



AGENDA ITEM NO. 17

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. 2243 (1st Reading) establishing new Chapters 16.64 and 17.102 related to two-unit residential developments and urban lot splits Ordinance No. 2243 (1st Reading)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ESTABLISHING A NEW CHAPTER 16.64 (URBAN LOT SPLITS) OF TITLE 16; AND ESTABLISHING A NEW CHAPTER 17.102 (TWO-UNIT RESIDENTIAL DEVELOPMENT AND URBAN LOT SPLITS) OF TITLE 17. Motion to introduce.

RECOMMENDED MOTION:

Staff Recommends that the City Council open the Public Hearing and introduce Ordinance No. 2243.

DISCUSSION:

This ordinance introduces a new chapter, Two-unit residential developments and urban lot splits, to the zoning code that is in response to the passage of Senate Bill (SB) 9 of 2021. This law now requires all California cities to permit two primary residences on a single-family zoned lot, which in Hawthorne are in the R-1 zone. This type of development is known as a “two-unit residential development.” Alternatively, an R-1 lot can be now be subdivided into two lots of roughly equal size by a process called an “urban lot split.” These laws, which are currently in effect throughout the state, also require these two types of residential intensification to be approved at a director level without use of discretion. This means if a plan or map is submitted, it cannot go to the planning commission or city council for approval, and the director is obligated to approve it if the plan or map adheres to the standards of the state law.

The purpose of the ordinance is to regulate design standards as permitted by the law. Although many standards are dictated in the state law, the Legislature and Governor left some standards

subject to local control, provided these do not infringe on the ability to pass such a plan or map. Additionally, the design standards must be objective so that the approval process is merely a matter of confirming the standards are met.

Another feature of SB 9 is how it interfaces with accessory dwelling unit (ADU) law. SB 9 is explicit in the right of property owners to have two primary residences on what was originally a single-family lot, but also to have ADUs. The result is the possibility for most R-1 lots to be built with two primary residences and two ADUs. Practically, this will almost never be the case in Hawthorne due to average lot sizes, it remains legally a possibility.

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. 2243
2. Planning Commission Resolution PC 2023-20
3. Notice of Public Hearing