

RESOLUTION NO. 8499

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT WITH HANLEY FAMILY TRUST AS SELLERS FOR THE REAL PROPERTIES AT 3136, 3138, 3152 & 3208 ROSECRANS AVENUE & 14312-14314 CHADRON AVENUE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH

WHEREAS, the properties at 3136, 3138, 3152 & 3208 Rosecrans Avenue & 14312-14314 Chadron Avenue (APN: 4071-020-001, 4071-020-002, 4071-020-003, 4071-020-004, 4071-020-005, 4071-013-025) ("Properties"), which are located on the west and east corners of the southern side of the intersection at Rosecrans Avenue and Chadron Avenue have become available for purchase; and

WHEREAS, the Property is a lot, consisting of land with several old sheet metal structures; and

WHEREAS, acquisition of the Property is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the acquisition of the Property, with no immediate change in use contemplated, may have a significant effect on the environment. Further, because there are no specific development or redevelopment plans at this time, any CEQA review would require undue speculation and be of no value. In addition, prior to any decisions regarding future use and/or redevelopment of the site, the City will undertake the appropriate environmental reviews as required by CEQA.

WHEREAS, choosing the precise time for CEQA compliance involves the balancing of competing factors. EIRs, negative declarations, or other documents authorized by CEQA should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design, and yet late enough to provide meaningful information for environmental assessment. However, pursuant to State CEQA Guidelines Section 15004(b)(2)(A), a public agency may enter into land acquisition agreements when the agency's future use of the site is conditioned on CEQA compliance.

WHEREAS, the purchase and sale agreement provides that the closing is conditioned upon, among other things, the Planning Commission's determination under and as required by Government Code 65402 that the acquisition is consistent with the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Hawthorne does hereby resolve as follows:

Section 1. That the Purchase and Sale Agreement in the form attached hereto as Exhibit "A" ("PSA") is approved;

Section 2. That the City’s acquisition of the Property described in the PSA is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the acquisition of the Property, with no immediate change in use contemplated, may have a significant effect on the environment. Further, the City’s acquisition of the Property is conditioned upon the City undertaking appropriate environmental review as may be required by CEQA prior to any future City use, development, or redevelopment of the Property that would constitute a “Project” pursuant to California Public Resources Code Section 21065.

Section 3. That the City Manager is authorized to execute the PSA and documents required of City by the PSA, and take any and all other actions necessary to comply with the PSA, including execution of a Certificate of Acceptance of the Property for recordation.

Section 4. The City Clerk shall certify to the adoption of this Resolution and thereafter the same shall be in full force and effect.

PASSED, APPROVED, and ADOPTED this 19th day of November 2024.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

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

APPROVED AS TO FORM:

ROBERT M. KIM, City Attorney
City of Hawthorne, California

EXHIBIT "A"

PURCHASE AND SALE AGREEMENT

(Attached.)