



AGENDA ITEM NO. 16

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of October 24, 2023

Originating Department: Planning

City Manager:


Vontray Norris

Dir. of Planning:


Gregg McClain

SUBJECT:

Public Hearing and Introduction of Ordinance. No. 2242 (1st Reading) Establishing Chapter 17.100 of The Hawthorne Municipal Code regarding multifamily and mixed-use objective design standards.

Ordinance No. 2242 (1st Reading)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ESTABLISHING A NEW CHAPTER 17.100 (MULTIFAMILY AND MIXED-USE OBJECTIVE DESIGN STANDARDS) OF TITLE 17 (ZONING) OF THE HAWTHORNE MUNICIPAL CODE. Motion to introduce.

RECOMMENDED MOTION:

Staff Recommends that the City Council open the Public Hearing and introduce Ordinance No. 2242.

DISCUSSION:

The state adopted many housing bills in recent sessions that require cities to apply objective design standards to a range of housing projects. Unfortunately, due to the nature of design, design standards in the Hawthorne zoning code are mostly subjective, suggestive, or open to interpretation. This is not unusual for cities throughout the state. As in most cities, Hawthorne relied on the judgment of planning commissioners to ensure that design of projects was in line with the zoning standards and good taste.

This ordinance introduces a new chapter, 17.100 Multi-family and mixed-use objective design standards, to address objective design standards for multifamily and mixed-use developments.

Section 2 provides the text for the new chapter and addresses the following: site planning (including building orientation, pedestrian circulation, access points, and open space); building

design standards applicable to mixed-use developments; and utilitarian elements, such as bicycle parking, trash facilities, fences, and vents.

These new design standards provide clear direction to developers and planning staff on how to build multifamily residential in Hawthorne. Any topics not addressed revert back to the various zone chapters, but the standards there apply only to the extent they are strictly objective. Any remaining subjective standards not covered in this chapter or elsewhere in the zoning code are not enforceable on multifamily residential developments.

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ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Goal 4: Update zoning code for the 21st century

FISCAL IMPACT:

There is no fiscal impact to the City as a result of the adoption of this Ordinance.

NOTICING PROCEDURES:

A Notice of Public Hearing was published in the Hawthorne Press Tribune on October 12, 2023 for the Hearing scheduled on October 24, 2023 at the regular City Council meeting.

ATTACHMENT(S):

1. Draft Ordinance No. 2242
2. Planning Commission Resolution PC 2023-19
3. Notice of Public Hearing