

**PLANNING COMMISSION RESOLUTION NO. PC 2023-17  
ZONING TEXT AMENDMENT ZA-2023-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING CHAPTERS 17.04, 17.14, 17.16, 17.18, 17.19, 17.22, 17.29, 17.87 TO BE IN COMPLIANCE WITH THE HOUSING ELEMENT; AND ESTABLISHING NEW CHAPTERS 17.85 (HOUSING OVERLAY) AND 17.101 (STANDARDS FOR SPECIFIC USES) IN COMPLIANCE WITH THE HOUSING ELEMENT**

**WHEREAS**, on March 8, 2022, the City Council adopted the 2021-2029 Housing Element to implement the goals and needs of the City's Regional Housing Needs Allocation (RHNA).

**WHEREAS**, Housing Element Program 19 (Zoning Code Amendments—Housing Constraints) addresses the City's housing needs by removing constraints to development and ensuring the standards and permitting requirements are consistent with State law.

**WHEREAS**, the California Government Code establishes definitions for a wide variety of housing-related terms and types of residential housing, including "coordinated entry system," "employee housing," "low barrier navigation center," "small residential care facility," "large residential care facility," and "single-room occupancy."

**WHEREAS**, this ordinance amends Title 17 to establish a new Chapter 17.101 (Standards for Specific Uses), to establish regulations that are consistent with state law for various types of residential housing.

**WHEREAS**, this ordinance amends Title 17 to establish a new Chapter 17.85 (Housing Overlay), to satisfy the needs of the RHNA and create new capacity for homes; the boundaries of the new Housing Overlay are established by the zoning map amendments of accompanying Ordinance No. 2241.

**WHEREAS**, on September 6, 2023, the Planning Commission of the City of Hawthorne considered the zone text amendment at a duly noticed public hearing where evidence was heard and presented from persons in favor of the application, from 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, approves this resolution recommending that the City Council adopt Ordinance 2240 approving Zoning Text Amendment ZA-2023-0001.

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

**SECTION 1.** All of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

**SECTION 2.** Planning Commission hereby recommends approval of Zoning Text Amendment ZA-2023-0001 to the City Council that proposes to modify the aforementioned Sections to the Hawthorne Municipal Code as set forth in Exhibit A of this PC Resolution, incorporated herein by this reference.

**SECTION 3.** All necessary public meetings and opportunities for public testimony and comment were conducted in compliance with State law and the HMC.

**SECTION 4.** There are no new significant environmental impacts or previously identified significant impacts made more severe by project modifications, new circumstances, or new information associated with the project. Therefore, the City determined that an Addendum to the Hawthorne General Plan Environmental Impact Report for Amendments to Municipal Code Chapter 17, Zoning is the appropriate California Environmental Quality Act (CEQA) document to address project modifications in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review.

**SECTION 5.** The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's recommendations are based, which include, but are not limited to, the staff reports for the Project and all of the materials that support the staff reports for the Project, are located in the office of the Planning Director of the City of Hawthorne, at 4455 West 126th Street, Hawthorne, California 90250. The custodian of these documents is the Planning Director of the City of Hawthorne.

**SECTION 6.** The Planning Commission Secretary shall certify to the adoption of this Resolution and shall forward a copy to the City Council, City Clerk, City Manager, and City Attorney.

**PASSED, APPROVED and ADOPTED** this 6th day of September 2023.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
GREGG MCCLAIN, SECRETARY

EXHIBIT A  
DRAFT ORDINANCE NO. 2240

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
HAWTHORNE, CALIFORNIA, AMENDING CHAPTERS  
17.04, 17.14, 17.16, 17.18, 17.19, 17.22, 17.29, 17.87 TO BE  
IN COMPLIANCE WITH THE HOUSING ELEMENT; AND  
ESTABLISHING NEW CHAPTERS 17.85 (HOUSING  
OVERLAY) AND 17.101 (STANDARDS FOR SPECIFIC  
USES) IN COMPLIANCE WITH THE HOUSING ELEMENT**

**WHEREAS**, on March 8, 2022, the City Council adopted the 2021-2029 Housing Element to implement the goals and needs of the City's Regional Housing Needs Allocation (RHNA).

**WHEREAS**, Housing Element Program 19 (Zoning Code Amendments—Housing Constraints) addresses the City's housing needs by removing constraints to development and ensure the City's standards and permitting requirements are consistent with State law.

**WHEREAS**, the California Government Code establishes definitions for a wide variety of housing-related terms and types of residential housing, including "coordinated entry system," "employee housing," "low barrier navigation center," "small residential care facility," "large residential care facility," and "single-room occupancy."

**WHEREAS**, this ordinance amends Title 17 to establish a new Chapter 17.101 (Standards for Specific Uses), to establish regulations that are consistent with state law for various types of residential housing.

**WHEREAS**, this ordinance amends Title 17 to establish a new Chapter 17.85 (Housing Overlay), to satisfy the needs of the RHNA and create new capacity for homes; the boundaries of the new Housing Overlay are established by the zoning map amendments of Ordinance No. 2241.

**WHEREAS**, on September 6, 2023, the Planning Commission of the City of Hawthorne considered the zone text amendment and, after a duly noticed public hearing where all persons in support and in opposition were heard, adopted Resolution No. PC2023-17 recommending approval of the ordinance to the City Council; and

**WHEREAS**, on October 26, 2023, the City Council considered the Planning Commission's recommendation and, after a duly noticed public hearing where all persons in support and in opposition were heard, introduced this ordinance; and

**WHEREAS**, the City Council of the City of Hawthorne wishes now to adopt Ordinance No. 2240 in furtherance of the City's Housing Element goals and objectives.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE  
DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct.

**SECTION 2.** Section 17.04.010 (Definitions) of Chapter 17.04 (Definitions) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be amended by the addition of the following definitions in their appropriate alphabetical order and removal of any text that is struck through, (new language is underlined and language to be removed is shown in strikethrough):

“Coordinated Entry System” means a centralized or coordinated assessment system developed pursuant to the applicable provisions of California Government Code Section 65662, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

“Employee Housing” means any portion of any housing accommodation, or property upon which a housing accommodation is located, if both of the following factors exist:

A. The accommodations consist of any living quarters, dwelling, boardinghouse, or other housing accommodations for six or fewer employees.

B. The accommodations are maintained in connection with any work or place where work is being performed, whether or not rent is involved.

“Low Barrier” means best practices to reduce barriers to entry for people entering temporary living facilities and shelters. Low barrier practices may include, but are not limited to:

A. Accommodating the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

B. Accommodating pets.

C. Providing for the secure storage of personal possessions.

D. Accommodating personal privacy, such as providing partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

“Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing pursuant to California Government Code Sections 65660-65668.

“Residential care facility, large” means a community care facility licensed for the 24-hour care of 7 or more persons requiring personal services, supervision, protection, or assistance with daily tasks pursuant to the California Health and Safety Code Section 1500 et seq. Amenities may include shared living quarters, with or without a private bathroom or kitchen facilities. This

definition does not include a rest home, sanatorium, boardinghouse, or lodging house.

“Residential care facility, small” means a licensed community care facility for the 24-hour care of 6 or fewer persons requiring personal services, supervision, protection, or assistance with daily tasks pursuant to the California Health and Safety Code Section 1500 et seq. Amenities may include shared living quarters, with or without a private bathroom or kitchen facilities. This definition does not include a rest home, sanatorium, boardinghouse, or lodging house.

“Single-room occupancy” means a facility providing 5 or more units intended or designed to be used, rented, or hired out to be occupied for sleeping purposes, generally for one person per unit for at least 30 consecutive days. Individual units typically share communal features such as kitchen, bathroom, and entertainment area.

“Supportive housing” means housing with no limit on the length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her their health status, and maximizing his or her their ability to live and, when possible, work in the community.

“Target population” is defined in California Health and Safety Code Section 53260(d), and may include persons with disabilities, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, homeless families, and homeless youth.

**SECTION 3.** Section 17.14.020 (Permitted and conditionally permitted uses and bulk requirements) of Chapter 17.14 (R-1 Low density residential classification) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be deleted and replaced as follows:

**17.14.020 Permitted uses and general standards.**

All uses and structures in the R-1 Low Density Residential classification shall comply with the standards and requirements of the table below.

**Table of Uses and General Standards for R-1 Zone<sup>1</sup>**

Minimum lot size	Minimum lot width	Minimum lot depth	Minimum front setback <sup>2</sup>	Side setback interior <sup>3</sup> /street <sup>4</sup>	Minimum rear setback <sup>5</sup>	Maximum lot coverage	Maximum building height <sup>6</sup>	Minimum open space per unit

Single-family detached dwelling	5,000	50	100	15	5/10	5	50%	22	-
Accessory dwelling unit (ADU)	See 17.21								
2-unit residential development	See 17.101								
Libraries	5,000	50	100	15	5/10	5	50%	22	-
Mobile home (17.20.140)	5,000	50	100	15	5/10	5	50%	12	-
Place of worship (17.20.170) (CUP)	5,000	50	100	15	5/10	5	-	-	-
Planned unit development, 2 units only	8,000	50	100	15	5/10	5	75%	22	500
Public utility facilities (17.20.180) (CUP)	5,000	50	100	15	5/10	5	50%	12	-
Schools, (public or nonprofit private) (17.20.210)	See 17.20	-	-	15	30	30	35%	22	-
Small and large family day care home (17.73.030) (CUP required for large)	5,000	50	100	15	5/10	5	50%	22	-
Accessory buildings (17.20.160)	-	-	-	-	5/10 <sup>7</sup>	5 <sup>7</sup>	50%	12	-
Short-term rental (17.74)	Not applicable								
Home occupation (17.72)									
Employee housing	Subject only to those restrictions that apply to other residential uses of the same type in this zone (e.g. single-family detached, ADU unit).								
Residential care facility, small									
Supportive housing									
Transitional housing									

CUP = Conditional Use Permit required; - = Not Applicable

1. Units are feet except Lot Size and Open Space, which are square feet.
2. For garage facing street, minimum setback of 18 feet required.
3. Side setback is 10% of lot width up to 5 feet, but not less than 3.5 feet.
4. Side yard adjacent to a street shall have a minimum width of 20% of lot width, up to 10 feet.
5. On through lots the rear setback shall be the same as required for front setback.
6. Twelve feet maximum on lots less than 40 feet average width and less than 5,000 square feet.
7. May be built to lot line provided the structure's walls have a minimum one-hour fire rating and no windows or doors within three feet of a lot line.

**SECTION 4.** Section 17.16.020 (Permitted and conditionally permitted uses and bulk requirements) of Chapter 17.16 (R-2 Medium Density Residential Classification) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be deleted and replaced as follows:

#### **17.16.020 Permitted uses and general standards.**

All uses and structures in the R-2 Medium Density Residential classification shall comply with the standards and requirements of the table below.

**Table of Uses and General Standards for R-2 Zone<sup>1</sup>**

	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback <sup>2</sup>	Side Setback Interior <sup>3</sup> /Street <sup>4</sup>	Minimum Rear Setback <sup>5</sup>	Maximum Lot Coverage	Maximum Building Height <sup>6</sup>	Minimum Open Space per unit
Uses permitted in R-1 subject to R-1 standards	See 17.14								
Two-family dwelling (duplex)	7,000	50	100	15	5/10	5	50%	22 <sup>5</sup>	1,000
Planned unit development (min. 3 units)(CUP)	3,630/unit	50	100	15	5/10	5	75%	22	500 <sup>7</sup>
Lodging and boarding houses	8,000	50	100	15	5/10	5	50%	12	500
Employee housing	Subject only to those restrictions that apply to other residential uses of the same type in this zone.								
Residential care facility, small									
Supportive housing									
Transitional housing									

CUP = Conditional Use Permit required; - = Not Applicable

1. Units are feet except Lot Size and Open Space, which are square feet.
2. For garage facing street, minimum setback of 18 feet required.
3. Side setback is 10% of lot width up to 5 feet, but not less than 3.5 feet.
4. Side yard adjacent to a street shall have a minimum width of 20% of lot width, up to 10 feet.
5. On through lots the rear setback shall be the same as required for front setback.
6. Twelve feet maximum on lots less than 40 feet average width and less than 5,000 square feet.
7. Not more than 50% may be private open space.

**SECTION 5.** Section 17.18.020 (Permitted and conditionally permitted uses and bulk requirements) of Chapter 17.18 (R-3 High Density Residential classification) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be deleted and replaced as follows:

**17.18.020 Permitted uses and general standards.**

All uses and structures in the R-3 High Density Residential classification shall comply with the standards and requirements of the table below.

**Table of Uses and General Standards for R-3 Zone<sup>1</sup>**

	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback <sup>2</sup>	Side Setback Interior <sup>3</sup> /Street <sup>4</sup>	Minimum Rear Setback <sup>5</sup>	Maximum Lot Coverage	Maximum Building Height <sup>6</sup>	Minimum Open Space per unit <sup>7</sup>
Uses permitted in R-1 or R-2 subject to standards of that zone	See <u>17.14</u> (R-1) and <u>17.16</u> (R-2)								
Multifamily dwelling units (min. 3 units)	1,452/unit	50	100	15	5/10	5	80%	45	150
Fire station	5,000	50	100	15	5/10	5	60%	22	-
Public parking	5,000	50	100	15	0	0	-	0	-
Residential care facility, large (CUP)	See 17.20.190								
Single-room occupancy	See 17.101.040								
Employee housing	Subject only to those restrictions that apply to other residential uses of the same type in this zone.								
Residential care facility, small									
Supportive housing									
Transitional housing									

CUP = Conditional Use Permit required; - = Not Applicable

1. Units are feet except Lot Size and Open Space, which are square feet.
2. For garage facing street, minimum setback of 18 feet required.
3. Side setback is 10% of lot width up to 5 feet, but not less than 3.5 feet.
4. Side yard adjacent to a street shall have a minimum width of 20% of lot width, up to 10 feet.
5. On through lots the rear setback shall be the same as required for front setback.
6. Twelve feet maximum on lots less than 40 feet average width and less than 5,000 square feet.
7. Not more than 50% may be private open space.

**SECTION 6.** Section 17.19.015 (Density) of Chapter 17.19 (R-4 Maximum density residential classification) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be deleted.

**SECTION 7.** Section 17.19.020 (Permitted and conditionally permitted uses and bulk requirements) of Chapter 17.19 (R-4 Maximum Density Residential classification) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be deleted and replaced as follows:

**17.19.020 Permitted uses and general standards.**

All uses and structures in the R-4 Medium Density Residential classification shall comply with the standards and requirements of the table below.



**Table of Uses and General Standards for R-4 Zone<sup>1</sup>**

	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback <sup>2</sup>	Side Setback Interior <sup>3</sup> /Street <sup>4</sup>	Minimum Rear Setback <sup>5</sup>	Maximum Lot Coverage	Maximum Building Height <sup>6</sup>	Minimum Open Space per unit <sup>7</sup>
Uses permitted in R-1, R-2, or R-3 subject to standards of that zone	See <u>17.14</u> (R-1), <u>17.16</u> (R-2), and <u>17.18</u> (R-3)								
Multifamily dwelling units (min. 3 units)	1,452/unit	50	100	15	5/10	5	80%	60	150
Hospital (CUP) excluding animal hospitals	5,000	50	100	15	5/10	5	-	22	-
Mobile home park (CUP)	5 acres	50	100	15	0	0	-	22	-
Private clubs (CUP)	5,000	50	100	15	5/10	5	-	22	-
Single-room occupancy	See 17.101.040								
Residential care facility, large (CUP)	See 17.20.190								
Employee housing	Subject only to those restrictions that apply to other residential uses of the same type in this zone.								
Residential care facility, small									
Supportive housing									
Transitional housing									

CUP = Conditional Use Permit required; - = Not Applicable

1. Units are feet except Lot Size and Open Space, which are square feet.
2. For garage facing street, minimum setback of 18 feet required.
3. Side setback is 10% of lot width up to 5 feet, but not less than 3.5 feet.
4. Side yard adjacent to a street shall have a minimum width of 20% of lot width, up to 10 feet.
5. On through lots the rear setback shall be the same as required for front setback.
6. Twelve feet maximum on lots less than 40 feet average width and less than 5,000 square feet.
7. Not more than 50% may be private open space.

**SECTION 8.** Section 17.20.190 (Residential care facility, alcoholism or drug abuse recovery or treatment facility) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be deleted.

**SECTION 9.** Chapter 17.22 (Specific Plans) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be amended as follows:

**17.22.010 Purpose.**

The purpose of this chapter is to provide areas for the development and administration of specific plans, prepared in accordance with Sections 65450 through 65457 of the Government Code and consistent with the Hawthorne General Plan and to acknowledge and make reference to specific plans that have been adopted by the city pursuant to Government Code Section 65450, et seq.

The boundaries of the territory covered by each specific plan are shown on the official zoning map of the city.

#### **17.22.020 Specific plan standards.**

A. Minimum Area. The minimum net area of a specific plan that includes residential uses shall be ~~three~~ one acres ~~except as provided in subsection E.~~ The minimum net area of a specific plan that does not include residential uses shall be two acres. Specific plans may be subdivided in accordance with an adopted specific plan.

B. ~~Residential Density.~~ The total number of dwelling units in a specific plan shall not exceed the maximum number permitted by the maximum density residential (R-4) zoning classification (Chapter 17.19) for the total specific plan area ~~except as provided in subsection E.~~

C. ~~Development Standards.~~ For projects that propose multifamily development, the development standards prescribed by Section 17.87.060 shall apply for the following: commercial mixture (Section 17.87.060(B)), minimum dwelling unit size (Section 17.87.060(D)), setbacks when adjacent to residential zones (Section 17.87.060(F)(2)), open space (Section 17.87.060(H)), storage (Section 17.87.060(K)), service and trash areas (Section 17.87.060(L)), vibration and noise requirements (Section 17.87.060(M)), additional development requirements (Section 17.87.060(S)), and parking requirements (Section 17.87.060(I)).

D. ~~Design Standards.~~ At a minimum, specific plans shall comply with Appendix B to this title, Design Guide for Highest Density Residential and Mixed Use Development.

E. ~~Specific plans that include residential uses with a land area ranging from two to three acres in net size after dedications may be considered with a maximum of twenty dwelling units per acre as calculated over the entire project area.~~

FB. ~~Other Development Standards.~~ Other ~~d~~Development standards shall be as prescribed by the adopted specific plan.

#### **17.22.030 Initiation.**

A specific plan may be initiated by a property owner or authorized agent, the planning commission, or the city council. If there are multiple owners, all owners shall notarize and sign the application and a map showing the extent of each ownership shall be submitted.

#### **17.22.040 Required plans and materials.**

In addition to the plans and materials required to accompany an application for a zone text amendment and zone change, an application for a specific plan shall include the following:

A. A map showing proposed site boundaries and the relationship of the specific plan to uses and structures within a three hundred foot radius of adjacent to the site boundaries.

~~B. An aerial photo of the proposed site and one hundred feet beyond its boundary showing sufficient topographic data to indicate clearly the character of the terrain; the type, location, and condition of trees and other natural vegetation; and the location of existing development.~~

GB. The proposed zoning pattern of land use, with acreage and residential density and nonresidential intensity computations.

DC. The proposed street, sidewalk, pedestrian, and lot pattern with complete dimensions and sections (as applicable).

ED. A fully dimensioned and detailed conceptual plan of the proposed site plan, floor plans, building elevations, and sections, which shall be incorporated into the specific plan.

FE. Draft specific plan in compliance with Sections 65450 through 65457 of the Government Code and the applicable sections of the Hawthorne Municipal Code. The specific plan shall include a statement explaining the reasons that justify adoption of a specific plan in relation to the findings required by Section 17.22.050. The specific plan shall contain the detail as determined to be appropriate and necessary by the planning director, including, but not limited to: a description of the project at buildout; maximum units and nonresidential area; land uses, standards and criteria necessary for the development, maintenance and use of the property; infrastructure plan; proposed site plan, elevations, floor, landscape plans; design standards; circulation and access; phasing plan; and other information necessary to address the particular aspects of the project.

GE. Detailed colored elevations depicting and identifying proposed materials and colors.

H. ~~Colored or~~ renderings sufficient in detail to depict the scale, design, orientation, materials of the proposed project and its relationship with the adjacent properties and streets.

I. ~~A fiscal analysis studying the financial implications to the city of the proposed project and including potential costs related to street maintenance, emergency service calls, parks and recreation, and other applicable factors. The~~

~~fiscal analysis shall be funded by the applicant but conducted by a financial expert selected by the city.~~

JG. The appropriate level of environmental analysis pursuant the California Environmental Quality Act. The environmental analysis shall be funded by the applicant but conducted by an environmental expert selected by the city.

KH. A description of the public benefits provided by the proposed project.

LJ. Other materials and information as necessary to address issues raised by the project.

#### **17.22.050 Findings.**

In the planning commission's recommendation and city council's action on a specific plan, all of the following findings shall be made:

A. The specific plan is consistent with the adopted General Plan and other applicable policies and is compatible with surrounding development; and

B. The specific plan provides a superior level of design and public benefits in comparison with the development under the underlying zoning provisions that would apply if the plan were not approved; and

C. Deviations from the underlying zoning district provisions that otherwise would apply are justified by the compensating benefits of the specific plan; and

D. The specific plan includes adequate provisions for utilities, services, and emergency vehicle access; security; and public service demands will not exceed the capacity of existing and planned systems.

#### **17.22.060 Zoning map designation.**

A specific plan may be adopted such that it replaces the underlying zoning district or as an overlay and shall be established through the zone change process and communicated in the specific plan. Specific plans classified as an overlay shall be identified on the zoning map by a combination of a symbol for the underlying zoning district ~~followed by~~ as well as a symbol for the mixed use overlay zone (e.g., C-1/SPO) specific plan. ~~The standards and regulations of the underlying zoning district shall be in effect until such time as the specific plan is developed. The regulations of the adopted specific plan shall be effective and utilized when any aspect of the adopted specific plan is developed. (Ord. 2154 § 3, 2018.)~~

#### **17.22.070 Adopted specific plans.**

Within the city, the following specific plans are adopted and in effect:

- A. Central Park (Parkside Village).
- B. Century Business Center.
- C. Downtown Hawthorne.
- D. Pacific Glen (360° at South Bay).
- E. Prestige Villas.
- F. Willow Glen (Fusion).
- G. Green Line Mixed Use Specific Plan.

#### **17.22.080 Amendments to specific plans.**

The following amendments to an adopted specific plan shall require planning commission review and recommendation and city council review and approval in accordance with the procedures specified by law:

- A. A change in the allowable density or floor area ratio that would exceed the density allowed under the general plan or adopted specific plan.
- B. A change in permitted or prohibited uses within the plan area.
- ~~C. A change in the type or size of allowable signage.~~
- DC. Any other modification to the specific plan which the director of planning determines, in ~~his or her~~ their discretion, is significant and warrants formal planning commission review and city council approval.

#### **17.22.090 Relationship of specific plan to zoning ordinance.**

In accordance with state planning and zoning law, the provisions of any adopted specific plan shall control over duplicative and conflicting provisions of the Hawthorne zoning ordinance. In the event the adopted specific plan is silent as to a development standard or procedure, the provisions of the Hawthorne zoning ordinance shall control.

**SECTION 10.** Section 17.29.020 (Permitted uses) of Chapter 17.29 (CM Mixed Commercial classification) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be amended as follows:

In the CM classification, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the general provisions, conditions and exceptions set forth elsewhere in this title:

- Accessory dwelling units and junior accessory dwelling units (in mixed-use only);
- Art galleries;
- Financial services, including banks, credit unions, investment brokers, asset managers, and not including pawn shops and short-term lending (payday loans) businesses;
- Hotels, subject to the application process stipulated in Section 17.29.050;
- Low Barrier Navigation Center, subject to compliance with Section 17.101.030;
- Offices, professional and medical, provided that a conditional use permit is required for offices located on the ground floor of mixed-use;
- Residential care facility, small, subject only to those restrictions that apply to other residential uses of the same type in this zone;
- Residential care facility, large, subject to a conditional use permit and compliance with Section 17.101.020;
- Residential units, subject to a conditional use permit and compliance with all the requirements contained in Section 17.29.050 and the limitations in this chapter and only permitted as a component of a mixed use project when fronting an arterial or collector street;
- Restaurants, bars, cocktail lounges, and coffee shops, all types (alcohol sales and/or drive-thru require conditional use permit);
- Retail businesses, including grocers, convenience stores, and stores featuring large or small item indoor display areas;
- Service businesses, including personal cosmetic services, dry cleaning, real estate, insurance, and package/mail business;
- Single-Room Occupancy, subject to a conditional use permit and compliance with Section 17.101.040;
- Short-term rentals in legal non-conforming structures, subject to Chapter 17.74, except that vacation rentals shall not be permitted;
- Studios, including for fitness, martial arts, dance, art, media production, etc.;

- Supportive housing, Subject only to those restrictions that apply to other residential uses of the same type in this zone;
- Transitional housing, Subject only to those restrictions that apply to other residential uses of the same type in this zone;
- Other similar establishments when not specified as prohibited below and subject to interpretation of the Director of Planning pursuant to procedures within this title.

**SECTION 11.** Section 17.29.040 (Development Standards) of Chapter 17.29 (CM mixed commercial classification) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be amended by the addition and removal of the following text:

**17.29.040 Development standards.**

The information that follows summarizes the development standards for the CM classification relating to site planning and schematic design.

A. Project Area.

1. The minimum lot area for a mixed-use development shall be ~~one hundred thirty thousand six hundred eighty~~ 130,680 square feet (three one half of an acres). ~~Where there is insufficient lot area for a mixed-use development, only commercial uses may be developed.~~

2. Project area shall be calculated based on total horizontal area of consolidated parcels defined by the legal property lines. Gross project area shall include portions of property that may become dedicated for public improvements, such as street widening. Net project area shall exclude portions of property that are to be dedicated for public improvements.

B. Density and Intensity.

1. The minimum residential density shall be 20 dwelling units per acre based on gross project area.

~~42.~~ Maximum residential density shall be twenty-four 30 dwelling units per acre based on gross project area.

**SECTION 12.** A new Chapter, Chapter 17.85 (HO Housing Overlay) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be added as follows:

**17.85 HO HOUSING OVERLAY**

**17.85.010 Purpose.**

The purpose of the Housing Overlay is to provide new housing opportunities within existing commercial and residential zones. Development standards that differ from that of base zones are intended to incentivize and spur

construction of a variety of housing unit types, to meet the City's Regional Housing Needs Allocation.

**17.85.020 Applicability.**

A. The provisions of this Chapter shall apply to all sites identified within the Housing Overlay on the Hawthorne Zoning Map. This Chapter's provisions are elective, and an applicant may choose to apply under this Chapter's provisions or that of the base zone.

B. Residential uses allowed by the Housing Overlay are by-right, meaning new applications shall comply with the development standards of this Chapter, Chapter 17.102, and shall not be required to enter a discretionary hearing process.

**17.85.030 Uses permitted.**

The following residential uses are permitted by-right in the Housing Overlay:

- Mixed-commercial and residential
- Multifamily dwelling units;
- Employee housing;
- Residential care facility, small;
- Senior citizen housing project;
- Supportive housing;
- Transitional housing;

**17.85.040 Development standards.**

The property development standards set forth in this section, as well as those specified in Chapter 17.102, Multifamily and Mixed Use Objective Design Standards, shall apply to all land and buildings built within the housing overlay zone.

A. Density. The minimum residential density shall be 20 dwelling units per acre based on gross project area. Maximum residential density shall be 30 dwelling units per acre based on gross project area.

B. Maximum Building Height. Maximum building height shall be 60 feet. The following structures must be stepped back from the edge of the building a minimum of 5 feet and are allowed to exceed the established building height limit:



1. Elevators, stair towers, skylights, and chimneys;
2. Rooftop open space features (such as trellises and sunshades);
3. Flagpoles;
4. Fire escapes and catwalks;
5. Solar facilities;
6. Telecommunications facilities;
7. Utility elements.

C. Minimum Setbacks. Residential projects within the Housing Overlay shall comply with the following:

1. Street Frontage. Ground-floor residential buildings shall have a minimum setback of 15 feet from all street frontages. Ground-floor commercial and retail buildings shall have a minimum setback of 5 feet and a maximum of 15 feet from all street frontages. Such setback for ground-floor commercial and retail buildings shall be used to provide public open space, landscaping or street furniture.

2. Side and Rear. Mixed use and nonresidential buildings shall maintain minimum side and rear setbacks of 10 feet from property lines adjacent to residential zones. No setback is required if adjacent to other zones.

D. Minimum Open Space. 150 square feet of open space shall be provided per dwelling unit, of which not more than 50% may be private open space.

E. Minimum Street Frontage. Lots within the Housing Overlay shall have a minimum street frontage of 100 linear feet along a street. Lots with frontages on more than one street are only required to meet this standard for one street.

F. Minimum Unit Sizes. Residential units within the Housing Overlay shall comply with the following unit sizes:

1. A minimum of 350 square feet for bachelor/efficiency units.
2. A minimum of 650 square feet for one-bedroom units.
3. A minimum of 800 square feet for two-bedroom units.
4. A minimum of 1,000 square feet for three-bedroom or larger units.

**SECTION 13.** Subsections C and D of Section 17.87.040 (Uses Permitted) of Chapter 17.87 (Mixed Use Overlay Zone MU) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be amended by the addition of the following text:

C. If developed in combination with commercial, or retail uses within the same project area in accordance with the provisions of this section, the following residential uses shall be permitted:

- Live-work units;
- Multifamily dwellings;
- Residential care facility, large, subject to a conditional use permit and compliance with Section 17.101.020;
- Single-family attached dwellings (townhouses);
- Single-Room Occupancy, subject to a conditional use permit and compliance with Section 17.101.040.

D. The following residential uses shall be permitted whether developed independently or in combination with commercial or retail uses:

- Low Barrier Navigation Center, subject to compliance with Section 17.101.030;
- Residential care facility, small;
- Supportive housing;
- Transitional housing.

**SECTION 14.** Section 17.87.050 (Uses Prohibited) of Chapter 17.87 (Mixed Use Overlay Zone MU) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be amended by the addition and removal of the following text in alphabetical order:

- All uses not listed in Section 17.87.040, unless determined by the ~~planning commission~~ director to be similar pursuant to the provisions of ~~this code~~ 17.06.020.
- ~~Any project consisting solely of residential uses.~~

**SECTION 15.** Section 17.87.060 (Property Development Standards and Site Plan Review) of Chapter 17.87 (Mixed Use Overlay Zone MU) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be amended as follows:

The property development standards set forth in this section, as well as those specified in Chapter 17.102, Multifamily and Mixed Use Objective Design Standards, Appendix B, Design Guide for Highest Density Residential and Mixed

~~Use Development~~, shall apply to all land and buildings built within the mixed use overlay zone.

A. Minimum Project Area. Except as provided in subsection T, ~~t~~The minimum land area required for each project shall be ~~one hundred thirty thousand six hundred eighty square feet (three acres)~~ 1.5 acre. Lots must be consolidated through a lot line adjustment or parcel map to meet the minimum project area.

B. ~~Residential and Commercial/Retail Mix.~~

1. ~~In vertical mixed use developments, residential uses shall not be allowed on the first floor of a building fronting a collector or arterial street. Residential uses may be located on the ground floor of a building if the building fronts on a local street or alley. In horizontal mixed use developments, residential uses shall not front a collector or arterial street.~~

2. ~~Commercial/retail uses shall occupy a minimum of thirty percent of the ground floor net area for each building fronting a collector or arterial street. In circumstances where this minimum commercial area requirement is likely to produce unsustainable commercial square footage, the planning commission may grant a smaller minimum area through the conditional use permit process, and provided that the following findings are made:~~

a. ~~The provision of thirty percent of the building footprint area in which the commercial space is to be located will create a commercial space that is uncharacteristically large for the vicinity in which it is to be located or is otherwise impractical for reasons of insufficient frontage, odd shape, frontage on a residential street only, etc.;~~

b. ~~The provision of the minimum commercial space described above will likely lead to protracted and repeated vacancies in the commercial space(s) which will contribute to blight;~~

c. ~~There are no viable alternative designs that are feasible that will meet the requirement and be economically sustainable; and~~

d. ~~The applicant has shown through evidence and market analysis that the proposed alternative smaller minimum commercial area will be economically viable and sustainable, and will be compatible with the vicinity in which it is located. Evidence may include letters of interest or intent from prospective commercial tenants, market studies that link size to tenant types, demonstration of similar uses under similar conditions existing elsewhere, or any combination or additional evidence that the planning commission deems necessary to support the approval of a lower minimum commercial area.~~

CB. Density and Intensity.

1. Residential uses as a part of a mixed use project shall have a maximum of thirty dwelling units per acre as calculated over the entire project area.

~~2. The floor area ratio (FAR) shall be a maximum of one and one-half FAR as calculated over the entire project area, excluding parking areas.~~

~~32.~~ Building coverage and parking facilities shall not exceed ninety percent 90% of the entire project area.

~~DC.~~ Dwelling Unit Size.

1. A minimum of ~~three hundred fifty~~ 350 square feet for bachelor/efficiency units.

2. A minimum of ~~six hundred fifty~~ 650 square feet for one-bedroom units.

3. A minimum of ~~eight hundred~~ 800 square feet for two-bedroom units.

4. A minimum of ~~one thousand one hundred~~ 1,100 square feet for three-bedroom or larger units, plus an additional ~~one hundred fifty~~ 150 square feet for each bedroom over three.

~~ED.~~ Maximum Building Height. Buildings and structures shall not exceed ~~sixty~~ 60 feet in height as measured from the finished grade adjacent to the structure to the top of the roof plate or five stories, whichever is less, including parking.

~~FE.~~ Setbacks and Yards.

1. Street Frontage. Ground-floor residential buildings shall have a minimum setback of ~~fifteen~~ 15 feet from all street frontages. Ground-floor commercial/retail buildings shall have a minimum setback of ~~five~~ 5 feet and a maximum of ~~fifteen~~ 15 feet from all street frontages. Such setback for ground-floor commercial/~~or~~ retail buildings shall be used to provide public open space, landscaping and street furniture.

2. Side and Rear. Mixed use and nonresidential buildings shall maintain minimum side and rear setbacks of ~~ten~~ 10 feet from property lines adjacent to residential zones. No setback is required if adjacent to other zones ~~(if any setback is proposed, a minimum standard of ten feet applies, except encroachments as permitted in Appendix B of this title)~~. Setbacks for structures abutting a one- or two-story single-family or multifamily residential structures within a residential zone, shall be provided along the entire length of any interior site boundary line as follows:

	Structural Setback	Landscaped Portion of Setback

Height of Structure		
1 story	10 feet	10 feet minimum
2 story	20 feet	10 feet minimum
3 story +	30 feet + an additional 10 feet for each story above 3 stories.	15 feet minimum

Height of Structure	Structural Setback
1 story	10 feet
2 story	10 feet
3 story +	15 feet + additional 5 feet for each story above 3 stories.

3. The following encroachments within setback areas shall be permitted as follows:

- a. Bay or Greenhouse Windows. An encroachment of two feet;
- b. Architectural Features, Including, but not Limited to, Cornices, Belt Courses, Sills, Eaves, and Fireplaces/Chimneys. An encroachment of two feet.
- c. Street setback encroachments as permitted in Appendix B.

4. The following are permitted in a setback area, provided they do not constitute a sight distance hazard as defined in Section 17.42.090 of the Hawthorne Municipal Code:

- a. Landscape features such as fountains, arbors, trellises, pergolas, colonnades, statuary, and other similar features, as well as works of art, which also do not contain floor area;
- b. Planting boxes or masonry planters;
- c. Walls and fences, in compliance with Chapter 17.48 of the Hawthorne Municipal Code.
- d. Other landscaped features as permitted in Section 17.20.100.

GF. Building Orientation.

1. Commercial and mixed-use buildings shall be oriented along major street frontages. A minimum of fifty percent 50% of the ground floor street frontage along a major arterial street shall be developed with commercial store fronts.

2. ~~In order to create visual interest at the pedestrian level,~~  
eCommercial store fronts facing major arterial streets shall have prominent windows and recessed entries.

HG. Open Space. Open space shall be provided for the project as a whole and there shall be no open space requirements for individual units, although private open space is encouraged, except as follows:

1. The required open space for the project shall be based on the total number of residential units, including live/work units. A minimum of 150-three hundred square feet of open space (combined private and common) shall be provided for every residential unit in the project, of which not more than 50% may be private open space;

~~2. Common and/or private open space shall have a minimum dimension of ten feet in any direction, except when provided on a private balcony, in which case the minimum depth shall be seven feet and the minimum width shall be ten feet. Such open space shall be provided in areas that are not required setbacks, parking areas, driveways, or service areas. All landscaped open space areas shall comply with requirements of Section 17.20.100;~~

~~3. Common open space can be provided either as passive open space (accessible landscaped and outdoor seating areas) or active open space (improved with amenities such as tot lots, pool areas, cabanas, multi-purpose courts or similar improvements) or private open space (including balconies);~~

42. Private balconies shall be discouraged on building sides facing freeways, major arterial or collector streets;

~~5. Public open space is required for developments involving more than one hundred units, subject to the following standards:~~

~~a. Public open space will be permanently accessible to the general public from the sidewalk of the major street frontage(s) and will have a minimum dimension of fifteen feet of width and depth,~~

~~b. It shall be located in the publicly accessible portion of the project only,~~

~~c. Public open space shall feature seat walls, sparse landscaping, and provide good visibility from the street,~~

~~d. Public open space shall be a minimum of twenty percent of the commercial/retail space provided for mixed-use projects.~~

~~l. Parking shall be provided pursuant to the provisions of Chapter 17.58.~~

JH. Live/Work Units Standards. Live/work units are subject to the following standards:

1. Live/Work Limitations—No Separate Rent or Sale—Home Occupancy. Work on the premises of a live/work unit shall be limited to persons who live in the live/work unit. Living and working spaces shall not be rented or sold separately. A home occupancy permit shall be required.

2. Change in Occupancy. The owner/occupant of a live/work unit shall notify the city of any change in use or occupancy. Any change of use or occupancy shall comply with the uses identified Section 17.87.040 and will

require a new business license. The commercial square footage initially approved for live/work areas within a unit shall remain commercial in nature and shall not be converted to residential use with subsequent owners.

3. Parking. Two parking resident spaces and 0.33 guest spaces per live/work unit shall be provided.

4. Covenants, Conditions, and Restrictions. Covenants, conditions and restrictions for individual live/work projects may further restrict and prohibit uses, but shall not be more permissive than uses listed under Section 17.87.040.

5. Unit Size. ~~Five hundred~~ 500 square-foot minimum.

6. Residential/Commercial Floor Area. A minimum of ~~fifty percent~~ 50% of a unit must be used for nonresidential purposes. Each unit must contain a minimum residential floor area of ~~two hundred fifty~~ 250 square feet.

7. Open Space. On a property with only one live-work unit, ~~forty~~ 40 square feet of private open space is required. On a property with multiple live-work units, ~~forty~~ 40 square feet of shared interior space, shared open space, or private open space per unit, which may include balconies, patios or roof top decks or areas.

8. Height. The height of any structure shall comply with the maximum requirements of the underlying zone. Height of existing structures may not be increased to accommodate the residential portion of a live-work unit. Height of existing structures may be increased for non-residential purposes and for non-habitable spaces (e.g., stairwells, elevator shafts, open space and the like) that are required by the Hawthorne Municipal Code.

9. New Floor Area. Floor area of existing structures may not be increased to accommodate the residential portion of a live-work unit and may only be increased under the following circumstances:

a. To increase the nonresidential floor area of the unit.

b. To provide a mezzanine for residential use that does not exceed ~~thirty-three percent~~ 33% of the area of the floor below (may be constructed within an existing building envelope).

c. For non-habitable spaces (e.g., enclosed parking, stairwells, elevator shafts, open space and the like) that are required by the Hawthorne Municipal Code.

10. Floor Area Ratio. The maximum floor area ratio for any property containing a live-work unit shall comply with the maximum requirements of the underlying zone.

11. Laundry Facilities. On-site laundry facilities are required if the total number of units on an integrated development site exceeds five unless laundry facilities are provided in each unit.

12. Recorded Covenant. A covenant shall be recorded with the Los Angeles County recorder by the owner of the subject property agreeing that the commercial or industrial use will be maintained as the primary use in the live-work unit; that the work space will not be leased to a separate user from the occupant of the residential space; that a business license must be maintained at all times when a live-work unit is occupied; and that these requirements will be reflected in tenant leases. Furthermore, the covenant shall restrict each live-work unit to contain only one residential unit.

13. Bedrooms. All live-work units shall have a maximum of two bedrooms within the residential portion of the live-work unit.

~~K~~I. Storage Areas.

1. Each residential unit shall have at least ~~two hundred~~ 200 cubic feet of enclosed, weatherproofed and lockable storage space. Such space shall be for the sole use of the residential unit occupant and shall have a minimum horizontal surface area of ~~twenty-five~~ 25 square feet, a minimum interior dimension of ~~three and one-half~~ 3.5 feet and a minimum clear access opening of ~~three and one-half~~ 3.5 feet by ~~six~~ 6 feet. This section may be waived, if separate enclosed parking is provided.

2. Such space may be provided within individual storage lockers, cabinets, or closets within the garage area if neither the space nor the doors leading thereto overhang a parking space assigned to another unit. Such space may also be in another location approved by the planning department, but shall not be split among two or more locations.

Moreover, since it is the intention of this standard to require space over and above that normally associated with the day-to-day functioning of the unit, the ~~planning department~~ director shall exercise reasonable discretion in differentiating between this required private storage space and guest, linen or clothes closets or food pantries that are customarily within the unit. Thus, while providing this private storage space within the limits of the unit is not precluded, it must be clear that it is over and above that which would otherwise be provided. Regardless of location, the precise architectural treatment of such space shall be approved by the ~~planning department~~ director to ensure that such areas are safe, convenient and unobtrusive to the functional and aesthetic qualities of the project.

~~L~~J. Service, trash and loading areas, and mechanical equipment are subject to Chapter 17.54 of the Hawthorne Municipal Code and to the following standards:



1. Service and loading areas shall be oriented away from public view and provided with ornamental screening;

2. Exterior on-site facilities and mechanical equipment, including sewer, gas, water, electric, telephone, and communications equipment, shall be installed underground where feasible. Transformers and other mechanical equipment that must be above ground shall be screened and/or incorporated into the structures wherever possible;

3. Trash enclosures shall be screened, enclosed within the building envelope or architecturally integrated with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscaped area;

4. Requirements for green waste and recycling containers shall be met.

MK. Vibrations and Noise Requirements. The project shall comply with the following code provisions of this Title: ~~e Hawthorne Municipal Code:~~

1. Section 17.21.100, Vibration and structure-borne noise—Shock mounting of mechanical equipment.

2. Section 17.21.110, Vibration and structure-borne noise—Location and plumbing equipment (except in mixed use buildings).

3. Section 17.21.120, Vibration and structure-borne noise—Separation of vents and drain lines.

4. Section 17.21.130, Vibration and structure-borne noise—Isolation and insulation of water and drainage lines (except in mixed use buildings).

5. Section 17.21.140, Attenuation of noise—General.

6. Section 17.21.150, Attenuation of noise—Air-borne sound insulation.

7. Section 17.21.160, Attenuation of noise—Impact sound insulation.

8. Section 17.21.165, Special noise sources.

NL. Signage. The following standards shall apply:

1. A master sign program shall be submitted to the planning commission for approval of commercial signage for mixed use developments. Commercial building signage shall be limited to channel letters, reverse channel letters, or other decorative forms approved by the planning commission in the master sign program. Cabinet or box signs on walls and shall be expressly prohibited. Pole signs shall be prohibited, but monument signs are permitted.

2. The sign sizes and locations shall be compatible with the design of the building to provide visibility to the from public streets as well as for pedestrians.

OM. Landscape Standards. The landscaping standards of Section 17.20.100 and Chapter 17.89, Water Efficient Landscaping, shall apply to all development projects in the Mixed Use Overlay Zone.

PN. Public Works Department and Engineering Division Requirements.

1. If the development contains private streets, provision shall be made for public utility easements over the entire private street network. The public works department, engineering division, may also require public utility easements adjacent to public streets or over other portions of the project to accommodate fire hydrants, water meters, storm drainage, sanitary sewers, water and gas mains, and electrical lines. All easements that may be found necessary shall be dedicated to the public.

2. Demolition, grading and building permits, landscaping and street improvement plans may be issued before the recording of a final map.

3. Exterior doors to each unit shall contain dead-bolt locks, and all garage doors shall contain automatic closures.

4. No sidewalks shall be required along the internal roadway network unless specified in the approved pedestrian walkway plan. Any sidewalks or pedestrian walkways required as part of the approved pedestrian walkway plan shall be constructed concurrently with the applicable phase of development and completed prior to the issuance of certificates of occupancy for any unit within that phase.

5. Rolled curbs may be used along internal streets within the development.

QQ. Fire Department Requirements.

1. All weather access shall be provided. All weather access may require paving.

2. Fire department access shall be provided to within ~~one hundred fifty~~ 150 feet distance of any exterior portion of all structures.

3. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.

4. Provide fire department or city approved street signs and building access numbers prior to occupancy.

5. All mixed-use buildings over ~~five thousand~~ 5,000 square feet shall be sprinklered.

6. A Knox box or other access provisions shall be provided to access the project through all gates.

RP. Security Requirements.

1. The security standards of Section 17.20.300 shall apply to all development projects in the mixed use overlay zone.

2. The applicant for approval of a project that includes residential condominiums shall ensure that the covenants, conditions and restrictions that are recorded for the project require owners of individual condominium units to comply with the city's crime-free multifamily housing program and that they include a crime-free lease addendum, in the form on file with and approved by the city.

3. The owner of property for a new residential apartment project or mixed use project with residential apartments shall ensure that a covenant is recorded against the property ensuring that the owner, and each successor in interest, comply with the city's crime-free multifamily housing program and that the owner and successor require tenants to execute a crime-free lease addendum, in the form on file with and approved by the city.

SQ. Additional Development Requirements.

1. All mixed use developments shall comply with, in addition to the requirements of this ~~title~~, all applicable development requirements set forth in Chapter 8.50 (Stormwater and Urban Runoff Pollution Control) of Title 8 (Health and Safety) and Titles 13 (Sewers) and 14 (Technical Review and Study Requirements for Specified Development Projects).

2. Except as provided in subsection ~~T~~, aAdministrative plan review shall be required for all mixed use developments pursuant to Title ~~17~~14.

~~T. Project Sites Less Than Three Acres in Size.~~

~~1. Projects with land area less than one hundred thirty thousand six hundred eighty square feet (three acres) may be submitted for consideration by the planning commission through the granting of a conditional use permit, provided the following requirements are adhered to:~~

~~a. Deviations from minimum parking requirements or parking design standards shall not be allowed.~~

~~b. For projects with land area ranging from two to three acres in net size after dedications, the following minimum requirements shall be followed:~~

~~i. Commercial/retail uses shall incorporate a minimum of forty percent of the building footprint area in which they are located or at least ten percent of all building footprints within the project, whichever is greater, including residential and nonresidential uses.~~

~~ii. Residential uses as a part of the project shall have a maximum of fifteen dwelling units per acre as calculated over the entire project area.~~

~~iii. Public open space per subsection H shall be required.~~

~~c. For projects with land area ranging from thirty-five thousand square feet to two acres in net size after dedications, the following minimum requirements shall be followed:~~

~~i. Commercial/retail uses shall incorporate a minimum of fifty percent of the building footprint area in which they are located or at least ten percent of all building footprints within the project, whichever is greater, including residential and nonresidential uses.~~

~~ii. Residential uses as a part of the project shall have a maximum of ten dwelling units per acre as calculated over the entire project area.~~

~~iii. Public open space per subsection H shall be required.~~

**SECTION 16.** Chapter 17.100 (Test elevator and spur) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be deleted.

**SECTION 17.** Chapter 17.101 (Standards for Specific Uses) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be created by the addition of the following text:

#### **Chapter 17.101 STANDARDS FOR SPECIFIC USES**

##### **17.101.010 Purpose**

The purpose of this Chapter is to establish standards for the location, site planning, development, and operations of specific land uses that are allowed within City boundaries. Standards are intended to comply with state and federal laws, and to protect the health, safety, and welfare of their occupants and of the general public.

##### **17.101.020 Residential care facility, large**

A. Purpose. The purpose of this Section is to clarify procedures for the establishment or construction of large residential care facilities for the care of seven or more persons, pursuant to the California Community Care Facilities Act. (See California Health and Safety Code Section 1500 et seq.).

B. Conditional Use Permit. A conditional use permit is required to operate a large residential care facility.

C. Development Standards. Large residential care facilities shall be subject to the same objective development standards required of multifamily dwelling units in the applicable zone. In addition, large residential care facilities shall comply with the following requirements or guidelines:

1. Locational Criteria. Large residential care facilities shall be reviewed in light of the following factors in determining an appropriate location for such facilities:

a. One-half mile proximity to public transit facilities (fixed routes and bus or transit stops) or the provision of transportation for residents.

b. Residential care homes shall not be located within 300 feet of heavy industrial facilities or the heavy industrial zone (M-2).

c. The minimum distance between large residential care facilities, measured from the site boundaries, shall not be less than 300 feet.

2. Open Space. Open space for outdoor recreation shall be provided at a ratio of 100 square feet for each resident.

3. Unit Size.

a. Single Occupancy. The minimum floor area for sleeping rooms shall not be less than 100 square feet in rooms intended for a single occupancy.

b. Multiple Occupancy. The minimum floor area for sleeping rooms shall not be less than 80 square feet per person in rooms intended for multiple occupancy.

#### **17.101.030 Low Barrier Navigation Centers**

A. Purpose. The purpose of this Section is to implement the provisions of California Government Code Section 65660 et seq. relating to low barrier navigation centers.

B. Requirements. A low barrier navigation center shall meet the following requirements:

1. Connected Services. Centers shall connect people to permanent housing through a services plan that identifies services and associated staff contacts.

2. Coordinated Entry System. Centers shall be linked to a coordinated entry system, so that staff in the facility may conduct assessments and provide services to connect people to permanent housing.

3. Code Compliant. Centers shall comply with Chapter 6.5 of Division 8 of the Welfare and Institutions Code.

4. Homeless Management Information System. Centers shall have a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

#### **17.101.040 Single-Room Occupancy**

Single-room occupancy units shall be located, developed, and operated in compliance with the following standards:

- A. Size. Each unit shall be a minimum of 100 square feet in size, excluding closet or bathroom space. No individual unit may exceed 400 square feet.
- B. Maximum Occupancy. Each unit shall accommodate a maximum of two persons.
- C. Bathroom.
  - 1. Each unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and a sink; a full facility shall have a toilet, sink, and bathtub, shower, or bathtub-shower combination.
  - 2. If a full bathroom facility is not provided for each unit, one communal bathroom facility shall be provided at least one per 10 units, and at least one per floor. The communal bathroom shall have multiple toilets, sinks, and showers with locking doors.
- D. Closet. Each unit shall have its own closet.
- E. Laundry Facilities. Laundry facilities must be provided in an enclosed room at the ratio of one washer and one dryer per every 10 units. At least one washer and dryer shall be provided per floor of the residential building.
- F. Cleaning Facilities. A cleaning supply room or utility closet with a wash tub and hot and cold running water shall be provided per floor.
- G. Tenancy. Tenancy of units shall be not less than 30 days.
- H. Parking. 0.5 parking space shall be required per unit.
- I. Facility Management.
  - 1. A single-room occupancy facility with 10 or more units shall provide on-site management.
  - 2. Single-room occupancy facilities shall provide a management plan which addresses the following:
    - a. Management and operations plan, including occupancy restrictions and hours of visitation,
    - b. Rental procedures, including any tenancy requirements;

- c. Security and safety plan, including information regarding emergency protocols, lighting, security cameras, and access control;
- d. Building maintenance plan.

**SECTION 18. CEQA.** There are no new significant environmental impacts or previously identified significant impacts made more severe by project modifications, new circumstances, or new information associated with the project. Therefore, the City determined that an Addendum to the Hawthorne General Plan Environmental Impact Report for Amendments to Municipal Code Chapter 17, Zoning is the appropriate California Environmental Quality Act (CEQA) document to address project modifications in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review.

**SECTION 19. SEVERABILITY.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

**SECTION 20. AUTHORIZATION TO PUBLISH SUMMARY OF ORDINANCE.** Pursuant to Government Code Section 36933(c)(1), the City Attorney is authorized to prepare a summary of this ordinance. The City Clerk is also authorized to publish a summary of the text of this ordinance in the Hawthorne Press Tribune at least five days prior to the adoption of this ordinance. Within 15 days after adoption of the ordinance, the City Clerk is directed to publish a summary of this ordinance in the Hawthorne Press Tribune.

**SECTION 21. EFFECTIVE DATE.** This ordinance shall take effect 30 days after passage thereof.

**PASSED, APPROVED AND ADOPTED** this 10th day of October 2023.

---

ALEX VARGAS, Mayor  
City of Hawthorne, California

**ATTEST:**

---

DAYNA WILLIAMS-HUNTER, City Clerk  
City of Hawthorne, California

**APPROVED AS TO FORM**

---

ROBERT KIM,  
City Attorney  
City of Hawthorne, California