempts projects consistent with both the general plan and zoning designations and regulations. The proposed use would occur within city limits on a site approximately 51,590 square feet (significantly less than five acres) and surrounded by urban uses. Additionally, the subject site is not home to endangered species and will therefore not jeopardize the habitat of rare or threatened species. The proposal also complies with Class 32 exemptions due to the site's location in an area already served by utility and public service providers.

SECTION 3. Based upon substantial evidence presented to the Planning Commission during the August 19, 2026, public meeting, including public testimony and written and oral staff reports, the Planning Commission finds as follows:

1. The proposed use is properly one for which a CUP is authorized by this code, as follows:

HMC Chapter 17.13 permits nonconforming uses to be enlarged with approval of a conditional use permit and as such, it is a proper use within the zone.

2. The proposed use will not adversely affect the adjoining land uses, or the growth and development of the area in which it is proposed to be located, as follows:

The use is compatible with the surrounding area and is not expected to adversely affect neighboring properties.

An existing self-storage use currently operates on the project site; the existing operation functions as a warehouse-based storage service in which the company collects customers storage containers and transports them to the facility for storage. The proposed project would transition the site to a conventional self-storage facility consisting of individual storage units accessible directly by tenants.

The proposed storage use would eliminate company-operated trucks which will reduce noise and vehicle trips associated with the site. Traffic is expected to consist primarily of smaller passenger vehicles used by tenants accessing their storage units infrequently.

The proposed self-storage facility presents a less intensive use than many of the industrial uses permitted within the M-1 zoning district and the general industrial land use designation; manufacturing, processing, warehousing and other industrial activities that generate greater levels of noise and truck traffic.

3. That the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use, in a manner not detrimental to either the particular area or health and safety.

The project site contains an existing storage facility. The project proposes to modify and increase the floor area of the building for the continued use of the building as a storage facility. The lot will be modified to provide additional parking and additional landscaping to improve the aesthetics of the lot.

4. That the traffic generated by the proposed use will not impose an undue burden upon the streets and highways designed and improved to carry the traffic in the area.

The traffic generated by the proposed use will not impose an undue burden upon the public streets and highways serving the area. The proposed storage use is anticipated to generate light traffic volumes as customers infrequently visit their storage spaces.

The subject property had adequate access to the existing street network, and the site layout is designed to support safe and efficient ingress and egress for vehicles, service traffic, and emergency responders.

5. That the granting of the conditional use permit under the conditions imposed will not be detrimental to the health and safety of the citizens of the city of Hawthorne.

The subject property contains an existing self-storage building and surface parking area. The project will modify the existing building to enhance the buildings appearance and create additional floor area in the interior to the building. The built environment of the site would not change significantly compared to existing conditions and will not adversely affect the public health, welfare, or safety of persons residing or working in or adjacent to the project. Rather, the project will enhance the site by upgrading the sites appearance and functionality.

The conditions of approval, enumerated in Exhibit A subject the project to review by agencies regulating public safety.

SECTION 4. Based on the forgoing, the Planning Commission hereby grants Conditional Use Permit CU-2025-0006 subject to the conditions set forth in Exhibit A attached hereto.

SECTION 5. This resolution shall become effective 10 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 6. A copy of this resolution shall be mailed to the applicant and copies shall be filed with the City.

PASSED, APPROVED and ADOPTED this 19th day of August, 2026.

Ruby Cohens, Chairperson

ATTEST:

Gregg McClain, Planning Director

EXHIBIT A
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT CU-2026-0002

Application: CU-2026-0002

Applicant: Brian Duncan, LaTerra Storage Partners LLC

Owner: David Doody & Kathleen Doody, The Doody Family Trust

Authorized Agent: Brian Duncan, LaTerra Storage Partners LLC

Location: 13521 Crenshaw Blvd, Hawthorne, CA 90250 (APN No. 4052-016-016)

Conditions of approval are unique provisions of the municipal code, or standard practices that are applied to a project per Chapter 17.06b of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the Planning Department.

General Requirements:

1. **Code Compliance:** The Applicant shall comply with all applicable requirements and provisions set forth by the California Building Code (CBC), California Fire Code, Hawthorne Municipal Code (HMC), and by the Fire Department, Director of Building Safety, or Director of Planning, as related to this application.
2. **Enforcement:** The Planning Department, Public Works Department, Police Department, Building Safety Department, and the Los Angeles County Fire Department shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. Any questions of intent or interpretations of any condition of approval shall be resolved by the appropriate department or agency upon written request of such interpretation.
3. **Citations:** Any violation of the code requirements, conditions of approval, or both may be subject to the issuance of a citation that could result in a fine as set by the City Council.
4. **Approved Plans:** The property shall be developed in substantial conformity with the plans approved by the Planning Commission on August 19, 2026, as conditioned by the requirements contained in the resolution of approval for Conditional Use Permit CU-2026-0002. Any deviation from said plans shall first be reviewed by the Planning Director to determine whether proposed modifications are within the scope of approval.

5. **Amendments to Approved Plans:** The Planning Director may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans or conditions of approval based on changed circumstances, new information, or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment is reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of Hawthorne Municipal Code.
6. **City Indemnification by Applicant:** The applicant/owner shall defend, indemnify and hold harmless the City or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the City's approval of this project. In the event that the City fails promptly to notify the Applicant / Owner of any such claim, action or proceeding, or that the City fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect
7. **Entitlement Expiration:** This approval is valid for a period of three years from the effective date of this approval. Failure to commence construction of the structure or establish the use within that three-year time period shall render this approval null and void. 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 days prior to the expiration date. The Planning Director may renew the approval for a single one-year period if a request is received at least thirty calendar days before approval lapses. Requests for a time extension must be accompanied by a formal application, all required exhibits and plans, and the required application fees. Any additional requests for extension shall require Planning Commission approval._
8. **Business License:** The applicant/owner/tenants must conform to all Business License regulations and maintain a current City license at all times.
9. **Property maintenance:** The applicant/owner shall agree to maintain the property in good repair, free of rubbish, debris and other hazards, and in accordance with all applicable rules, ordinances and regulations of all federal, state, county and local bodies and agencies having jurisdiction.
10. **Landscape maintenance:** The applicant/owner shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material and vegetation shall be replaced per the approved plans. Trees shall be permitted to grow to their maximum height.
11. **Graffiti abatement:** The owner/tenant shall remove any graffiti from the site within twenty-four hours in matching colors to the existing improvements.

12. **Monitoring conduct:** The applicant/owner/tenant shall ensure that loading areas, drive aisles, and trash enclosures remain unobstructed by patrons at all time during hours of operation.
13. **Loitering:** Signs shall be posted on the site per CA Penal Code Sections 552 through 555.5 and 11532 to prohibit loitering on the property.

Planning:

14. Off-street parking shall be provided at all times in accordance with the originally approved site plan and, per Municipal Code Chapter 17.10f, shall be maintained in a clean and attractive manner: striping maintained, and trash, litter, or other materials shall be removed regularly.

Building Safety:

15. The approved conditions of approval shall be printed on building plans upon submission.
16. The Applicant shall pay the applicable impact fees to the Building Safety Department in the amount that is in effect at the time such fees are to be collected.
17. Building plans shall provide a complete code analysis demonstrating compliance with the 2025 California Building Code (CBC), including but not limited to, occupancy classification and use determination (chapter 3), general building heights and areas (chapter 5), and construction type determination (chapter 6).
18. Building plans shall demonstrate compliance with all applicable 2025 CBC fire and life safety provisions, including but not limited to, fire and smoke protection features (chapter 7), fire protection and life safety systems (chapter 9), and means of egress (chapter 10).
19. Building plans shall demonstrate compliance with all applicable accessibility requirements of 2025 CBC chapter 11B, including accessible route, accessible parking, site access, entrances, common use areas, restrooms, elevators, gates/doors, hardware, and all other applicable accessibility provisions.

Public Works:

20. Any changes or modifications of the conditions, as set below, require prior approval from the Department of Public Works:
 - Repair any cracked and/or deteriorated sidewalk, curb and gutter.
 - Locate all utilities within project on street, side street and/or alleyways bordering this project.
 - Verify all existing driveways meet ADA compliance.

21. The proposed development will be subject to the City's grading, drainage, and low impact development (LID) requirements

Fire:

22. All County Fire Department requirements must be met prior to issuing building permits and Certificate of Occupancy.