



HAWTHORNE PLANNING COMMISSION STAFF REPORT

DATE: August 19, 2026

SUBJECT: Public Hearing - Conditional Use Permit CU-2026-0002

FROM: Gregg McClain, Planning Director

BY: Yesenia Hernandez, Assistant Planner

PROJECT INFORMATION

SUMMARY: Conditional Use Permit Application No. CU-2026-0002 is a request to expand the floor area of an existing legal nonconforming self-storage use. The project involves the addition of two new floors within the existing envelope of the building.

LOCATION: 13521 Crenshaw Blvd.
Hawthorne, CA 90250
APN No. 4052-016-016

APPLICANT: Brian Duncan, LaTerra Storage Partners LLC

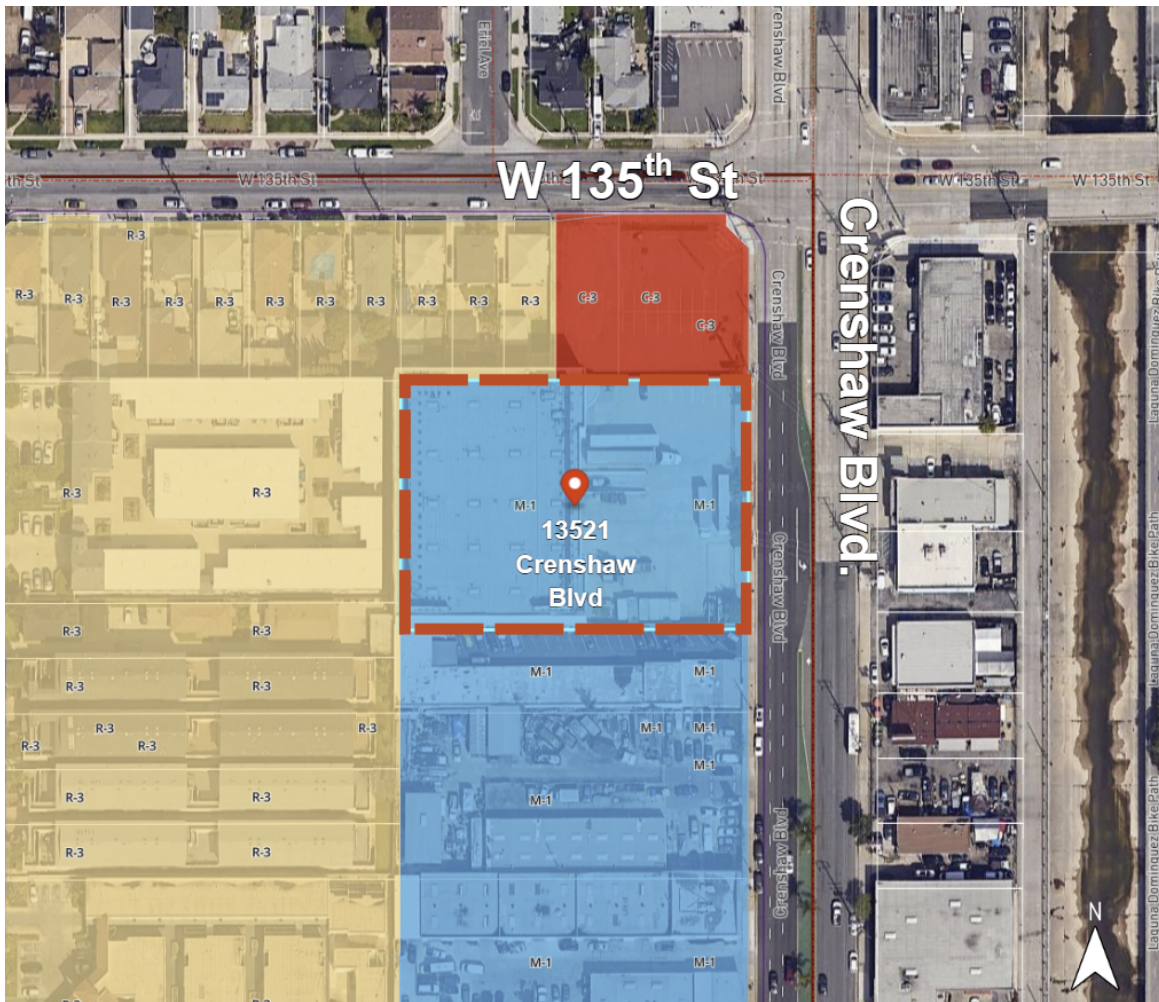
REPRESENTATIVE: Brian Duncan, LaTerra Storage Partners LLC

PROPERTY OWNER: David Doody & Kathleen Doody, The Doody Family Trust

PROJECT DESCRIPTION

The applications reviewed herein include a conditional use permit (CUP) for a property located at 13521 Crenshaw Blvd. Conditional Use Permit Application No. CU-2026-0002 is a request to expand the floor area of an existing nonconforming self-storage land use. The Hawthorne Municipal Code (HMC) Chapter 17.13 indicates that a nonconforming use shall not be expanded to occupy additional floor area beyond what existed at the time the use became nonconforming without obtaining a conditional use permit.

As shown on the vicinity map below, the subject site is located towards the South West of the intersection of Crenshaw Boulevard and West 135th Street. The existing and proposed use of the project site is commercial and is appropriately located among other urban uses.



To the north of the project site are residential lots and a vacant parking lot, zoned R-3 and C-3 with a Housing overlay, respectively. To the east of the property are commercial lots zoned C-3 within the city of Gardena. To the south of the property are commercial lots zoned M-1. To the west are multifamily residential lots zoned R-3.

The property is a single parcel totaling approximately 51,590 square feet. The scope of the CUP is for the expansion of self-storage use to occupy additional floor area. This will be done through the construction of additional floors within the existing structure. The current structure is a three-story building of 27,850 square feet and a height of 45'-6". The existing height of the building can accommodate the addition of two new floors within the existing envelope of the building. The addition of two new stories within the existing envelope of the building, each story of 27,850 square feet, will result in 83,550 square feet of floor area within the structure. The parking lot will be restriped and reconfigured to provide a total of 31 parking spaces. Additional landscaping will be provided on the parking lot.

GENERAL PLAN, ZONING, AND OTHER POLICY PLANS

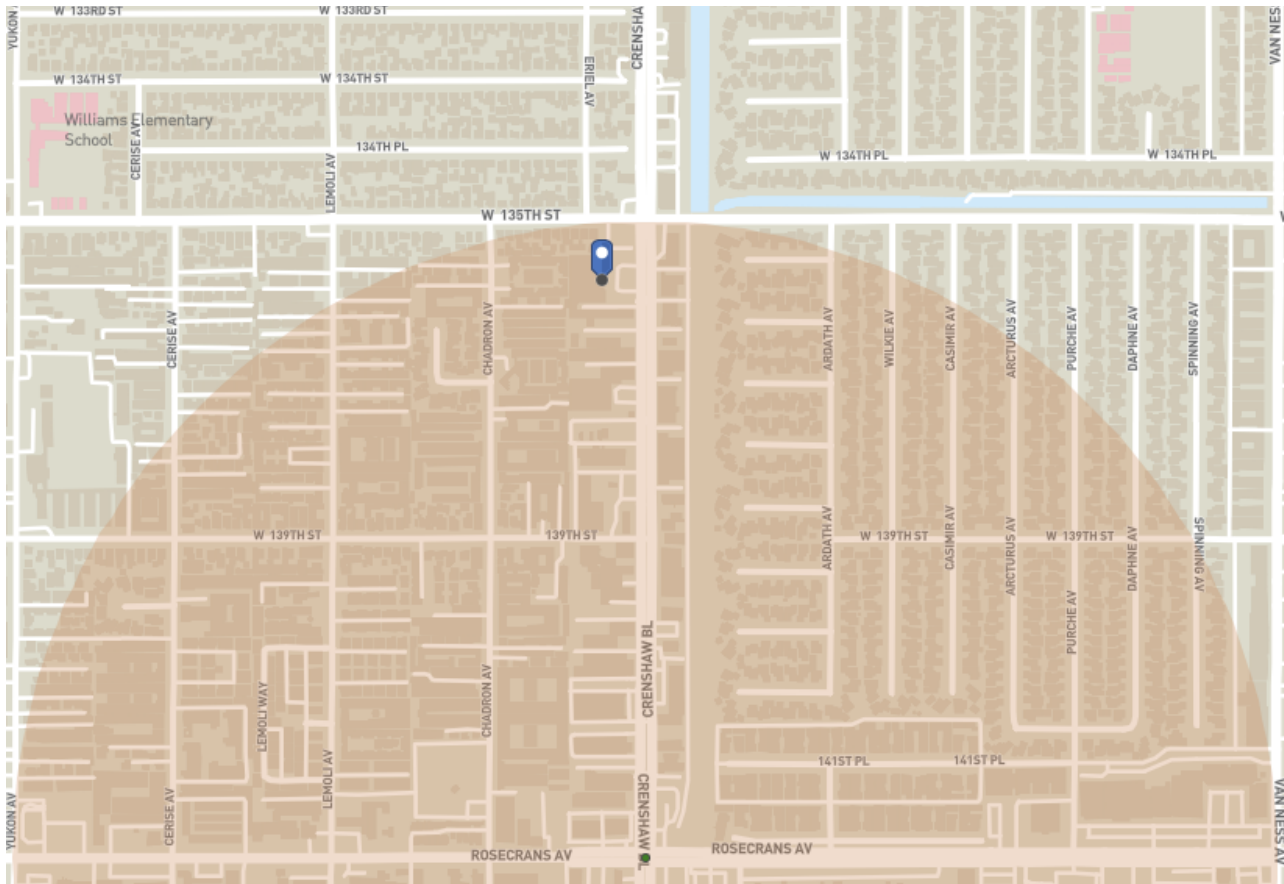
The project site is zoned Limited Industrial M-1 and is within the General Industrial classification of the General Plan Land Use Element. These designations are in conformity with each other.

Per HMC 17.40a-010, the M-1 zone is intended to provide for the location and grouping of light industrial activities, which are devoid of nuisance factors and hazards, as distinguished from heavy industrial facilities. The general industrial land use designation of the General Plan is intended for large scale developments or industrial parks whose activities include heavy manufacturing with ancillary warehousing and storage uses.

OVERVIEW AND ANALYSIS

Under HMC Chapter 17.13, enlarging or expanding a nonconforming use to occupy additional floor area beyond what existed at the time the use became nonconforming may be permissible with a conditional use permit.

Under HMC Chapter 17.13, a nonconforming structure may be expanded in conjunction with the expansion of a non-conforming use. If a building is altered to increase floor area, additional parking spaces are to be provided, but only for the increased floor area. Under AB 2097 (2021-2022), no parking is required for developments within half a mile of a major transit stop as defined in Public Resource Code section 21064.3. As shown in the map below, the project is within the qualifying area so no additional parking may be required by the City.



Required Findings:

Pursuant to HMC Chapter 17.06b – Prior to granting an approval of an application for conditional use permit, the Planning Commission must make five specific findings, as follows:

1.The proposed use is properly one for which a CUP is authorized by the HMC.

The expansion and enlargement of an existing nonconforming use, as well as the expansion of a nonconforming structure, are both permitted with a conditional use permit per HMC Chapter 17.13.

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.

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 routine company-operated trucks and larger service vehicles 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.

A self-storage facility presents a less intensive use than many of the industrial uses permitted within the M-1 zone.

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 current project proposes to modify and increase the floor area within the existing building envelope. The lot will be modified to provide additional parking and additional landscape 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. A storage use is anticipated to generate light traffic volumes as customers infrequently visit their storage spaces.

The subject property has adequate access to the existing street network, and the site layout is designed to support safe and efficient site access 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. 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.

Environmental Analysis

The CUP is a project subject to the California Environmental Quality Act (CEQA) and qualifies for an exemption from CEQA pursuant to Section 15332. Class 32 exempts in-fill development projects such as this subject to the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The project site is within city limits and measures less than five acres.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

This project meets the condition for a Class 32 exemption, and there are no unusual circumstances or issues that would constitute an exception to the categorical exemptions under CEQA Guidelines Section 15300.2.

Public Hearing Notice

Public Notice (Attachment B) was given in accordance with Chapter 17.03 of the HMC. The Planning Department published a public hearing notice in the Hawthorne Press Tribune on August 6, 2026, and mailed notification to property owners within 300 feet of the site.

RECOMMENDATION

Based on the analysis of the issues and the recommended attached conditions of approval, the project complies with the HMC. Accordingly, Staff recommends that the Planning Commission adopt PC Resolution 2026-06 (Attachment D) approving Conditional Use Permit CU-2026-0002.

ATTACHMENTS

- A. Site Plans
- B. Public Hearing Notice
- C. Notice of Exemption (NOE)
- D. Planning Commission Resolution PC 2026-06