

## **ORDINANCE NO. 2241**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING THE CITY ZONING MAP TO IMPLEMENT THE NEW HOUSING OVERLAY AND OTHER POLICIES OF THE 2021-2029 HOUSING ELEMENT**

**WHEREAS**, Chapter 17.08 (Zoning Map) of Title 17 of the Hawthorne Municipal Code incorporates the zoning map by reference and establishes the official zoning map of the City of Hawthorne;

**WHEREAS**, on March 8, 2022 City Council adopted the 2021-2029 Housing Element. The zoning map will be amended to reflect the change in zoning that is taking place to satisfy the new Housing Element;

**WHEREAS**, Housing Element Program 1 (Residential Sites Inventory) addresses the City's housing needs by identifying adequate sites to rezone for base zones and to apply a new Housing Overlay for additional residential capacity;

**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**, Housing Element Appendix Table B is titled Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need;

**WHEREAS**, this ordinance amends Title 17 to establish an amended Zoning Map to satisfy the needs of the Regional Housing Needs Allocation (RHNA) and create new capacity for homes; the standards of the new Housing Overlay will be established by the accompanying zoning text amendments of Ordinance No. 2240;

**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. PC2023-18 recommending approval of the ordinance to the City Council; and

**WHEREAS**, on October 24, 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. 2241 in furtherance of the City's objective to provide appropriate zoning pursuant the Housing Element.

**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.** Chapter 17.08 (Zoning Map) shall be amended to adopt the zoning map attached hereto as Exhibit A.

**SECTION 3.** Parcels are rezoned according to the following table. Firstly, a new Housing Overlay is created to accommodate the City's RHNA goals. The housing overlay includes 31 sites (74 parcels consolidated). The total acreage of the new Housing Overlay parcels is 17.18 acres. The sites in the Housing Overlay are listed as sites 22-52 on the 2021-2029 Housing Element Site Inventory. Secondly, sites listed as sites 58, 59, 63, and 66 in the 2021-2029 Housing Element Site Inventory are amended for their base zoning.

Housing Element Site No.	APN	Existing Zoning	Proposed Zoning
22	4037-030-034	CR	CR-HO
23	4037-028-800	CR	CR-HO
24	4044-003-001	CR	CR-HO
	4044-003-002	CR	CR-HO
	4044-003-003	CR	CR-HO
	4044-003-004	CR	CR-HO
25	4048-018-006	CR	CR-HO
26	4048-018-007	CR	CR-HO
27	4048-018-008	CR	CR-HO
	4048-018-009	CR	CR-HO
28	4048-018-014	CR	CR-HO
	4048-018-053	CR	CR-HO
29	4044-002-004	C-3	C-3-HO
30	4141-009-001	C-3	C-M-HO
31	4042-011-026	C-3	C-M-HO
	4042-011-024	C-3	C-M-HO
32	4042-013-025	C-3	C-M-HO
	4042-013-026	C-3	C-M-HO
33	4144-022-018	C-3	C-M-HO
	4144-022-019	C-3	C-M-HO
34	4042-015-001	C-3	C-M-HO
	4042-015-024	C-3	C-M-HO
35	4043-001-001	C-3	C-M-HO
	4043-001-026	C-3	C-M-HO
36	4043-009-024	C-3	C-M-HO
	4043-009-025	C-3	C-M-HO
37	4043-020-004	C-3	C-M-HO
	4043-020-005	C-3	C-M-HO
38	4043-020-037	C-3	C-M-HO
39	4048-015-065	C-3	C-M-HO
	4048-015-056	C-3	C-M-HO
	4048-015-058	C-3	C-M-HO
40	4048-014-002	C-3	C-M-HO
	4048-014-059	C-3	C-M-HO

Housing Element Site No.	APN	Existing Zoning	Proposed Zoning
	4048-014-058	C-3	C-M-HO
	4048-014-057	C-3	C-M-HO
41	4048-013-055	C-3	C-M-HO
	4048-013-052	C-3	C-M-HO
42	4048-012-046	C-3	C-M-HO
	4048-012-068	C-3	C-M-HO
43	4052-016-011	C-3	C-M-HO
	4052-016-012	C-3	C-M-HO
44	4041-010-056	R-3	R-3-HO
	4041-010-055	C-2	C-2-HO
45	4041-013-019	C-2	C-2-HO
	4041-013-018	C-2	C-2-HO
	4041-013-017	C-2	C-2-HO
	4041-013-016	C-2	C-2-HO
	4041-013-015	R-1	R-1-HO
	4041-013-014	R-1	R-1-HO
	4041-013-013	R-1	R-1-HO
	4041-013-011	R-3	R-3-HO
	4041-013-010	R-3	R-3-HO
46	4042-031-010	C-2	C-2-HO
	4042-031-009	C-2	C-2-HO
	4042-031-008	C-2	C-2-HO
	4042-031-007	C-2	C-2-HO
	4042-031-006	C-2	C-2-HO
	4042-031-005	R-1	R-1-HO
47	4045-022-034	C-3	C-3-HO
48	4045-023-035	C-3	C-3-HO
	4045-023-011	C-3	C-3-HO
49	4050-014-002	M-1	M-1-HO
50	4053-005-001	M-2	M-2-HO
51	4053-006-006	M-2	M-2-HO
52	4147-027-008	CR	CR-HO
58	4052-015-013	M-1	R-3
	4052-015-012	M-1	R-3
	4052-015-010	M-1	R-3
59	4052-017-007	M-1	R-3
	4052-017-008	M-1	R-3
	4052-017-010	M-1	R-3
63	4071-020-001	M-1	R-3
	4071-020-002	M-1	R-3
	4071-020-003	M-1	R-3
	4071-020-004	M-1	R-3
	4071-020-005	M-1	R-3
66	4071-011-021	M-1	R-3
	4071-011-022	M-1	R-3
	4071-011-023	M-1	R-3

Housing Element Site No.	APN	Existing Zoning	Proposed Zoning
	4071-011-037	M-1	R-3
	4071-011-038	M-1	R-3
	4071-011-039	M-1	R-3
END OF LIST			

**SECTION 5. 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 the Zoning Map 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 6. 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 7. 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 8. EFFECTIVE DATE.** This ordinance shall take effect 30 days after passage thereof.

**PASSED, APPROVED AND ADOPTED** this 14th day of November 2023.

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ALEX VARGAS, Mayor  
City of Hawthorne, California

**ATTEST:**

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

**APPROVED AS TO FORM**

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ROBERT KIM,  
City Attorney  
City of Hawthorne, California

**Exhibit A**  
**Revised Zoning Map**