

2022 Annual Progress Report

City of Hawthorne General Plan

March 2023



Gregg McClain
City of Hawthorne
Planning and Community Development Department
4455 W. 126th Street
Hawthorne, California 90250

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Appendix A. City of Hawthorne General Plan Housing Element Annual Progress Report

Acronyms and Abbreviations

ADA	American with Disabilities Act
AMI	area median income
APR	Annual Progress Report
ARS	Automatic Retractable Screens
CDAA	California Disaster Assistance Act
CEQA	California Environmental Quality Act
CGC	California Government Code
City	City of Hawthorne
COVID-19	Coronavirus Disease 2019
CPS	Connector Pipe Screens
DHSP	Downtown Hawthorne Specific Plan
EDSP	Economic Development Specific Plan
EOP	Emergency Operation Plan
FEMA	Federal Emergency Management Agency
HCD	California Department of Housing and Community Development
LAX	Los Angeles International Airport
LHMP	Local Hazard Mitigation Plan
LID	Low Impact Development
MS4	Municipal Separate Storm Sewer System
NIMS	National Incident Management System
NPDES	National Pollutant Discharge Elimination System
OES	Office of Emergency Services
OPR	California Governor's Office of Planning and Research
RHNA	Regional Housing Needs Allocation
SCAQMD	South Coast Air Quality Management District
SEMS	Standard Emergency Management System
SOP	Standard Operating Procedure
VMT	Vehicle Miles Traveled

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Introduction

1.1 Purpose

The purpose of this Annual Progress Report (APR) is to fulfill the requirements of California Government Code (CGC), Section 65400(a), on the implementation status of the General Plan of the City of Hawthorne (City). The APR also informs the public of the progress toward meeting the community's goals. CGC Section 65400(a), requires that cities and counties "investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan." The APR is required to be prepared and submitted to the City Council, the California Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). Report on the Housing Element is required to be submitted by April 1 of each year per the requirements of HCD.

At a minimum, the APR should address the following:

1. General Plan status and progress in its implementation.
2. Progress in meeting its share of the regional housing needs pursuant to CGC Section 65584.
3. Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of CGC Section 65583.
4. The degree to which the City's approved General Plan complies with the California General Plan Guidelines developed and adopted pursuant to CGC Section 65040.2 and the date of the last General Plan revision/update.

1.2 State General Plan Guidelines

OPR guidance provides suggested content for the APR. The following presents the content in this APR, based on suggestions from the guidance:

- Introduction.
- Table of contents.
- List of acronyms and abbreviations.
- Date of presentation and acceptance by City Council. The APR is scheduled to be presented to the City Council on March 28, 2023.
- Measures associated with the implementation of the General Plan, with specific references to individual elements.

- Housing Element APR reporting requirements – each jurisdiction is required to report certain housing information in accordance with state housing law (refer to CGC Sections 65400, 65583, and 65584) and HCD’s Housing Element guidelines.
- The Housing Element APR is addressed in Appendix A, prepared through the use of standards, forms, and definitions adopted by HCD.
- The degree to which the General Plan complies with OPR General Plan Guidelines, including environmental justice considerations, collaborative planning with the military lands and facilities, and consultation with Native American tribes.
- The date of the last update to the General Plan.
- Priorities for land use decision-making established by the local legislative body (e.g., passage of moratoria or emergency ordinances).
- Goals, policies, objectives, standards, or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted.
- One or more lists of the following, including references to specific General Plan Elements or policies, statuses (i.e., approved/denied, initiated/ongoing/completed), and a brief comment on how each advanced the implementation of the General Plan during the past year:
 - Planning Activities Initiated. These may include but are not limited to Master Plans, Specific Plans, master environmental assessments, annexation studies, and other studies or plans.
 - General Plan Amendments. These may include agency-driven and applicant-driven amendments.
 - Major development applications processed.

This APR summarizes the planning activities for the City from January 1 to December 31, 2022.

Table 1. City of Hawthorne General Plan Elements and Adoption Year

Element	Adoption Year	Update Year (If Applicable)
Land Use Element	1990	2016
Circulation Element	1990	2015
Housing Element	2014	2022
Noise Element	1989	2018
Safety Element	1989	2022
Conservation Element	1989	—
Open Space/Recreation Element	1989	—
Economic Development Element	2015	—
Environmental Justice Element	2022	—

General Plan Overview

The following describes the elements of the General Plan and the implementation status of each element's goals. A discussion of projects and capital improvements are provided in Section 3, Planning and Development Activities.

2.1 City of Hawthorne General Plan

The City's General Plan addresses the critical issues that will shape the City's future, specifically the following:

- Optimum types and mix of land uses that will both secure the City's economic solvency and maintain a high quality of life.
- Transportation systems needed to accommodate planned growth.
- Infrastructure systems needed to accommodate planned growth.
- Important natural resources to be protected and integrated with planned growth.
- Community facilities needed to accommodate planned growth.
- Community amenities needed to provide a balanced and pleasing place to live, work, shop, play, and learn.

The City's General Plan is organized into the nine elements, Land Use, Circulation, Housing, Noise, Safety, Conservation, Open Space and Recreation, Economic Development, and Environmental Justice, which include all mandated elements per CGC Section 65302. The implementation status of each element is identified below.

2.1.1 Land Use Element

The Land Use Element functions as a guide to the ultimate pattern of development for the City within its incorporated boundaries and sphere of influence.

As required by CGC Section 65302(a), the Land Use Element describes the proposed general distribution, location, and extent of land uses in the City and their relationship to all elements of the General Plan. The Land Use Element is the driving element in the General Plan to which all elements must relate. Because it establishes the type, intensity, and pattern of land uses, it inherently shapes housing, transportation, noise, air quality, infrastructure, public services, natural resources, safety, open space, and recreation. The Land Use Plan contained in the Land Use Element describes geographically the proposed location of the land use designations. A discussion of the goals of the Land Use Element and the manner in which the City has met these goals is provided below:

- **Goal 1: The city shall expand current efforts to attract and enhance commercial development.**
 - **Implementation:** The City continued to accept applications and pursue development of hospitality businesses near the airport and other key areas in the City. The City developed an ordinance for the recreational sale of cannabis and implemented a Working Committee. The Working Committee concluded their work at the end of 2022 and began the application process for Cannabis Business Licenses.
- **Goal 2: Every effort shall be made to ensure that both existing and future development will be and will remain compatible with surrounding desirable uses.**
 - **Implementation:** The City evaluated all proposed developments to ensure compatibility with surrounding land uses, compliance with the Downtown Hawthorne Specific Plan (DHSP). Multiple discretionary applications were reviewed by the Planning Commission and City Council, where required, and were only approved if the development was compatible with surrounding desirable uses.
- **Goal 3: A sound local economy which attracts investment, increases the tax base, creates employment opportunities for Hawthorne residents and generates public revenues.**
 - **Implementation:** The City procured \$1,222,497 in CDBG funding to assist local businesses. Through the Emergency Business Assistance program the City has been able to continue its assistance to microenterprises and small businesses to cover unexpected expenses,

2.1.2 Circulation Element

The Circulation Element is one of the required General Plan Elements identified in the California Planning and Zoning Law. As specified in CGC Section 65302(b), a Circulation Element is required to identify the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, airports, and other public utilities and facilities in the City's planning areas.

This element is intended to provide guidance to decisions that expand and improve the transportation system for local and regional trips and to accommodate the diverse transportation needs of residents in the planning areas. Furthermore, this element is intended to specify the City's policies for coordination of transportation infrastructure planning with planning of public facilities, where joint benefits can be achieved. The design, location, and constituent modes of travel can

have significant effects on air quality, plant and animal habitat, environmental noise, energy use, and community appearance. Both economic and environmental considerations have been incorporated into the development of the Circulation Element.

A discussion of the Circulation Element goals and the manner in which the City has met these goals is provided below:

- **Goal 1: Provide for the safe and efficient movement of people, goods and services throughout the city.**
 - **Implementation:** The City continued ongoing maintenance. The City also has implemented Measure M and Measure W as ongoing transportation maintenance funds. Major road improvements completed during 2022, including improvements on Prairie Avenue, Hawthorne Boulevard, Inglewood Avenue, and Imperial Highway. The City has also started local street improvements to rehabilitate streets within Bodger Park, Del Aire, Burleigh, Holly Park, Moneta Garden, Airport and Holly Glen neighborhoods.

2.1.3 Housing Element

The provision of adequate housing for families and individuals of all economic levels is an important public goal. The issue has grown in complexity due to rising land and construction costs and increasing competition for physical and financial resources in the public and private sectors. In response to this concern, the California Legislature amended the CGC in 1980 to require each local community to include a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated into the General Plan of each municipality.

The 6th Cycle Housing Element Update (2021–2029) addresses the state-mandated planning period from October 15, 2021, to October 15, 2029. It is consistent with the City’s General Plan and the community’s vision of its housing needs and objectives. The Housing Element Update reflects the City’s continuing efforts to retain and expand housing opportunities in the community. Information about the City’s efforts in meeting the Housing Element goals is presented in the Housing Element APR (Appendix A). The Housing Element APR uses the state mandated template form provided by HCD with data input from the City per HCD requirements. The Regional Housing Needs Allocation (RHNA) for the 6th cycle for the City is provided in Table 2.

Table 2. Hawthorne Regional Housing Needs Assessment Allocation

Income Category	6 th Cycle	
	Number of Units	% of Total Units
Very Low Income (0%–50% of AMI)	445	25.7%
Low Income (51%–80% of AMI)	204	11.8%
Moderate Income (81%–120% of AMI)	249	14.4%
Above Moderate Income (More than 120% of AMI)	836	48.2%
Total	1,734	100.0%

Notes: AMI = area median income

- **Goal 1: Provide a broad range of housing opportunities to meet the existing and future needs of all Hawthorne residents.**
 - ***Program 1:*** Residential Sites Inventory
 - Using sources from the General Fund, the City will find and rezone sites that are sufficient in meeting the required density to achieve the RHNA requirements. The City aims to make all needed amendments to the zoning code by the end of 2023.
 - ***Program 2:*** Monitor Residential Capacity
 - Hawthorne aims to ensure no net loss of capacity on development sites by implementing an ongoing monitoring procedure. The evaluation procedure are pursuant to CGC Section 65863.
 - ***Program 3:*** Public Property Conversion to Housing
 - The City will work with nonprofits and public agencies to determine which sites are feasible for residential development. The updated list of surplus City-owned lands, their information and development statues will be included in the City’s APR.
 - ***Program 4:*** Replacement of Units on Sites
 - Pursuant to CGC Section 65583.2(g)(3) the City will replace any units on identified sites in the Site Inventory that are rent controlled or reserved for low or very low-income households. Developments that

require demolition of such units will only be approved if the new building houses as many as demolished or if certain affordability requirements.

- **Program 5:** Facilitate Affordable and Special Needs Housing Construction
 - The City is committed to facilitating construction by taking the following actions:
 - Collaborating with affordable housing and special needs housing developers
 - On a case-by-case basis implement regulatory concessions and incentives
 - Assist developers with obtaining low income housing tax credits to fund the new affordable housing developments.
 - Collaborate with housing developers to support large families.
- **Program 6:** Mixed Use Development
 - On an ongoing basis the City will encourage mixed use developments by providing technical assistance, pursuing strategic partnerships, monitor development interests and inquiries yearly.
- **Program 7:** Accessory Dwelling Units
 - The City will amend its Zoning Code to allow for the development of accessory dwelling units and junior accessory dwelling units as a housing option for low and moderate income individuals.
- **Program 8:** Density Bonus Implementation
 - On a sliding scale the City will grant density bonuses to developments that incorporate affordable housing units.
- **Program 9:** Multi Family Acquisition and Rehabilitation
 - Using HOME funding the City will work with Community Housing Development Organizations to acquire dilapidated developments and rehabilitate them.
- **Program 10:** California Accessibility Standards Compliance Program
 - The City will ensure that new and rehabilitated developments adhere to the State of California accessibility standards by providing technical assistance and readily available resources to developers.

- ***Program 11:*** Lot Consolidation
 - The City will establish a lot consolidation procedure to identify neighboring small lots that could be used for affordable housing development. A factsheet detailing the lot consolidation incentive will be available by October 2023.
- **Goal 2: Protect, encourage, and provide housing opportunities for persons of lower and moderate incomes.**
 - ***Program 12:*** Rental Assistance
 - Families in the low and very low-income category are eligible to receive assistance through the Federal Housing Choice Voucher program. The City aims to promote this program to its residents most in financial need.
 - ***Program 13:*** Preservation of Existing Affordable Units
 - To preserve the 614 deed-restricted units the City will do the following:
 - Monitor Units at Risk
 - Work with Owners by providing technical assistance and identifying funding sources.
 - Work with Potential Purchasers by providing technical assistances to agencies looking to managing/purchasing properties.
 - Educate tenants of the legislature surrounding at risk units
 - ***Program 14:*** Housing for Extremely Low-Income Households
 - The City will encourage development by doing the following:
 - Conducting outreach to housing developers annually
 - Providing financial and technical assistance on a case-by-case basis
 - Identifying grand and funding opportunities
 - Applying for or supporting funding applications
 - Reviewing and prioritizing local funding
 - Offering additional incentives outside of the density bonus
- **Goal 3: Preserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.**
 - ***Program 15:*** Single Family Residential Rehabilitation Program

- The City will provide funding for housing rehabilitation to low and moderate income homeowners subject to availability.
- **Program 16:** Code Enforcement
 - Continue enforcing the Hawthorne Municipal Code to ensure building safety and property maintenance.
- **Program 17:** Energy Conservation and Energy Efficiency Opportunities
 - The City will implement energy-efficient measures for new development construction. Information about the measures will be made available on the City’s website and the permit counter.
- **Goal 4: Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.**
 - **Program 18:** Monitor Changes in Federal and State Housing, Planning, and Zoning Laws
 - The City will monitor legislation to identify and remove housing constraints on an ongoing basis.
 - **Program 19:** Zoning Code Amendments – Housing Constraints
 - To remove housing constraints the City will amend its Zoning Code. The update will address the following:
 - Low Barrier Navigation
 - Transitional and Supportive Housing
 - Residential Care Facilities
 - Streamlined and Ministerial Review for Eligible Affordable Housing Projects
 - Employee Housing
 - Single-Room Occupancy
 - **Program 20:** Mitigation of Nongovernmental Constraints
 - The City aims to offset the impact of market-driven constraints such as land cost and construction costs by streamlining the application and development process.
- **Goal 5: Affirmatively further fair housing practices, promoting equal opportunity for all residents to reside in housing of their choice.**

- **Program 21:** Fair Housing Services
 - In partnership with the Housing Rights Center, the City will provide fair housing services such as landlord/tenant counseling, mediation, and bilingual housing education to minimize discriminatory housing practices.
- **Program 22:** Affirmatively Furthering Fair Housing Outreach and Coordination Program
 - The City will facilitate equal and fair housing opportunities by creating and enforcing programs on an ongoing basis that address the following:
 - Education and Outreach
 - Integration/Segregation
 - Access to Opportunity
- **Program 23:** Economic Displacement Risk Analysis
 - The city will conduct an analysis by the end of 2023 to determine the level of impact of economic displacement. Depending on the analysis the City will take necessary action and implement programs to diminish the economic displacement.

2.1.4 Noise Element

The Noise Element of Hawthorne’s General Plan is a program for including noise control in the planning process. It is a tool for planners to use in achieving and maintaining compatible land use with environmental noise levels. The Noise Element identifies noise sensitive land uses and noise sources and defines areas of noise impact for the purpose of developing programs to ensure that Hawthorne residents will be protected from excessive noise intrusion. The element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information within the element is intended to be a guideline for the development of land use policies to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement. A discussion of the Noise Element goals and the manner in which the City has met these goals is provided below:

- **Goal 1: Provide for the reduction of noise where the noise environment is unacceptable.**
 - **Implementation:** In 2022, the City met Goals 1 and 2 as it continued to apply and enforce the City’s noise standards which are codified in Chapter 9.34 of Title 9 of the Municipal Code. These standards were updated in 2019

(Ordinance 2169) and are met by ensuring that construction does not occur before or after the allowable hours, that exterior and interior decibel levels are maintained at appropriate levels (by zone), and that appropriate mitigation is incorporated into projects to protect sensitive receptors. Additionally, the City ensures that each project analyzes the impacts it may have to the most proximate sensitive receptors.

- **Goal 2: Protect and maintain those areas having acceptable noise environments.**
 - **Implementation:** In 2022, the City met Goals 1 and 2 as it continued to apply and enforce the City’s noise standards which are codified in Chapter 9.34 of Title 9 of the Municipal Code. The City also continues to evaluate the development of noise-sensitive uses within the vicinity of the Hawthorne Municipal Airport using noise exposure contours developed as part of the Airport’s 14 CFR Part 150 study and the compatibility criteria presented in the land use compatibility guidelines.
- **Goal 3: Provide sufficient information concerning the community noise levels so that noise can be objectively considered in land use planning decisions.**
 - **Implementation:** For all larger projects that may have had a noise impact, not otherwise considered by the General Plan, were required to provide their own noise studies.

2.1.5 Safety Element

The City adopted its update to the Safety Element in February 2022. It addresses the impact of natural and human-made hazards that may threaten the health, safety, and property of the residents living and working in the planning area. The Safety Element includes an evaluation of emergency operations, fire safety, seismic hazards, flooding, hazardous waste and materials, and climate change and resiliency planning. It emphasizes the importance of risk reduction, disaster prevention, and preparedness. The element includes maps and a Safety Plan of known seismic and other geologic hazards. It addresses evacuation routes, peak-load water supply requirements, minimum road widths, and clearances around structures as they relate to identified fire and geologic hazards. In addition, it emphasizes hazard reduction and accident prevention and responses for human-made hazards. A discussion of the Safety Element goals and the manner in which the City has met these goals is provided below:

- **Goal 1: A community that is highly prepared and equipped to handle emergency situations, in order to minimize loss of life, injury, property damage, and disruption of vital services.**

- **Implementation:** The City of Hawthorne has an Emergency Operations Plan (EOP) to respond to emergencies associated with natural disasters, technological incidents, and national security emergencies. The City utilizes the California Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS).

The emergency management organization is responsible for ensuring the preparation and maintenance of the current Standard Operating Procedures (SOP) during an emergency, resource lists, and checklists that detail how assigned responsibilities are performed to support SMES/NIMS implementation for the successful response during a major disaster. The City should include in its SOP/EOP specific emergency authorities that designate officials and their successors can assume during emergencies, such as:

- The City of Hawthorne is primarily responsible for emergency actions and will commit all available resources to save lives, minimize injury to persons, and minimize damage to property.
 - The City of Hawthorne will utilize SEMS/NIMS in emergency response operations.
 - The Director of Emergency Services (Samuel English) will coordinate the city's disaster response in conformance with its Emergency Services Ordinance.
 - The City of Hawthorne will participate in the Los Angeles County Operational Area.
 - The resources of the City of Hawthorne will be made available to local agencies and citizens to cope with disasters affecting this area.
 - The City will commit its resources to a reasonable degree before requesting mutual aid assistance.
 - Mutual aid assistance will be requested when disaster relief requirements exceed the City's ability to meet them.
- The City of Hawthorne has created specific policies to help direct its recovery efforts during a disaster such as:
 - Provide sufficient levels of all emergency response services to protect the health, safety, and welfare of all persons and to protect property in the City.

- Regularly practice implementation of the City’s Local Hazard Mitigation Plan (LHMP) and update it regularly.
 - Support the development of other local preparedness plans and multi-jurisdictional cooperation and communication agreements for emergency situations.
 - Coordinate with service providers to ensure the resilience of critical facilities, lifeline services, and infrastructure, and plan for the use of critical facilities during post-disaster response and recovery.
 - Cooperate with the Federal Emergency Management Agency (FEMA), Office of Emergency Services (OES) and other local, state and federal agencies involved in emergency preparedness and response.
 - Coordinate with local stake stakeholders (officials, schools, businesses, and organizations) within the community to make them aware of their role in the emergency plan and the necessary requirements in case of emergency.
 - Participate in mutual aid agreements with adjacent service providers to ensure efficient and adequate resources, facilities, and support services before, during, and after emergencies.
 - Evaluate the potential to utilize a comprehensive emergency communication system that allows for efficient connection in case of emergency.
 - Work with Los Angeles County Fire Department and the Hawthorne Police Department to maintain, update, and regularly exercise emergency access, protocols, and evacuation routes to assess their effectiveness under a range of emergency scenarios.
 - Periodically coordinate with emergency shelter providers to ensure that necessary equipment supplies are available in case of emergency.
- The City of Hawthorne has existing Mutual Aid Agreements with the following organizations and agencies:
 - Area G Fire Mutual Aid Agreement
 - Area GF Law Enforcement Mutual Aid Agreement
 - State of California Master Mutual Aid Agreement
 - Area G Joint Powers Agreement
 - Southern California Cities and Counties Public Works Mutual Aid
 - State of California Emergency Managers Mutual Aid
- **Goal 2: A City that is safe and adequately prepared for urban and wildfire emergencies.**

- **Implementation:** The City continues to contract with the Los Angeles County Fire Department for fire protection services.
- **Goal 3: A community that is adequately prepared for natural hazards related to seismic activity.**
 - **Implementation:** The City is part of the seismically active Southern California region, probably best known for the 750-mile-long San Andrea Fault, which stretches from the Mexican Border to San Francisco. The City is bounded on the southwest by the Palos Verdes Fault and on the west the Newport-Inglewood Fault. Both faults are less than five miles from the City. We have incorporated a map of the major faults near Hawthorne in our LHMP. Much of Hawthorne lies atop of late Quaternary (Pleistocene) compact-to-very-dense deposits of gravel, silt, and clay. The City is not subject to liquefaction due to the nature of its geological structure. It is also not susceptible to landslides.

The City has created specific policies to address seismic activity in or around the City of Hawthorne such as:

- Enforce State seismic design guidelines and all relevant building codes to reduce the risk of damage associated with seismic activity.
 - Encourage landscaped open space uses for areas within identified fault zones and limit residential development in these areas.
 - Reduce the risk of impacts from seismic hazards by applying proper and up to date land use planning, development, engineering, building construction, and retrofitting requirements.
 - Maintain and periodically review, in sequence with the Capital Improvement Project budget, an inventory of public buildings and infrastructure within the City of Hawthorne at risk of seismic hazard impacts and evaluate potential mitigation projects to address risks, as financially feasible.
 - Require new critical infrastructure and facilities that may be constructed in the City to incorporate site-specific seismic structural design as required by applicable building codes.
- **Goal 4: A community that is protected from flood hazards.**
 - **Implementation:** The City continued to review updated California Municipal Separate Storm Sewer System (MS4) permit to implement expanding the existing Storm Water Management and discharge control requirements and impose rainwater Low Impact Development (LID) Strategies. The City

completed 20,000 linear feet of sewer pipe lining and rehabilitation of 90 manholes.

- **Goal 5: A community that is protected from the potential for hazardous waste and materials contamination.**
 - **Implementation:** The City continues to contract with the Los Angeles County Fire Department for fire protection services, which include hazardous waste and materials contamination.
- **Goal 6: A resilient, sustainable, and equitable community where risks to life, property, the economy, and the environment resulting from climate change, including extreme weather events, are minimized.**
 - **Implementation:** The City updates the Safety Element as necessary and recently is updating the LHMP to include language required per AB 2140 and ensure the City is eligible for additional California Disaster Assistance Act (CDAA) funding.

2.1.6 Conservation Element

The Conservation Element identifies and examines the community’s natural resources and provides policies for the protection and preservation of these resources. This element also addresses man-made resources such as public utilities and infrastructure that are of common public value as well. The Conservation Element encompasses the following topics: climate, air quality, water quality and supply, and energy. A discussion of the goals of the Conservation Element and the manner in which the City has met these goals is provided below:

- **Goal 1: Maintain a safe, clean drinking water supply capable of adequately meeting normal and emergency demands in the city through sound conservation and management practice.**
 - **Implementation:** The City remained in good standing with both Golden State Water and the California Water Company, the two water providers within the City of Hawthorne, who maintain their own urban water management plan. These plans ensure the safety and adequacy of water demand during normal dry and multiple dry years.
- **Goal 2: Protect and upgrade our air resources so that ambient air quality standards are met on a consistent basis.**
 - **Implementation:** All discretionary decisions complied with California Environmental Quality Act (CEQA), including meeting standards established by the South Coast Air Quality Management District (SCAQMD). SCAQMD

based its standards on meeting the California Clean Air Act and the Federal Clean Air Act.

- **Goal 3: Encourage the efficient use of energy and promote the conservation of non-renewable energy sources.**
 - **Implementation:** The City implemented Title 24 and Cal Green ensuring new development meets current energy efficiency standards.

2.1.7 Open Space and Recreation Element

The City of Hawthorne is a fully developed urban environment and the open spaces with the City are predominantly parklands, school yards, horticultural plots, railroad rights-of-ways, flood control channels, Southern California Edison easements and small isolated, vacant lots. The Open Space and Recreation Element identifies existing open space lands, including quantity of open space, functions of the lands, and the distribution throughout the city. It also identifies issues and opportunities to providing open space and recreation in the city. The primary intent of this Element is to preserve existing parks and other recreational opportunities while ensuring that additional open spaces is acquired to accommodate future needs. A discussion of the goals of the Open Space and Recreation Element and the manner in which the City has met these goals is provided below:

- **Goal 1: Encourage the development of a variety of recreational opportunities accessible to the public.**
 - **Implementation:** In 2022, the City continued to maintain and provide parkland and recreation facilities for public use. A three-year contract was signed to ensure continued tree maintenance was initiated to care for the City's 7,000 trees. The City completed improvements to Holly Park and Ramona Park to remove and replace existing play equipment, construct a community garden, and improve lighting and safety throughout the parks.

2.1.8 Economic Development Element

An Economic Development Element is not a mandatory element per the CGC. Nonetheless, given that the financing of government services is challenging, particularly in California, the City adopted its Economic Development Element to establish goals and policies related to economic development with the intent of making the City a great place to do business, increase the rate of success and profitability of our businesses, and improve the revenue to the City that flows from taxes and fees. A discussion of the goals of the Economic Development Element and the manner in which the City has met these goals is provided below:

- **Goal 1: The City will promote, assist and contribute to a sound local economy which attracts investment, increases the tax base, creates employment opportunities for Hawthorne residents and generates public revenues.**
 - **Implementation:** The City continued its efforts to implement the Downtown Hawthorne Specific Plan (DHSP) by approving businesses appropriate to the land designations, including hospitality uses. Further, the Planning Commission and City Council approved multiple businesses during the 2022 year to create employment opportunities, increase the tax base, and attract further investment.
- **Goal 2: The City of Hawthorne will have an Economic Development Strategic Plan (EDSP) that will: 1) Identify the City’s objectives related to business retention, expansion, and attraction; 2) Outline specific programs and tools to achieve the objectives; and 3) Establish metrics to track progress toward achieving the objectives.**
 - **Implementation:** The City has partnered with a consulting team to assist with the kickoff and further implementation strategies.
- **Goal 3: The City will develop and implement a customer service strategy for all City staff that interface with businesses.**
 - **Implementation:** The City continued to provide customer service training for all staff to improve City staff’s interaction with customers and businesses. The City continued to implement a new on-line customer service interface to streamline applications for multiple permits, plans, and approvals, including non-emergency online service requests. Staff from all applicable departments obtained training and assisted in testing of the system for quality assurance.
- **Goal 4: The City will develop a robust program of staff training to support economic development initiatives.**
 - **Implementation:** The City continued to implement a new on-line customer service interface to streamline applications for multiple permits, plans, and approvals, including non-emergency online service requests. Staff from all applicable departments obtained training and assisted in testing of the system for quality assurance.
- **Goal 5: The City will further develop outreach and marketing programs aimed toward business retention and growth and projecting a positive image of the community.**

- **Implementation:** The City’s Annual Action Plan for Fiscal Year 2022-2023 identifies objectives and outcomes for the promotion of economic opportunity, including retention of businesses, commercial rehabilitation, and business assistance. In the development of the Action Plan, the City solicited input and review from various non-profit organizations, City Departments, and the general public.
- **Goal 6: The City will collect relevant data and use it to monitor progress toward achieving goals.**
 - **Implementation:** The City maintained accurate records of all plans, permits, and approvals to assist City Staff in determining housing trends to ensure regulations properly reflected the needs of the City.
- **Goal 7: The City will streamline and automate processes that result in better delivery of services, improved access to information, or improved efficiency in operations.**
 - **Implementation:** To streamline and automate processes the City continued to implement a new online customer service interface to streamline applications for multiple permits, plans, and approvals, including non-emergency online service requests. Staff from all applicable departments obtained training and assisted in testing of the system for quality assurance.
- **Goal 8: The City will identify key strategic assets and exploit them for economic development and, where necessary, safeguard these assets appropriately.**
 - **Implementation:** The City had identified multiple locations within the downtown Hawthorne area that have significant potential for economic development, utilizing guidelines established in the DHSP, the City continues facilitating appropriate development at each of these locations. The City continued to do major road improvements on the main arterials to encourage access to local businesses. The City continues to encourage hospitality businesses taking advantage of the proximity to the new SoFi Stadium.
- **Goal 9: The City will identify key strategic partners and develop mutually beneficial relationships around issues of economic development.**
 - **Implementation:** The City continued discussions with Los Angeles International Airport (LAX) consultants regarding expansion and development of airport facilities affecting areas within the City of Hawthorne. The City maintained the mutually beneficial relationship with SpaceX and Tesla by

continuing to review and approve proposed improvements to their facilities. The City continued to utilize multiple consultants for a variety of purposes to improve economic development goals.

2.1.9 Environmental Justice Element

The City adopted its first Environmental Justice Element in February, 2022 as part of the City's General Plan. Environmental justice is defined by the State of California as "the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies (CGC Section 65040.12)." The new Environmental Justice Element reflects the City's commitment to reducing environmental burdens and ensuring all residents have the opportunity to access public goods and services that improve their quality of life. The City will implement the goals of this new element over the next year and document the progress in the next Annual Progress Report. A discussion of the goals of the Environmental Justice Element and the manner in which the City has met these goals is provided below:

- **Goal 1: Reduce greenhouse gas emissions, enhance air quality, and reduce impacts associated with climate change.**
 - **Implementation:** The City continues to ensure compliance with required SCAQMD guidelines and work with responsible Federal, State, and County agencies. The City continues to work on new developments that encourage the use of public transportation to establishment and is working on implementing Vehicle Miles Traveled (VMT) metrics to better assess project impacts and plan for peoples mobility needs throughout the City.
- **Goal 2: Locate public facilities and services equitably throughout the community.**
 - **Implementation:** The City continues to offer programs to youth and seniors through programs offered by the parks department. The City continues to work on new developments that encourage the use of public transportation to establishment. The City continues to work on locating suitable sites for parks.
- **Goal 3: Promote access to healthy food and nutritional choices.**
 - **Implementation:** The City continues to offer, through the Hawthorne Senior Center, such as nutrition programs providing lunches at the senior center and meals on wheels.
- **Goal 4: Foster healthy living conditions for people of all backgrounds and incomes.**

- **Implementation:** The City provides various sports and exercise activities to youth, adults, and seniors of all ages and backgrounds, including classes such as Afro-fusion for kids/teens/adults and mindfulness classes.
- **Goal 5: Encourage physical activity and improved physical fitness.**
 - **Implementation:** The City completed improvements to two park projects (Holly Park and Ramona Park) by providing updated play equipment and a community garden. The City continues to offer programs to youth and seniors through programs offered by the parks departments and Senior Center, such as group exercise classes, dance classes, sports classes/training, such as baseball, basketball, volleyball, and soccer. The Senior Center offers Tai Chi classes, walking, and pickleball classes. Seniors are able to participate in all classes offered through the parks.
- **Goal 6: Support accessible and culturally appropriate opportunities for all people regardless of race, color, national origin, language, or income to engage in the decision-making process.**
 - **Implementation:** The City invited and encouraged the participation of all community members in celebrating its 100 anniversary and encouraged community leaders from underrepresented groups to attend public outreach sessions to learn about the economic development possibilities within the City. The City continues to provide translation assistance at City Hall to residents and visitors.

Planning and Development Activities

This section provides information on planning and development activities related to General Plan implementation. Information is presented in terms of projects and capital improvements.

3.1 Projects

Projects discussed herein include discretionary development applications, General Plan amendments, zoning amendments, conditional use permits, tentative maps, tentative parcel maps, site plans, zoning verifications, and other administrative items.

3.1.1 Discretionary Development Applications

From January 1, 2022, to December 31, 2022, 26 discretionary actions were in process. Of these discretionary actions, 13 were approved, 11 were in progress, 1 had an incomplete submittal, and 1 was denied (Table 3). These include commercial entitlements, commercial construction, new hotels, veteran housing development, and code amendments.

Table 3. Summary of Discretionary Actions for 2022

Case Number	Description	Status
2022CU01	Wireless Telecommunication Facility - Modification, removal and installation of new wireless antennas at an existing self-storage facility.	Approved
2022CU02	New Wireless Telecommunication Facility – new 62-foot tall pole within a 900 square foot lease area adjacent to the SCE El Nido Substation.	Approved
2022CU05	New Jack-in-the-Box (1,334 sq. ft.) fast food restaurant with a drive-thru	Approved
2022CU06	Request to approve the sale of beer and wine (ABC License Type 41) at an existing restaurant/lounge (Da Pointe Lounge)	Approved
2022CU07	Conditional Use Permit for the expansion of an existing restaurant and addition of a drive-thru (Fabulous Burgers)	In progress
2022CU08	Sale of beer and wine (ABC License Type 41) for an existing restaurant (Tata's Café)	Approved
2022CU09	Sale of beer and wine (ABC License Type 41) for an existing restaurant (Dickey's BBQ)	Approved
2022CU10	Establishment of a new car wash.	In progress
2022CU11	Development of new Home2 branded 7-story hotel with 142 guestrooms and associated parking	In progress
2022CU12	Storage of impounded vehicles	Approved
2022CU13	Redevelopment and expansion of an existing adult entertainment business	In progress
2022CU14	Modification and expansion of an existing Costco fuel station	In progress
2022DR01	Design review for new industrial building to house Bruder Toys	In progress
2022DR02	Design review for a new 2-story industrial building	In progress

Table 3. Summary of Discretionary Actions for 2022

Case Number	Description	Status
2022DR03	Design review for a new 2-story industrial building with rooftop parking	In progress
2022DR04	Design review (exterior architectural building façade, landscaping, signage, and parking) of an existing restaurant (Fabulous Burgers)	In progress
2022DR05.1	Design Review of a new 33,201 square foot industrial building, parking, and landscaping.	Approved
2022DR05.2	Design review (exterior architectural building façade, landscaping, signage and parking) for a drive-thru Jack-in-the-Box fast food restaurant	Approved
2022DR06	Design review for a new 7-story hotel with 142 guestrooms (exterior architectural façade, landscaping, parking)	In progress
2022DR07	Design review (exterior architectural building façade, landscaping, signage) for a new 2-story (3,985 sq. ft.) office/warehouse building	Approved
2022DR08	Design review (exterior architectural façade, landscaping, parking) for an existing adult entertainment business	In progress
2022GP01	Housing, Safety, EJ Element	Approved
2022LL01	Lot Line Adjustment for two residential parcels	Incomplete submittal
2022 DHSP	Amendment to Downtown Hawthorne Specific Plan to allow the establishment of carwashes within the area designated as Mixed Use District – specifically the CM (Mixed Commercial) zoning designation	Denied
2022TM01	Approval of Vesting Tentative Tract Map No. 83556 for the condominium conversion of seven units at 13927 Crenshaw Avenue.	Approved
2022ZA01	Zoning text amendment designating which cannabis businesses may occur in which zones	Approved

3.2 Capital Improvements Program

The City has completed 4 capital improvement projects, totaling more than \$10.7 million. Table 4 includes a breakdown of capital improvement projects by project type.

Table 4. Capital Improvement Projects Completed in 2022

Project Type	Number of Projects	Cost
Roads	3	\$9,560,567.83
Parks	1	\$1,158,550
Total		\$10,719,117.83

3.2.1 Roads

In 2022, three road projects were completed, totaling over \$9.5 million. Table 5 indicates the project name and cost for the projects. In addition, three other road projects are in progress. All completed and in-progress projects are summarized below.

Table 5. Road Capital Improvement Projects Completed in 2022

Project Name	Cost
Prairie Ave Improvement Project Phase II	\$5,364,234.21
Hawthorne Municipal Airport Rehabilitation of Taxiways	\$1,389,378.43
Martinez Landscape Company, Inc., of Sylmar, CA for General Maintenance	\$2,806,955.19
Total	\$9,560,567.83

Prairie Ave Improvement Project Phase II: This project on Prairie Avenue from Imperial Highway to Marine Avenue included widening at the intersection of Prairie Avenue at Rosecrans Avenue, modifying striping to incorporate a bike route along Prairie Avenue, removing and replacing deteriorated pavement sections, constructing new street medians, overlaying the entire avenue with a new layer of rubberized asphalt, and improving the storm drain system. This payment included the paving on Prairie Avenue from Marine Avenue to Imperial Highway.

Hawthorne Municipal Airport Rehabilitation of Taxiways: This project is at the Hawthorne Municipal Airport. It consisted of pavement rehabilitation of Taxiways N and S and the reconstruction of Taxiway S between Taxiways G and H.

Martinez Landscape Company, Inc., of Sylmar, CA for General Maintenance: This contract involved the City's Weed Abatement Program and other Landscape and General Maintenance needs, including concrete and asphalt replacement, sidewalk, curb, and gutter replacements. It also included tree planting, removal, and maintenance to the medians along Hawthorne Boulevard, Prairie Avenue, Inglewood Avenue, and Imperial Highway. These contract maintenance activities supplemented the work performed by City Staff on an as needed basis.

Local Street Improvement 2022. This project is ongoing and will reconstruct selected streets within the Bodger Park, Del Aire, Burleigh, Holly Park, Moneta Garden, Airport and Holly Glen neighborhoods. The project will rehabilitate streets in these areas using asphalt rubber hot mix over asphalt concrete leveling course to improve safety and drivability. This will include full depth reconstruction of specific failed areas as well as grinding, excavation and removal of existing pavement, new paving, traffic striping and marking, and dry retention bioswale.

General Maintenance Services. This contract includes maintenance of common areas that require routine and frequent maintenance and repairs. This work involves the City's Weed Abatement Program, Bulky Item Program, Landscape, minor construction such as concrete and

asphalt replacement, sidewalk, speed hump installation, electrical work, irrigation repair, curb, and gutter replacements. This contract also includes maintenance of the medians. These contract maintenance activities supplement the work performed by City Staff on an as-needed basis. Lastly, incorporated into the scope of work is the Bridge of Hope Community Housing Project. Work for this project includes installation of pallet shelter, utility connections, minor construction and landscaping needs. The work also contains weekly maintenance of this housing area.

Highway Safety Improvement Project Traffic Signal Upgrade and Reconstruction 120th St Improvement Project – Prairie Ave to Felton Ave. This project includes upgrading the existing traffic signals at nine different locations on 120th Street between Prairie Avenue and Felton Avenue, at intersections of: Prairie Avenue, York Avenue, Freeman Avenue, Birch Avenue, Grevillea Avenue, Ramona Avenue, Eucalyptus Avenue, Inglewood Avenue, and Felton Avenue. The work consists of traffic signal upgrade, trenching and installing conduits, construction of curb and gutter, sidewalks, and Americans with Disabilities Act (ADA) ramps, striping and adjustment of utilities and all other work necessary to complete the improvements in accordance with the Plans and Specifications.

3.2.2 Sewer

In 2022, two sewer projects were in progress. The projects are summarized below.

Sewer Improvement Project 2022. The project will consist of sewer pipe and manhole lining works and it needs a specialized contractor to perform this work. The City received two bids from specialized contractors, each accompanied by bid bonds. After a thorough review of the proposals, reference checks, and verification of contractor's licenses, staff determined that Southwest Pipeline and Trenchless Corporation of Torrance, CA is the lowest responsive and responsible bidder.

Street Inlet Improvement Project – Phase 2. The City contracted with United Storm Water, Inc. for the retrofitting existing catch basins with screens to capture trash. This project helps the City meet pollution reduction requirements as detailed in the State's National Pollutant Discharge Elimination System (NPDES) permit. Approximately 500 of these will be retrofitted with Automatic Retractable Screens (ARS) and Connector Pipe Screens (CPS) to capture trash. ARS and CPS units prevent trash and debris from entering the storm drain system during dry weather and moderate storm flows by keeping the trash and debris inside the catch basin or in the street gutter for collection by street sweepers.

3.2.3 Parks

In 2022, one park project was completed, totaling \$1,158,550. Table 6 indicates the project name and cost. In addition, three other park projects are in progress. All completed and in-progress projects are summarized below.

Table 6. Parks Capital Improvement Projects Completed in 2021

Project Name	Cost
Holly Park and Ramona Park Improvement Project	\$1,158,550
Total	\$1,158,550

Holly Park and Ramona Park Improvement Project: This project improved Holly and Ramona Park. At Holly Park, this project removed and replaced the existing play and exercise equipment, constructed a community garden, a decomposed granite walkway, improved lighting, rehabilitated fences, railings, and added new barbeque pits. At Ramona Park, this project also installed new exercise equipment, rehabilitated the bocce area, basketball court, and benches.

Hollyglen Park and Jim Thorpe Park Improvement Project. The work consists of the improvement at Hollyglen Park and Jim Thorpe Park, including ADA accessibility. At Hollyglen Park, this project will remove and replace the existing play equipment, install new exercise equipment, rehabilitate fences, benches, walkway curbs, bathrooms, restore the brick wall, and refurnish the basketball courts and tennis courts to incorporate a new pickleball court. At Jim Thorpe Park, this project will also install a shade canopy, construct a PCC ADA ramp, remove and replace play equipment, and all other work necessary to complete the construction in accordance with the Plans and Specifications.

Park Maintenance Services. This work will consist of furnishing all labor, materials, tools, equipment, transportation, hauling, dumping, fertilizers, seeds, plants, rehabilitation, and improvement of all parks. The scope of work for this project consists of routine landscape and hardscape rehabilitation of Park Areas, City Facilities, and Medians and Parkways.

The work at Park Areas includes refurbishing and supplying toilets, urinals, sinks, and removing and replacing restroom tile floors, refurbishing and supplying drinking fountains, repainting and repairing picnic tables, benches, and trash cans, refurnishing play areas including sand replacement, removing and replacing walkways, refurbishing baseball fields, basketball courts, and exercise equipment, and trimming and planting trees. The scope of work for City Facilities consists of refurbishing and supplying toilets, urinals, and sinks, removing and replacing bathroom tile floors. Also included for City Facilities is repairing picnic tables, benches, trashcans, and refurbishing the wading pools.

Lastly, incorporated in the scope of work are emergency work crews and a 24/7 Emergency Response Hotline. These emergency services shall be available for storm and non-storm tree material removal and follow all other standards specified in the Notice Inviting Bids, Special Provision, and Technical Provision.

Tree Trimming Project. Under this project, parkway and park trees throughout the City are trimmed on a regular basis. A three year contract is recommended to reduce project administrative overhead and to ensure continuity of tree trimming services and in order to complete one cycle of trimming for the City's approximately 8,000 trees.

Appendix A. City of Hawthorne General Plan Housing Element Annual Progress Report

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