



HAWTHORNE PLANNING COMMISSION STAFF REPORT

DATE: August 13, 2026

FROM: Gregg McClain, Director of Planning

BY: Dylan Ramirez, Planning Intern

SUBJECT: **EC-2026-0004 Administrative Color Approval - Commercial Building**

PROJECT INFORMATION

SUMMARY: Planning Commission administrative approval of exterior colors

LOCATION: 4263 W El Segundo Blvd Hawthorne, CA 90250(APN #4046-030-008)

APPLICANT: Mojtaba Hydari

PROPERTY OWNER: MASTORAKOS TRUST

PROJECT DESCRIPTION

The applicant requested approval to repaint the exterior of the existing commercial building located at 4263 W El Segundo Blvd (Attachment 1). The building was previously a bake shop and is now being developed for a new restaurant. Per Hawthorne Municipal Code (HMC) Section 17.30.010, administrative approval (non-public hearing item) by the Planning Commission is required for all exterior colors proposed on commercial buildings.

GENERAL PLAN, ZONING, AND OTHER POLICY PLANS

The applicant requested approval to repaint the exterior of the existing Commercial building located at 4263 W El Segundo Blvd (Attachment 1). This site is designated as C-3 in the General Plan Land Use Map. It is zone C-3 General Commercial).

ANALYSIS

Section 17.30.010 of the HMC requires administrative approval of exterior façade colors from the Planning Commission prior to commencement of construction of, or changes to, the exterior of any commercial building or structure.

The code specifies that the following is required:

Base colors and accent colors should be selected to avoid monotony throughout the project site and neighborhood. Color schemes should present a harmonious range of accent materials. Approval of colors shall also be required for awnings, fencing, and walls.

The use of materials and color should convey a sense of quality and permanence. Colors should be compatible with neighboring buildings.

- The color palette avoids monotony throughout the project and modernizes the existing exterior of the building. The color scheme does not create an incompatible look within the context of the surrounding neighborhood nor negatively affects the buildings architecture.
- The base color should be subtle, derived from earth tones and natural building materials such as brick, stone, and terra cotta. However, muted shades of more vivid hues are acceptable if characteristic of the style.

The applicant indicated the use of following color pallet (Attachment 3). The color application is proposed as follows:



CEQA

Staff has determined that the project is exempt from further environmental analysis under the “General Rule” exemption in accordance with Section 15061(b)(3) of the CEQA Guidelines because there is no substantial evidence that the proposed exterior colors may have a significant effect on the environment. In the instance where the General Rule is not applicable, the project would be categorically exempt from review under CEQA Guidelines Section 15301 Class 1 (existing facilities).

RECOMMENDATION

The proposed exterior colors comply with the requirements of the HMC, and the project is exempt from CEQA. Therefore, Staff recommends that the Planning Commission approve the color palette as proposed (Attachment 3) with the following condition:

- All exterior walls of the building shall be painted in the primary base color. Complementary accent/trim colors shall be limited to the east and south elevations, as depicted in the approved rendering.
- The applicant shall use graffiti-resistant paint and/or coating. The applicant will maintain the building graffiti-free and understands the City’s ability to cite for any graffiti left uncorrected per HMC Chapter 8.22 and other pertinent sections.

ATTACHMENTS

- 1) Vicinity Map (indicating site location & Zoning)
- 2) Existing Color Scheme
- 3) Proposed Color Scheme

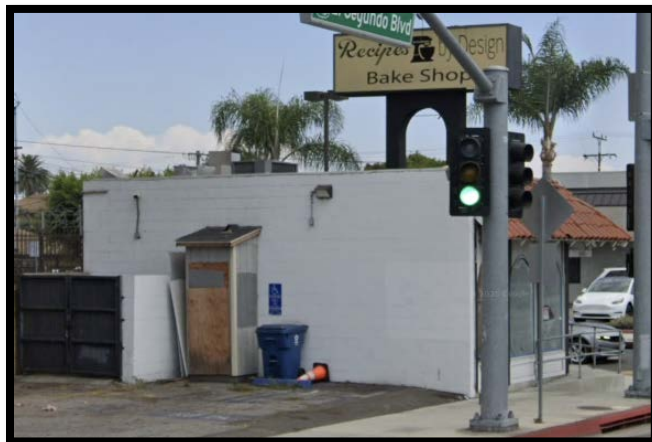
Attachment 1
Vicinity Map



Attachment 2
Existing Color



View of existing east and south building walls (looking northwest)



View of existing west building wall (looking east)



View of existing north building wall (looking southwest)

Attachment 3
Proposed Color Scheme

