I. OVERVIEW

The applicant has requested approval to repaint the exterior of the existing building located at 12003 Prairie Avenue (Attachment 1). Per the Hawthorne Municipal Code (HMC) Section 17.30.010, administrative approval (non-public hearing item) by the Planning Commission is required for all exterior colors.

II. ANALYSIS

Section 17.30.010 of the HMC requires administrative approval of exterior façade colors from the Planning Commission. The code specifies the following:

- Base colors and accent colors should be selected to avoid monotony throughout the project site and neighborhood:

  The proposed colors are white, gray, and black. The proposed colors avoid monotony throughout the project site and blend well together. The color scheme does not create an incompatible look to the surrounding neighborhood.

- 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 is utilizing white for the majority of the building with gray trim surrounding the building with black security doors as an accent to the building.

- Contrasting but complementary accent colors should be used for trim, windows, doors, awnings, and key architectural elements.

The black steel security bars and doors will be utilized around the building to accent the entrances and windows.

III. CONCLUSION AND RECOMMENDATION

The proposed exterior colors comply with requirements of the HMC and Staff recommends that the Planning Commission approve the proposed color palette as depicted in the exterior color rendering (Attachment 2).

ATTACHMENTS

1. Vicinity Map
2. Proposed Exterior Colors
Attachment 2

Proposed Exterior Colors
Plans for Painting the Exterior of the Building

Full Building

Before

After
Plans for Painting the Exterior of the Building
Prairie Side of Building

Before

After
Plans for Painting the Exterior of the Building
120th Side of Building