

2024 Annual Progress Report

City of Hawthorne General Plan

March 2025



Gregg McClain
City of Hawthorne
Planning and Community Development Department
4455 W. 126th Street
Hawthorne, California 90250

This page intentionally left blank.

Table of Contents

Acronyms and Abbreviationsiii

Introduction.....1

 1.1 Purpose 1

 1.2 State General Plan Guidelines 1

General Plan Overview3

 2.1 City of Hawthorne General Plan3

 2.1.1 Land Use Element3

 2.1.2 Circulation Element4

 2.1.3 Housing Element6

 2.1.4 Noise Element 10

 2.1.5 Safety Element 11

 2.1.6 Conservation Element 15

 2.1.7 Open Space and Recreation Element..... 16

 2.1.8 Economic Development Element..... 16

 2.1.9 Environmental Justice Element..... 19

Planning and Development Activities.....22

 3.1 Projects22

 3.1.1 Discretionary Development Applications.....22

 3.1.2 Building and Safety Applications.....24

 3.2 Amendments.....30

 3.3 Capital Improvements Program.....30

 3.3.1 Roads.....31

 3.3.2 Parks31

 3.3.3 Public Facilities.....32

 3.4 Grants33

Tables

Table 1: City of Hawthorne General Plan Elements and Adoption Year2

Table 2: Hawthorne Regional Housing Needs Assessment Allocation6

Table 3: Summary of Discretionary Actions for 2024.....22

Table 4: Details of Discretionary Actions for 202423

Table 5: Summary of Building and Safety Actions for 202424

Table 6: Details of Building and Safety Actions for 202424

Table 7: Capital Improvement Projects In Process in 202431

Table 8: CDBG and HOME Funding Activities FY 2024-202533

Appendices

Appendix A. City of Hawthorne General Plan Housing Element Annual Progress Report

Acronyms and Abbreviations

ADA	American with Disabilities Act
AMI	area median income
APR	Annual Progress Report
CGC	California Government Code
City	City of Hawthorne
COVID-19	Coronavirus Disease 2019
DHSP	Downtown Hawthorne Specific Plan
EDSP	Economic Development Specific Plan
EOP	Emergency Operation Plan
HCD	California Department of Housing and Community Development
HRC	Housing Rights Center
NIMS	National Incident Management System
OPR	California Governor’s Office of Planning and Research
RHNA	Regional Housing Needs Allocation
SCAQMD	South Coast Air Quality Management District
SEMS	Standard Emergency Management System
SOP	Standard Operating Procedure

This page intentionally left blank.

Introduction

1.1 Purpose

The purpose of this Annual Progress Report (APR) is to fulfill the requirements of California Government Code (CGC), Section 65400(a), on the implementation status of the General Plan of the City of Hawthorne (City). The APR also informs the public of the progress toward meeting the community’s goals. CGC Section 65400(a), requires that cities and counties “investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan.” The APR is required to be prepared and submitted to the City Council, the California Governor’s Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). A report on the Housing Element is required to be submitted by April 1 of each year per the requirements of HCD.

At a minimum, the APR should address the following:

1. General Plan status and progress in its implementation.
2. Progress in meeting its share of the regional housing needs pursuant to CGC Section 65584.
3. Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of CGC Section 65583.
4. The degree to which the City’s approved General Plan complies with the California General Plan Guidelines developed and adopted pursuant to CGC Section 65040.2 and the date of the last General Plan revision/update.

1.2 State General Plan Guidelines

OPR guidance provides suggested content for the APR. The following presents the content in this APR, based on suggestions from the guidance:

- Introduction.
- Table of contents.
- List of acronyms and abbreviations.
- Date of presentation and acceptance by City Council. The APR is scheduled to be presented to the City Council on March 25, 2025.
- Measures associated with the implementation of the General Plan, with specific references to individual elements.

- Housing Element APR reporting requirements – each jurisdiction is required to report certain housing information in accordance with state housing law (refer to CGC Sections 65400, 65583, and 65584) and HCD’s Housing Element guidelines.
- The Housing Element APR is addressed in Appendix A, prepared through the use of standards, forms, and definitions adopted by HCD.
- The degree to which the General Plan complies with OPR General Plan Guidelines, including environmental justice considerations, collaborative planning with the military lands and facilities, and consultation with Native American tribes.
- The date of the last update to the General Plan.
- Priorities for land use decision-making established by the local legislative body (e.g., passage of moratoria or emergency ordinances).
- Goals, policies, objectives, standards, or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted.
- One or more lists of the following, including references to specific General Plan Elements or policies, statuses (i.e., approved/denied, initiated/ongoing/completed), and a brief comment on how each advanced the implementation of the General Plan during the past year:
 - Planning Activities Initiated. These may include but are not limited to Master Plans, Specific Plans, master environmental assessments, annexation studies, and other studies or plans.
 - General Plan Amendments. These may include agency-driven and applicant-driven amendments.
 - Major development applications processed.

This APR summarizes the planning activities for the City from January 1 to December 31, 2024.

Table 1: City of Hawthorne General Plan Elements and Adoption Year

Element	Adoption Year	Update Year (If Applicable)
Land Use Element	1990	2016
Circulation Element	1990	2015
Housing Element	2014	2022
Noise Element	1989	2018
Safety Element	1989	2023
Conservation Element	1989	—
Open Space/Recreation Element	1989	—
Economic Development Element	2015	—
Environmental Justice Element	2022	—

General Plan Overview

The following describes the elements of the General Plan and the implementation status of each element's goals. A discussion of projects and capital improvements are provided in Section 3, Planning and Development Activities.

2.1 City of Hawthorne General Plan

The City's General Plan addresses the critical issues that will shape the City's future, specifically the following:

- Optimum types and mix of land uses that will both secure the City's economic solvency and maintain a high quality of life.
- Transportation systems needed to accommodate planned growth.
- Infrastructure systems needed to accommodate planned growth.
- Important natural resources to be protected and integrated with planned growth.
- Community facilities needed to accommodate planned growth.
- Community amenities needed to provide a balanced and pleasing place to live, work, shop, play, and learn.

The City's General Plan is organized into the nine elements, Land Use, Circulation, Housing, Noise, Safety, Conservation, Open Space and Recreation, Economic Development, and Environmental Justice, which include all mandated elements per CGC Section 65302. The implementation status of each element is identified below.

2.1.1 Land Use Element

The Land Use Element functions as a guide to the ultimate pattern of development for the City within its incorporated boundaries and sphere of influence.

As required by CGC Section 65302(a), the Land Use Element describes the proposed general distribution, location, and extent of land uses in the City and their relationship to all elements of the General Plan. The Land Use Element is the driving element in the General Plan to which all elements must relate. Because it establishes the type, intensity, and pattern of land uses, it inherently shapes housing, transportation, noise, air quality, infrastructure, public services, natural resources, safety, open space, and recreation. The Land Use Plan contained in the Land Use Element describes geographically the proposed location of the land use designations. A discussion of the goals of the Land Use Element and the manner in which the City has met these goals is provided below:

- **Goal 1: The city shall expand current efforts to attract and enhance commercial development.**
 - **Implementation:** The City continued to accept applications and pursue the development of hospitality businesses near the airport and other key areas in the City. Also, the City partnered with an economic development consultant to assist in scouting for business attraction opportunities.
- **Goal 2: Every effort shall be made to ensure that both existing and future development will be and will remain compatible with surrounding desirable uses.**
 - **Implementation:** The City evaluated all proposed developments to ensure compatibility with surrounding land uses. Multiple discretionary applications were reviewed by the Planning Commission and City Council, where required, and were only approved if the development was compatible with surrounding desirable uses.
- **Goal 3: A sound local economy which attracts investment, increases the tax base, creates employment opportunities for Hawthorne residents, and generates public revenues.**
 - **Implementation:** The City completed the following actions:
 - The City launched its Commercial Facade Program, focusing on improvements to the street-facing exteriors of buildings. The program offered businesses the chance to rebrand and increase profits. Eligible businesses, with at least one full-time employee or a commitment to create a full-time equivalent position, could receive up to \$30,000 per verified full-time employee. Participants were required to submit reports for at least twelve months.
 - Hawthorne Business Connect introduced the ‘Jewels of Hawthorne’ Promotional Book Program, aimed at highlighting local businesses. The program was free for businesses during its first year.
 - Hawthorne Business Connect hosted an end-of-year business social, inviting local business owners to network with fellow businesses, local dignitaries, and City staff, fostering a collaborative culture and encouraging lasting partnerships.
 - The City hosted its 9th Annual Hawthorne Business Expo at the Memorial Center, with over 80 businesses attending. This year’s theme was to connect, collaborate, and cultivate. A guest panel shared insights, and a job fair featuring 30+ employers was held for the first time.

2.1.2 Circulation Element

The Circulation Element is one of the required General Plan Elements identified in the California Planning and Zoning Law. As specified in CGC Section 65302(b), a Circulation Element is required to identify the general location and extent of existing and proposed major thoroughfares,

transportation routes, terminals, airports, and other public utilities and facilities in the City's planning areas.

This element is intended to provide guidance on decisions that expand and improve the transportation system for local and regional trips and to accommodate the diverse transportation needs of residents in the planning areas. Furthermore, this element is intended to specify the City's policies for the coordination of transportation infrastructure planning with the planning of public facilities, where joint benefits can be achieved. The design, location, and constituent modes of travel can have significant effects on air quality, plant and animal habitat, environmental noise, energy use, and community appearance. Both economic and environmental considerations have been incorporated into the development of the Circulation Element.

A discussion of the Circulation Element goals and the manner in which the City has met these goals is provided below:

- **Goal 1: Provide for the safe and efficient movement of people, goods and services throughout the city.**
 - **Implementation:** The City broke ground on the Alley Improvement Project (#24-3) that will restore various alleys throughout the City and consists of grinding, excavation and removal of existing pavement and construction of PCC pavement, curb and gutter, sidewalks, alleys, driveways and ADA ramps and adjustment of utilities.
 - **Implementation:** The City created new one-way parking zones on 126th Street (between Hawthorne Boulevard and Grevillea Avenue). By adding these new parking zones, it's now easier for residents and visitors to access City services without dealing with as much traffic.
 - **Implementation:** The upcoming City Hall expansion includes the construction of 239 new underground parking spaces. These new developments show the City's commitment to properly managing parking resources, making things more convenient for residents, and improving traffic flow throughout Hawthorne. In 2024, the City announced construction will begin in Spring 2025, supported by funding from the Multi Fund and Measure A.
 - **Implementation:** The City painted hundreds of T-markings to designate street parking spaces all over the City in strategic spots to make best use of available curb space. T-parking has many benefits - it increases the number of on-street parking spots and stops people from parking improperly like double parking or blocking driveways.
 - **Implementation:** The City continues to allocate funding to transportation maintenance from Measure M and Measure W.

2.1.3 Housing Element

The provision of adequate housing for families and individuals of all economic levels is an important public goal. The issue has grown in complexity due to rising land and construction costs and increasing competition for physical and financial resources in the public and private sectors. In response to this concern, the California Legislature amended the CGC in 1980 to require each local community to include a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated into the general plan of each municipality.

The 6th Cycle Housing Element Update (2021–2029) addresses the state-mandated planning period from October 15, 2021, to October 15, 2029. It is consistent with the City’s General Plan and the community’s vision of its housing needs and objectives. The Housing Element Update reflects the City’s continuing efforts to retain and expand housing opportunities in the community. Information about the City’s efforts in meeting the Housing Element goals is presented in the Housing Element APR (Appendix A). The Housing Element APR uses the state mandated template form provided by HCD with data input from the City per HCD requirements. The Regional Housing Needs Assessment (RHNA) for the 6th cycle for the City is provided in Table 2.

Table 2: Hawthorne Regional Housing Needs Assessment Allocation

Income Category	6 th Cycle	
	Number of Units	% of Total Units
Very Low Income (0%–50% of AMI)	445	25.7%
Low Income (51%–80% of AMI)	204	11.8%
Moderate Income (81%–120% of AMI)	249	14.4%
Above Moderate Income (More than 120% of AMI)	836	48.2%
Total	1,734	100.0%

Note: AMI = Area Median Income

- **Goal 1: Provide a broad range of housing opportunities to meet the existing and future needs of all Hawthorne residents.**
 - **Implementation:** Promoting the development of a diverse array of housing options is essential to meet the varied requirements of both present and prospective residents of Hawthorne. To facilitate the creation of different housing types, the City made the following zoning ordinance amendments during the planning period:
 - An ordinance amending Chapters 17.04, 17.14, 17.16, 17.18, 17.19, 17.22, and 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.

- An ordinance amending the City’s zoning map to implement the new housing overlay and other policies of the 2021-2029 Housing Element.
- An ordinance establishing a new Chapter 17.100 (multifamily and mixed-use objective design standards) of Title 17 (zoning) of the Hawthorne municipal code.
- An ordinance 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.

The following programs featured in the Housing Element Update aimed at helping further housing development for current and future residents and continued by the City in 2024.

- **Program 1: Residential Sites Inventory**
 - In 2023 the City used sources from the General Fund to begin identifying and rezoning sites that are sufficient in meeting the required density to achieve the RHNA requirements. Efforts continued into 2024 and are ongoing.
- **Program 2: Monitor Residential Capacity**
 - In 2024, Hawthorne continued to ensure no net loss of capacity on development sites by implementing an ongoing monitoring procedure. The evaluation procedure is pursuant to Government Code 65863.
- **Program 3: Public Property Conversion to Housing**
 - In 2024, the City continued to work with nonprofits and public agencies to determine which sites are feasible for residential development. The updated list of surplus City-owned lands, their information, and development status are included in the City’s Annual Progress Report.
- **Program 4: Replacement of Units on Sites**
 - Pursuant to Government Code Section 65583.2(g)(3), in 2024 the City continues to replace any units on identified sites in the Site Inventory that are rent-controlled or reserved for low or very low-income households. Developments that require the demolition of such units will only be approved if the new building houses as many as demolished or if certain affordability requirements.
- **Program 5: Facilitate Affordable and Special Needs Housing Construction**
 - In 2024 the City remained committed to facilitating construction by taking the following actions:
 - Collaborating with affordable housing and special needs housing developers.
 - On a case-by-case basis, implement regulatory concessions and incentives.
 - Assist developers with obtaining Low-Income Housing Tax Credits to fund the new affordable housing developments.
 - Collaborate with housing developers to support large families.
- **Program 6: Mixed Use Development**

- In 2024, the City continued to encourage mixed-use developments by providing technical assistance, pursuing strategic partnerships, monitoring development interests and inquiries.
- **Program 7: Accessory Dwelling Units**
 - In 2023, the City initiated the amendment of its Zoning Code to facilitate the development of accessory dwelling units and junior accessory dwelling units as a housing option for low- and moderate-income individuals. This work continued through 2024 and is expected to be completed in 2025.
- **Program 8: Density Bonus Implementation**
 - In 2024, the City continued to grant density bonuses on a sliding scale to developments that incorporate affordable housing units. The City initiated a revision to the Density Bonus regulations in 2023 to be fully compliant with state density bonus laws. A draft was prepared in 2024 but needs updates and is expected completion in summer/fall of 2025.
- **Program 9: Multi-Family Acquisition and Rehabilitation**
 - Using HOME funding the City continued working with Community Housing Development Organizations to acquire dilapidated developments and rehabilitate them.
- **Program 10: California Accessibility Standards Compliance Program**
 - In 2024, the City continued to ensure that new and rehabilitated developments adhere to the State of California accessibility standards by providing technical assistance and readily available resources to developers.
- **Program 11: Lot Consolidation**
 - In 2023, the City worked on an incentive program for lot consolidations for affordable housing. Further efforts were on pause in 2024.
- **Goal 2: Protect, encourage, and provide housing opportunities for persons of lower and moderate incomes.**
 - **Program 12: Rental Assistance**
 - Families in the low and very low-income category are eligible to receive assistance through the Federal Housing Choice Voucher program. In 2024, the City continued to promote this program to its residents most in financial need.
 - **Program 13: Preservation of Existing Affordable Units**
 - In 2024, the City continued efforts to preserve the 614 deed-restricted units through the following actions:
 - Monitor units at risk.
 - Work with owners by providing technical assistance and identifying funding sources.

- Work with potential purchasers by providing technical assistance to agencies looking to manage/purchase properties.
 - Educate tenants of the legislation surrounding at-risk units.
 - **Program 14:** Housing for Extremely Low-Income Households
 - In 2024, the City continues to encourage development by doing the following:
 - Conducting outreach to housing developers.
 - Providing financial and technical assistance on a case-by-case basis.
 - Identifying grant and funding opportunities.
 - Applying for or supporting funding applications.
 - Reviewing and prioritizing local funding.
 - Offering additional incentives outside of the density bonus.
- **Goal 3: Preserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.**
 - **Program 15:** Single Family Residential Rehabilitation Program
 - The City will provide funding for housing rehabilitation to low and moderate-income homeowners subject to availability.
 - The City continued to provide financial assistance to low and moderate-income owner occupants of single-family detached condominiums and manufactured or mobile homes for the preservation of decent, safe and sanitary housing through its Housing Rehabilitation Program (HRP).
 - **Program 16:** Code Enforcement
 - Continue enforcing the Hawthorne Municipal Code to ensure building safety and property maintenance.
 - **Program 17:** Energy Conservation and Energy Efficiency Opportunities
 - The City will implement energy-efficient measures for new development construction. Information about the measures will be made available on the City’s website¹ and the permit counter.
- **Goal 4: Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.**
 - **Program 18:** Monitor Changes in Federal and State Housing, Planning, and Zoning Laws
 - In 2024, the City continued to monitor legislation to identify and remove housing constraints on an ongoing basis.

¹ <https://www.cityofhawthorne.org/departments/public-works/environmental-programs/action-plans>

- **Program 19:** Zoning Code Amendments – Housing Constraints
 - o These following draft amendments were actively pursued in 2024 and are expected to be approved by the end of 2025:
 - Reduction in parking for residential, commercial, and industrial properties
 - Update residential standards (ADU’s, SB9, etc.)
- **Program 20:** Mitigation of Nongovernmental Constraints
 - o In 2024, the City continued to aim to offset the impact of market-driven constraints such as land cost and construction costs by streamlining the application and development process.
- **Goal 5: Affirmatively further fair housing practices, promoting equal opportunity for all residents to reside in housing of their choice.**
 - **Program 21:** Fair Housing Services
 - o In partnership with the Housing Rights Center, the City continued to provide fair housing services such as landlord/tenant counseling, mediation, and bilingual housing education to minimize discriminatory housing practices.
 - **Program 22:** Affirmatively Furthering Fair Housing Outreach and Coordination Program
 - o In 2024, the City continued to facilitate equal and fair housing opportunities by creating and enforcing programs on an ongoing basis that address the following:
 - Education and Outreach
 - Integration/Segregation
 - Access to Opportunity
 - **Program 23:** Economic Displacement Risk Analysis
 - o In 2023, the City conducted an analysis to determine the level of impact of economic displacement. With the results, the City is working to take necessary action and implement programs to diminish the economic displacement.

2.1.4 Noise Element

The Noise Element of Hawthorne’s General Plan is a program for including noise control in the planning process. It is a tool for planners to use in achieving and maintaining compatible land use with environmental noise levels. The Noise Element identifies noise-sensitive land uses and noise sources and defines areas of noise impact for the purpose of developing programs to ensure that Hawthorne residents will be protected from excessive noise intrusion. The element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information within the element is intended to be a guideline for the development of land use policies to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement. A discussion

of the Noise Element goals and the manner in which the City has met these goals is provided below:

- **Goal 1: Provide for the reduction of noise where the noise environment is unacceptable.**
 - **Implementation:** In 2024, the City continued to apply and enforce the City’s noise standards which are codified in Chapter 9.34 of Title 9 of the Municipal Code. These standards were updated in 2019 (Ordinance 2169) and are met by ensuring that construction does not occur before or after the allowable hours, that exterior and interior decibel levels are maintained at appropriate levels (by zone), and that appropriate mitigation is incorporated into projects to protect sensitive receptors. Additionally, the City continued to ensure that each project analyzes the impacts it may have on the most proximate sensitive receptors.
- **Goal 2: Protect and maintain those areas having acceptable noise environments.**
 - **Implementation:** In 2024, the City continued to apply and enforce the City’s noise standards which are codified in Chapter 9.34 of Title 9 of the Municipal Code. The City also continued to evaluate the development of noise-sensitive uses within the vicinity of the Hawthorne Municipal Airport using noise exposure contours developed as part of the Airport’s 14 CFR Part 150 study and the compatibility criteria presented in the land use compatibility guidelines.
 - **Implementation:** MyHawthorne311, a smartphone app, launched in 2022, serves as a valuable tool for residents, businesses, and visitors to report issues (including noise, graffiti, illegal dumping, potholes, etc.), submit inquiries, and track the resolution of such concerns. This platform operates 24/7, ensuring timely communication and effective monitoring of noise disturbances to help maintain optimal noise environments throughout the community.
- **Goal 3: Provide sufficient information concerning the community noise levels so that noise can be objectively considered in land use planning decisions.**
 - **Implementation:** In 2024 the City continued to ensure that all larger projects that may have had a noise impact, not otherwise considered by the General Plan, were required to provide their own noise studies.

2.1.5 Safety Element

The City adopted its update to the Safety Element in February 2022. It addresses the impact of natural and human-made hazards that may threaten the health, safety, and property of the residents living and working in the planning area. The Safety Element includes an evaluation of emergency operations, fire safety, seismic hazards, flooding, hazardous waste and materials, and climate change and resiliency planning. It emphasizes the importance of risk reduction, disaster

prevention, and preparedness. The element includes maps and a Safety Plan of known seismic and other geologic hazards. It addresses evacuation routes, peak-load water supply requirements, minimum road widths, and clearances around structures as they relate to identified fire and geologic hazards. In addition, it emphasizes hazard reduction and accident prevention, and responses to human-made hazards. In 2023, the City approved a resolution amending the text of the Safety Element of the General Plan related to the Local Hazard Mitigation Plan (LHMP) for compliance with AB 2140. The City has continued implementation of the goals of this new element in 2024, documenting the progress in the Annual Progress Report. The element's goals are listed below:

- **Goal 1: A community that is highly prepared and equipped to handle emergency situations, in order to minimize loss of life, injury, property damage, and disruption of vital services.**
 - **Implementation:** The City of Hawthorne has an Emergency Operations Plan (EOP) to respond to emergencies associated with natural disasters, technological incidents, and national security emergencies. The City continued to utilize the California Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS).

The emergency management organization is responsible for ensuring the preparation and maintenance of the current Standard Operating Procedures (SOP) during an emergency, resource lists, and checklists that detail how assigned responsibilities are performed to support SMES/NIMS implementation for the successful response during a major disaster. The City included in its SOP/EOP specific emergency authorities that designate officials, and their successors can assume during emergencies, such as:

- The City of Hawthorne is primarily responsible for emergency actions and will commit all available resources to save lives, minimize injury to persons, and minimize damage to property;
- The City of Hawthorne will utilize SEMS/NIMS in emergency response operations;
- The Director of Emergency Services (Samuel English) will coordinate the City's disaster response in conformance with its Emergency Services Ordinance;
- The City of Hawthorne will participate in the Los Angeles County Operational Area;
- The resources of the City of Hawthorne will be made available to local agencies and citizens to cope with disasters affecting this area;
- The City will commit its resources to a reasonable degree before requesting mutual aid assistance; and
- Mutual aid assistance will be requested when disaster relief requirements exceed the City's ability to meet them.

- The City continued implementation of specific policies to help direct its recovery efforts during a disaster such as:
 - o Provide sufficient levels of all emergency response services to protect the health, safety, and welfare of all persons and to protect property in the City;
 - o Regularly practice implementation of the City’s Local Hazard Mitigation Plan and update it regularly;
 - o Support the development of other local preparedness plans and multi-jurisdictional cooperation and communication agreements for emergency situations;
 - o Coordinate with service providers to ensure the resilience of critical facilities, lifeline services, and infrastructure, and plan for the use of critical facilities during post-disaster response and recovery;
 - o Cooperate with the Federal Emergency Management Agency (FEMA), Office of Emergency Services (OES) and other local, state and federal agencies involved in emergency preparedness and response;
 - o Coordinate with local stake stakeholders (officials, schools, businesses, and organizations) within the community to make them aware of their role in the emergency plan and the necessary requirements in case of emergency;
 - o Participate in mutual aid agreements with adjacent service providers to ensure efficient and adequate resources, facilities, and support services before, during, and after emergencies;
 - o Evaluate the potential to utilize a comprehensive emergency communication system that allows for efficient connection in case of emergency;
 - o Work with Los Angeles County Fire Department and the Hawthorne Police Department to maintain, update, and regularly exercise emergency access, protocols, and evacuation routes to assess their effectiveness under a range of emergency scenarios; and
 - o Periodically coordinate with emergency shelter providers to ensure that necessary equipment supplies are available in case of emergency.

- In 2024, the City of Hawthorne continued its existing Mutual Aid Agreements with the following organizations and agencies:
 - o Area G Fire Mutual Aid Agreement;
 - o Area GF Law Enforcement Mutual Aid Agreement;
 - o State of California Master Mutual Aid Agreement;
 - o Area G Joint Powers Agreement;
 - o Southern California Cities and Counties Public Works Mutual Aid;
 - o State of California Emergency Managers Mutual Aid.

- **Goal 2: A City that is safe and adequately prepared for urban and wildfire emergencies.**
 - **Implementation:** In 2024, the City continued to contract with the Los Angeles County Fire Department for fire protection services.
- **Goal 3: A community that is adequately prepared for natural hazards related to seismic activity.**
 - **Implementation:** The City is part of the seismically active Southern California region, probably best known for the 750-mile-long San Andreas Fault, which stretches from the Mexican Border to San Francisco. The City is bounded on the southwest by the Palos Verdes Fault and on the west by the Newport-Inglewood Fault. Both faults are less than five miles from the City. The City has incorporated a map of the major faults near Hawthorne in the City’s Local Hazard Mitigation Plan. Much of Hawthorne lies atop late Quaternary (Pleistocene) compact-to-very-dense deposits of gravel, silt, and clay. The City is not subject to liquefaction due to the nature of its geological structure. It is also not susceptible to landslides.

In 2024, the City continued to implement policies to address seismic activity in or around the City of Hawthorne such as:

- Enforce State seismic design guidelines and all relevant building codes to reduce the risk of damage associated with seismic activity;
 - Encourage landscaped open space uses for areas within identified fault zones and limit residential development in these areas;
 - Reduce the risk of impacts from seismic hazards by applying proper and up-to-date land use planning, development, engineering, building construction, and retrofitting requirements;
 - Maintain and periodically review, in sequence with the Capital Improvement Project budget, an inventory of public buildings and infrastructure within the City of Hawthorne at risk of seismic hazard impacts and evaluate potential mitigation projects to address risks, as financially feasible; and
 - Require new critical infrastructure and facilities that may be constructed in the City to incorporate site-specific seismic structural design as required by applicable building codes.
- **Goal 4: A community that is protected from flood hazards.**
 - **Implementation:** In 2024, the City continued to review the updated California MS4 permit to implement expanding the existing Storm Water Management and discharge control requirements and impose rainwater Low Impact Development (LID) Strategies.
 - **Goal 5: A community that is protected from the potential for hazardous waste and materials contamination.**

- **Implementation:** In 2024, the City continued to contract with the Los Angeles County Fire Department for fire protection services, which include hazardous waste and materials contamination.
- **Goal 6: A resilient, sustainable, and equitable community where risks to life, property, the economy, and the environment resulting from climate change, including extreme weather events, are minimized.**
 - **Implementation:** The City hosted a variety of community activities aimed at promoting sustainability and environmental stewardship. These included a Community Clean-Up Day in February, an Earth Day Celebration and Service Provider Fair in April, and a Collection Day in October. These events engaged residents in waste reduction efforts, provided opportunities for recycling and composting, and raised awareness about sustainable practices, contributing to a cleaner, healthier environment and supporting the City's goals to reduce greenhouse gas emissions and combat climate change.

2.1.6 Conservation Element

The Conservation Element identifies and examines the community's natural resources and provides policies for the protection and preservation of these resources. This element also addresses man-made resources such as public utilities and infrastructure that are of common public value as well. The Conservation Element encompasses the following topics: climate, air quality, water quality and supply, and energy. A discussion of the goals of the Conservation Element and the manner in which the City has met these goals is provided below:

- **Goal 1: Maintain a safe, clean drinking water supply capable of adequately meeting normal and emergency demands in the city through sound conservation and management practice.**
 - **Implementation:** In 2024, the City continued to be in good standing with both Golden State Water and the California Water Company, the two water providers within the City of Hawthorne, who maintain their own urban water management plan. These plans ensure the safety and adequacy of water demand during normal dry and multiple dry years.
- **Goal 2: Protect and upgrade our air resources so that ambient air quality standards are met on a consistent basis.**
 - **Implementation:** In 2024, all discretionary decisions made by the City complied with the California Environmental Quality Act (CEQA), including meeting standards established by the South Coast Air Quality Management District (SCAQMD). SCAQMD based its standards on meeting the California Clean Air Act and the Federal Clean Air Act.

- **Goal 3: Encourage the efficient use of energy and promote the conservation of non-renewable energy sources.**
 - **Implementation:** In 2024, the City continued implementation of Title 24 and Cal Green ensuring new development meets current energy efficiency standards.

2.1.7 Open Space and Recreation Element

The City of Hawthorne is a fully developed urban environment and the open spaces within the City are predominantly parklands, school yards, horticultural plots, railroad rights-of-ways, flood control channels, Southern California Edison easements, and small isolated, vacant lots. The Open Space and Recreation Element identifies existing open space lands, including the quantity of open space, functions of the lands, and the distribution throughout the city. It also identifies issues and opportunities to provide open space and recreation in the City. The primary intent of this Element is to preserve existing parks and other recreational opportunities while ensuring that additional open spaces are acquired to accommodate future needs. A discussion of the goals of the Open Space and Recreation Element and the manner in which the City has met these goals is provided below:

- **Goal 1: Encourage the development of a variety of recreational opportunities accessible to the public.**
 - **Implementation:** In 2024, the City continued to maintain and provide parkland and recreation facilities for public use. In 2024, four substantial park and recreation project upgrades were initiated or completed: the Zela Davis Park Renovation Project (currently under construction), the Dodger Dream Field Project (currently under construction), the New Senior Center Renovation (currently under construction), and the Eucalyptus Park and Ramona Park Project (in the design phase). Further details on these projects can be found in Section 3.3.

2.1.8 Economic Development Element

An Economic Development Element is not a mandatory element per the CGC. Nonetheless, given that the financing of government services is challenging, particularly in California, the City adopted its Economic Development Element to establish goals and policies related to economic development with the intent of making the City a great place to do business, increase the rate of success and profitability of our businesses, and improve the revenue to the City that flows from taxes and fees. A discussion of the goals of the Economic Development Element and the manner in which the City has met these goals is provided below:

- **Goal 1: The City will promote, assist and contribute to a sound local economy which attracts investment, increases the tax base, creates employment opportunities for Hawthorne residents and generates public revenues.**

- **Implementation:** In 2024, the City continued its efforts to implement the Downtown Hawthorne Specific Plan (DHSP) by approving businesses appropriate to the land designations, including hospitality uses.
- Other Implementation Actions in 2024 included:
 - The City launched its Commercial Facade Program, focusing on improvements to the street-facing exteriors of buildings. The program offered businesses the chance to rebrand and increase profits. Eligible businesses, with at least one full-time employee or a commitment to create a full-time equivalent position, could receive up to \$30,000 per verified full-time employee. Participants were required to submit reports for at least twelve months.
 - The City hosted its 9th Annual Hawthorne Business Expo at the Memorial Center, with over 80 businesses attending. This year’s theme was to connect, collaborate, and cultivate. A guest panel shared insights and a job fair featuring 30+ employers was held for the first time.
- **Goal 2: The City of Hawthorne will have an Economic Development Strategic Plan (EDSP) that will: 1) Identify the City’s objectives related to business retention, expansion and attraction; 2) Outline specific programs and tools to achieve the objectives; and 3) Establish metrics to track progress toward achieving the objectives.**
 - **Implementation:** In 2023, the City completed the Economic Development Strategic Plan and provided an update on the progress of its goals in October 2024.
- **Goal 3: The City will develop and implement a customer service strategy for all City staff that interface with businesses.**
 - **Implementation:** In 2024, the City continued to provide customer service training for all staff to improve City staff’s interaction with customers and businesses.
 - **Implementation:** In 2024, the City continued to implement an online customer service interface to streamline applications for multiple permits, plans, and approvals, including non-emergency online service requests.
- **Goal 4: The City will develop a robust program of staff training to support economic development initiatives.**
 - **Implementation:** In 2024, the City continued to provide staff training to support economic development.
- **Goal 5: The City will further develop outreach and marketing programs aimed toward business retention and growth and projecting a positive image of the community.**

- **Implementation:** In January 2024, Hawthorne Business Connect introduced the ‘Jewels of Hawthorne’ Promotional Book Program, aimed at highlighting local businesses. The program was free for businesses during its first year.
- **Implementation:** In November 2024, Hawthorne Business Connect hosted an end-of-year business social, inviting local business owners to network with fellow businesses, city dignitaries, and city staff, fostering a collaborative culture and encouraging lasting partnerships.
- **Implementation:** In 2024, the City began data collection to support an application to be recognized as a business friendly city.
- **Goal 6: The City will collect relevant data and use it to monitor progress toward achieving goals.**
 - **Implementation:** In 2024, the City maintained accurate records of all plans, permits, and approvals to assist City Staff in determining housing trends in order to ensure regulations properly reflected the needs of the City.
- **Goal 7: The City will streamline and automate processes that result in better delivery of services, improved access to information, or improved efficiency in operations.**
 - **Implementation:** In 2024, the City continued to implement an online customer service interface to streamline applications for multiple permits, plans, and approvals, including a non-emergency online service requests.
- **Goal 8: The City will identify key strategic assets and exploit them for economic development and, where necessary, safeguard these assets appropriately.**
 - **Implementation:** In 2024, the City continues facilitating appropriate development at multiple locations within the downtown Hawthorne area that were identified as having significant potential for economic development, utilizing guidelines established in the DHSP.
 - **Implementation:** In 2024, the City continued to do major road improvements on the main arterials to encourage access to local businesses.
 - **Implementation:** In 2024, the City continued to encourage hospitality businesses taking advantage of the proximity to LAX and the new SoFi Stadium.
- **Goal 9: The City will identify key strategic partners and develop mutually beneficial relationships around issues of economic development.**
 - **Implementation:** In 2024, the City maintained a mutually beneficial relationship with Hawthorne-based businesses by continuing to review and approve proposed improvements to their facilities.
 - **Implementation:** In 2024, the City continued to utilize multiple consultants for a variety of purposes to improve economic development goals.

2.1.9 Environmental Justice Element

The City adopted its first Environmental Justice Element in February 2022 as part of the City’s General Plan. Environmental justice is defined by the State of California as “the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies (CGC Section 65040.12).” The new Environmental Justice Element reflects the City’s commitment to reducing environmental burdens and ensuring all residents have the opportunity to access public goods and services that improve their quality of life. The City will implement the goals of this new element over the next year and document the progress in the next Annual Progress Report. A discussion of the goals of the Environmental Justice Element and the manner in which the City has met these goals is provided below:

- **Goal 1: Reduce greenhouse gas emissions, enhance air quality, and reduce impacts associated with climate change.**
 - **Implementation:** In 2024, the City continued to ensure compliance with required South Coast Air Quality Management District (SCAQMD) guidelines and work with responsible Federal, State, and County agencies. The City continued to work on new developments that encourage the use of public transportation to establishments.
 - **Implementation:** The City hosted a variety of community activities aimed at promoting sustainability and environmental stewardship. These included a Community Clean-Up Day in February, an Earth Day Celebration and Service Provider Fair in April, and a Collection Day in October. These events engaged residents in waste reduction efforts, provided opportunities for recycling and composting, and raised awareness about sustainable practices, contributing to a cleaner, healthier environment and supporting the City's goals to reduce greenhouse gas emissions and combat climate change.
- **Goal 2: Locate public facilities and services equitably throughout the community.**
 - **Implementation:** The City continued to work on new developments that encourage the use of public transportation to establishments.
- **Goal 3: Promote access to healthy food and nutritional choices.**
- **Goal 4: Foster healthy living conditions for people of all backgrounds and incomes.**
 - **Implementation:** In 2024, the City continued to promote and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords. The City was awarded funding through the Year 4 allocation of the Permanent Local Housing Allocation Grant program through HCD and dedicated that funding to the rehabilitation of City-owned properties that provide affordable housing for Hawthorne residents.
 - **Implementation:** In October 2024, The City hosted a Senior Citizen Resource Fair at City Hall, inviting seniors, caregivers, and families to learn about available services and

programs. Health experts and local organizations attended to provide valuable information and answer questions, helping to address the everyday needs of seniors.

- **Implementation:** The City of Hawthorne Homeless Services hosts Community Mondays every week, offering critical resources to individuals experiencing homelessness. Through collaboration with the Venice Family Clinic, the program provides medical care via a mobile van, along with counseling services through the Telehealth Van, substance use and abuse education, mental health services, and more, fostering healthy living conditions for all community members, especially those in need.

- **Goal 5: Encourage physical activity and improved physical fitness.**

- **Implementation:** In 2024, the City continued to prioritize increasing opportunities for physical activity within DACs, as demonstrated by:

- Renovation to Zela Davis Park: A multi-benefit, climate resilient community space through the construction of a new playground, picnic area with shade structures, exercise equipment, half court, walking paths with mosaic art elements, perimeter fencing, restroom building, California native plants, bioswale, and other sustainable elements.
- Dodger Dream Fields: The construction of two new baseball fields at Jim Thorpe Park to support youth ages 5 to 12 and high school-aged baseball with many upgrades including upgraded dugouts, enlarged fields, 2 scoreboards, new infield mix, sod.
- New Senior Center: The renovation of the existing Senior Center building into a two story building with an elevator (making it ADA accessible), a sewing room, activities room, dance studio, community garden and many other additional amenities.

- **Goal 6: Support accessible and culturally appropriate opportunities for all people regardless of race, color, national origin, language, or income to engage in the decision-making process.**

- **Implementation:** In 2024, the City continued to encourage community leaders from underrepresented groups to attend public events and remain informed about economic development possibilities within the City.

This page intentionally left blank.

Planning and Development Activities

This section provides information on planning and development activities related to General Plan implementation. Information is presented in terms of projects and capital improvements.

3.1 Projects

Projects discussed herein include discretionary development applications, General Plan amendments, zoning amendments, conditional use permits, tentative maps, tentative parcel maps, site plans, zoning verifications, and other administrative items.

3.1.1 Discretionary Development Applications

From January 1, 2024, to December 31, 2024, 19 discretionary actions were in process. Table 3 shows a summary and status of these discretionary actions. Table 4 shows details for each case. These include design reviews, tenant improvements, construction and renovation projects, zoning and land use changes, plan checks and adjustments, and facade improvements.

Table 3: Summary of Discretionary Actions for 2024

Status	Planning
Void	2
Submitted - Online	8
Fees Due	2
Fees Paid	2
Review Expired	4
Approved	1
Grand Total	19

Table 4: Details of Discretionary Actions for 2024

Case Number	Description	Status
Planning		
DR-2024-0001	Herbarium - Design Review for new cannabis business	Review Expired
DR-2024-0002	New single tenant commercial office building with employee parking garage.	Review Expired
DR-2024-0003	Convert existing garage to ADU 347 sq ft.	Void
DR-2024-0004	Demo, addition and renovation of existing church and school.	Review Expired
DR-2024-0005	Tenant Improvement. Convert an office space to medial spa.	Submitted - Online
DR-2024-0006	Exterior facade improvement - Commercial property.	Fees Due
DR-2024-0007	Plan check for minor design changes during the RFI process. Moved EV Chargers to the correct parking lot, added two gate openers, and etc.	Submitted - Online
DR-2024-0008	Exterior Facade Improvement - CDBG Funds.	Fees Due
DR-2024-0009	Install the new exterior front entrance door.	Submitted - Online
DR-2024-0010	Installation of 6 ft x 79 ft screen wall at existing rooftop. Screen wall to match building color.	Submitted - Online
DR-2024-0011	New construction of McDonald's restaurant.	Submitted - Online
DR-2024-0012	Facade remodel at the front elevation of the two buildings facing El Segundo Blvd. Remove existing clay tile mansard roof and replace with exterior cladding.	Fees Paid
DR-2024-0013	New attached ADU 1000 sqft and addition.	Void
DR-2024-0014	Legalizing building plan as it is.	Submitted - Online
SD-2024-0001	Street Vacation.	Submitted - Online
SD-2024-0002	Vesting Tentative Tract Map 84465 for condominium purposes.	Approved
SD-2024-0003	Lot Line Adjustment submission as related to CU-2024-0007 & DR-2024-0011.	Fees Paid
DB-2024-0001	PROJECT 100+: 6 story Multi-use Building with 100 affordable Apartment units and 6 Commercial Units with parking at ground level.	Review Expired
CZ-2024-0001	Applying for a zoning change for the property located at 14316 Cerise Avenue from M-1 zoning to R-3 zoning. Per the city, the General Plan incorrectly lists this property and surrounding parcels as commercial. We would like to request a Change of Zone for the parcel to be residential zoning (R-3).	Submitted - Online

3.1.2 Building and Safety Applications

From January 1, 2024, to December 31, 2024, 116 building and safety actions were in process. Table 5 shows a summary and status of these actions. Table 6 shows details for each case. These include commercial entitlements, commercial construction, residential entitlements, and residential construction.

Table 5: Summary of Building and Safety Actions for 2024

Status	Building and Safety
Void	8
Submitted - Online	7
Fees Due	24
Fees Paid	32
In Review	30
Issued	12
Stop Work Order	1
Plan Approval Expired	2
Grand Total	116

Table 6: Details of Building and Safety Actions for 2024

Case Number	Description	Status
Building and Safety		
BLDC-2024-0399	Phase 1 of a multiple phase project for the City of Hawthorne. Below grade parking structure with 2 access ramps. Total of 162 parking spaces.	Void
BLDC-2024-0426	A new city yard campus for the City of Hawthorne, incorporating a two story office and storage building, covered parking for large city vehicles, an above ground propane tank, a mechanic station, and storage of materials and waste.	In Review
BLDC-2024-0442	Tenant Improvement and Addition of the Existing City of Hawthorne Senior Center. Zone: OUS; Year Built: 1979; Construction Type: VB; Occupancy Type: A-3; Building Area Overall Sqft: 21,000 (not including internal courtyards or covered areas); Existing Building Sqft: 6,000 (included in overall sqft).	In Review
BLDC-2024-0507	Phase 1 of a multiple phase project for the City of Hawthorne. 1 level subterranean parking garage and 3 -story city hall expansion building with an occupied roof.	Fees Due
BLDC-2024-0513	6 story commercial building with Commercial properties at ground floor (about 14,610 sq. ft.) and parking plus affordable apartments in upper stories (about 65,000 sq. ft.).	Stop Work Order

Table 6: Details of Building and Safety Actions for 2024

Case Number	Description	Status
BLDC-2024-0532	This project involves the design and construction of four new aviation hangars at Hawthorne airport. The hangars will be pre-engineered structures on concrete slabs featuring bottom-rolling or hydro-swing doors and will include power, lighting, ventilation, and space heating as required. The project also includes the design of office spaces, ADA-compliant restrooms, and necessary mechanical, electrical, and plumbing systems. Civil engineering tasks, such as utility connections and geotechnical work, are being handled separately by C&S Engineers. The hangars are designed for standard aviation use and are not intended for aircraft maintenance.	Fees Due
BLDR-2024-0880	REF: (BLDR-2023-0539) Main Building E 2 car garage 360 sf w recreation room 322 sf & legalizing attached storage of 30 sf. Located at the rear of the property. Existing electrical panel to remain w/ new ceiling joists to be installed. Total new ADU of 798 sf.	Fees Paid
BLDR-2024-0881	New ADU 485.67 sq.ft. Attached to existing garage 400 sq.ft., addition to garage 80 sq.ft.	In Review
BLDR-2024-0887	Convert existing space to new ADU.	Void
BLDR-2024-0891	New Detached 656 Sq.Ft. Accessory Dwelling Unit in Rear of Property	Plan Approval Expired
BLDR-2024-0897	Convert (e) garage into ADU and addition.	Fees Paid
BLDR-2024-0901	New 1-story attached ADU.	In Review
BLDR-2024-0903	1) demolish existing 4 carports 702 s.f. 2) proposed detached 2 ADU total 1,304 s.f. (652 s.f. Each) for unit 1.	Issued
BLDR-2024-0923	Detached garage conversion.	Submitted - Online
BLDR-2024-0913	Convert 1,073 sf of existing unit to new ADU	Fees Paid
BLDC-2024-0337	Convert (e) attached car garage to one new legal attached ADU with total area of 780 s.f. As per gcs 65852.2/LAMC 12.22 A.33(c) & (d).	Void
BLDR-2024-0951	1 983 sf detached ADU in backyard.	In Review
BLDR-2024-0957	1) demolish existing 4 carports 702 s.f. 2) proposed detached 2 ADU total 1,304 s.f. (652 s.f. Each).	Fees Due
BLDR-2024-0958	Proposed 2 ADU 800 s.f. Each, consisting of 2 bed, 2 bath	In Review
BLDR-2024-0963	Proposing to construction new ADU with 2-stories proposing to convert existing garage to JADU	Fees Paid
BLDR-2024-0970	Add new 304 sq ft to an existing 372 sq ft garage and convert the space into a 676 sq ft ADU.	Issued
BLDR-2024-0976	Convert (e) attached car garage to one new legal attached ADU with a total area of 780 s.f. As per gcs 65852.2.	Fees Paid
BLDR-2024-0981	Adding to an existing garage to convert to an ADU.	Fees Paid
BLDR-2024-0988	(N) 1 story building consisting of: ADU "a" :2 bedroom, 1 bathroom (600 sf.) @ ground floor.	In Review
BLDR-2024-0986	Proposed one story 1,000 sq.ft. ADU at the rear side of house.	In Review

Table 6: Details of Building and Safety Actions for 2024

Case Number	Description	Status
BLDR-2024-0997	New 2-story detached ADU's unit 1 (798 sq.ft) and unit 2 (798 sq.ft).	Fees Due
BLDR-2024-0995	1. Permit and convert a portion of existing single family to new JADU 496 sq ft. 2. Permit unpermitted addition to existing sfd 787 sq ft. 3. Permit new detached ADU at rear of property 793 sq ft	Fees Due
BLDR-2024-1003	Convert existing garage to one accessory dwelling unit (ADU).	Fees Due
BLDR-2024-1006	Convert existing garage to ADU.	Fees Paid
BLDR-2024-1009	Proposed 1-story addition to (e) sfd. 60 s.f. To front of (e) sfd and (359.00 s.f.) To rear of (e) sfd. Total addition to (e) sfd 419.00 sf. Addition to include bedroom extension, new master bedroom and new master bath. Proposed 2-car garage (464.00 s.f.) Attached to existing 2-car garage. New ADU (990.00 sf) over new and existing garage. To include new master bedroom, new master bath, new wic, new bath, kitchen, dining room, and living room.	Issued
BLDR-2024-1027	New 1,000 sq.ft detached ADU located in the rear of the property.	Fees Due
BLDR-2024-1023	Convert existing tuck under parking into one (1) attached two-bedroom ADU.	Issued
BLDC-2024-0367	Converting the existing 4-car garage into ADU at 713 sf.	Submitted - Online
BLDR-2024-1038	Convert existing detached 1-car garage to an ADU of 186 sq. Ft. And new addition attached of 86 sq.ft. Total of 272 sq.ft.	In Review
BLDR-2024-1040	Conversion of existing garage in two story single family residence for creation of new JADU.	Fees Paid
BLDR-2024-1044	Permitting 2 existing units as ADU's; originally permitted as a rec room then converted, unpermitted, to one 1-bed unit and a studio unit. No change to any structure element.	Fees Paid
BLDR-2024-1053	2-story building ground floor_(n) ADU & garage second floor_(n) unit addition to SFR.	In Review
BLDR-2024-1063	Convert existing studio apt. To an ADU within the existing multi-family apartment building, located on the ground floor adjacent to the parking garage.	Fees Paid
BLDR-2024-1071	Converting existing to ADU w/one bathroom, kitchen and sleeping / living area.	Fees Due
BLDR-2024-1081	I am building 2 ADU's, each one is 513 sq ft.	Void
BLDR-2024-1085	Conversion of garage to an ADU.	Fees Paid
BLDC-2024-0389	Conversion of existing garage to garage + (2) ADU units above with existing setbacks.	Void
BLDR-2024-1092	Convert existing garage and recreation room to ADU.	Void
BLDR-2024-1103	Convert existing garage to ADU.	In Review
BLDR-2024-1115	Proposed 433 square feet conversion of existing duplex garage into ADU. Work to include new living room, kitchen, bathroom and laundry room.	Fees Paid

Table 6: Details of Building and Safety Actions for 2024

Case Number	Description	Status
BLDR-2024-1114	Converting the existing 4-car garage into ADU at 713 sf.	Fees Paid
BLDR-2024-1117	ADU - garage conversion.	Fees Due
BLDR-2024-1138	(ADU) addition remodeled to existing single family residence with addition remodel on redesigning 1 primary bedroom & 2 new bathrooms at 450 sf =total 1,586 sf.	Plan Approval Expired
BLDR-2024-1143	Proposed 549 ADU conversion.	Fees Paid
BLDR-2024-1148	Existing garage to convert into an ADU.	Fees Due
BLDR-2024-1152	New ground floor addition of (ADU) 788 s.f. New 2nd floor dwelling unit per (sb-9) 788 s.f new exterior access stairs 63 s.f. Tear down exiting two car garage of 400 s.f.	Fees Due
BLDR-2024-1159	New 442 sf attached ADU.	Fees Due
BLDR-2024-1163	Two scope of work: - converted 429.68 sf existing unit with 598 sf addition to 1,027.69 sf ADU. - converted partial of existing main house (323 sf) and 99 sf addition to 422 sf JADU.	Issued
BLDR-2024-1167	499 sq. Ft. 1-story attached sb9 unit w/ 2 bedrooms, bathroom & kitchen. -(n) tankless w/h, (n) 100a elec. Serv. W/ 3-gang & (n) split-system.	Issued
BLDR-2024-1173	Conversion of existing 3 car garage to a 706 sf 1-bed 1-bath ADU.	Issued
BLDR-2024-1172	Conversion of existing 3 car garage to a 613 sf 1-bed 1-bath ADU.	Issued
BLDR-2024-1174	New two-story, detached ADU including two 1,000 sf 3-bed units one on top of each other.	Issued
BLDR-2024-1171	Conversion of existing 3 car garage to a 613 sf 1-bed 1-bath ADU.	Issued
BLDR-2024-1181	New ADU building in rear of property 12 feet away from existing single-family dwelling in front.	In Review
BLDR-2024-1182	Detached ADU 520 sf including 2 bedrooms, 1 bath.	Fees Paid
BLDR-2024-1184	Conversion of existing garage to garage + (2) ADU units above with existing setbacks.	Fees Due
BLDR-2024-1188	Interior remodel and extension of (e) main house (e) garage to ADU conversion.	In Review
BLDR-2024-1196	Convert existing garage at rear of property into ADU.	Fees Due
BLDR-2024-1209	New ADU.	Fees Paid
BLDR-2024-1205	Conversion of detached garage to ADU with addition.	In Review
BLDR-2024-1216	Construct new detached ADU; new ADU will be two-story 2 bedroom / 2 bathroom with kitchen.	Fees Paid
BLDR-2024-1226	Accessory dwelling unit at existing garage with addition. Add gas/ electric separate services.	Fees Paid
BLDR-2024-1234	5 ADUs	In Review

Table 6: Details of Building and Safety Actions for 2024

Case Number	Description	Status
BLDR-2024-1245	Existing 1-story, detached, workshop to be converted to a 537 sf (1 bed/1 bath) ADU.	Fees Paid
BLDR-2024-1246	A 2nd story addition is proposed over the (e) workshop of a 524 sf (1 bed/1 bath) ADU w/ exterior staircase for access.	Fees Paid
BLDR-2024-1255	Garage conversion to ADU.	In Review
BLDR-2024-1264	Existing single one car garage to be convert into (ADU) remove existing flat roof to be construct a new gable roof propose new addition to extend master bed rm separate mechanical plumbing and electrical permits (at the time of building permit issuance).	Fees Due
BLDR-2024-1267	JADU (refer back to bldr-2023-0624).	Issued
BLDR-2024-1275	Proposed new ground up construction of a 600 sf ADU that includes 2 beds and one bath.	In Review
BLDR-2024-1282	(E) garage approx. 400 sq ft conversion into ADU.	Fees Paid
BLDR-2024-1289	Supplemental permit. Just revising the kitchen layout of ADU 1. No structural changes.	Void
BLDR-2024-1296	2 new detached accessory dwelling units in a new 2-story structure (1 ADU on each floor).	Fees Paid
BLDR-2024-1306	Convert of existing garage into ADU 363 sf + 277 sf addition = 640 sf (this permit is for the ADU only, see addition permit) no new address is requested per owner, there will be no new utilities meters. Interior remodel of the main hse and addition 371sf addition covered patio = 220 sf.	Issued
BLDR-2024-1310	Accessories structure.	In Review
BLDR-2024-1314	New one story ADU. 25'-6"x31' 790sf.	In Review
BLDR-2024-1323	To convert existing 352 sq.ft. Garage to an accessory dwelling unit and do some interior remodeling into existing single family dwelling.	Fees Due
BLDR-2024-1334	Conversion first floor of SFR to ADU and JADU and keep second floor as SFR	Fees Paid
BLDR-2024-1336	ADU.	Fees Paid
BLDR-2024-1335	Convert existing carport into ADU.	Fees Paid
BLDR-2024-1343	Convert existing garage of 411 sq ft into ADU.	Fees Due
BLDR-2024-1341	324 sq. Ft. Garage + addition & 2nd floor to be converted into a total of 1,200 sq. Ft. SB9.	Submitted - Online
BLDR-2024-1347	Convert existing detached garage to a 1-story ADU with an addition.	In Review
BLDR-2024-1348	370 sf existing garage to be converted to ADU.	In Review
BLDR-2024-1353	Existing 406.69 sq/ft two car garage to be converted into accessory dwelling unit -ADU. Existing 491.36 sq/ft roof frame to be re-framed. Existing 55'-11" linear feet wood fence to be demo.	Fees Paid

Table 6: Details of Building and Safety Actions for 2024

Case Number	Description	Status
BLDR-2024-1361	New detached ADU.	In Review
BLDR-2024-1372	Convert existing garage and workshop in ADU.	Submitted - Online
BLDR-2024-1374	(N) 1200 sq. Ft. Ground level second primary residence. (n) 795 sq. Ft. First level ADU (n) attached 500 sq. Ft. Jr. ADU.	Fees Due
BLDR-2024-1403	Existing 5-car carport conversion to new ADU.	In Review
BLDR-2024-1404	Convert 634 sf exiting detached workshop to ADU.	In Review
BLDR-2024-1409	Convert (e) 2 car garage 412sf and (n)addition 368sf into ADU, new total 780sf.	Fees Due
BLDR-2024-1408	Conversion existing detached garage into 2 new ADU.	Fees Due
BLDR-2024-1415	(N) 657 detached ADU in the rear side of the property.	In Review
BLDR-2024-1418	Garage conversion 560 sq ft.	In Review
BLDR-2024-1430	Convert an existing garage into ADU.	In Review
BLDR-2024-1432	Three scopes of works: 1. new construction attached sb9 1308 sf to main house to have duplex; 2. proposed new construction detached ADU 1 with 800 sf; 3. proposed new construction detached ADU 2 with 800 sf.	In Review
BLDR-2024-1437	New attached ADU 2 story plus bedroom addition to existing unit	Fees Paid
BLDR-2024-1449	New ADU (400 sf) new living room, kitchen, bath, and bedroom	Fees Paid
BLDR-2024-1459	Second story addition with a second story deck and convert existing portion of the house into a JADU.	Fees Paid
BLDR-2024-1464	Adding 2 bedroom, 1 bathroom ADU.	Void
BLDR-2024-1471	This is a privately funded market rate California code townhome project. (12) total townhome buildings consisting of (68) units with attached garages. Type v-b/r-3, fully sprinklered with 13d-22 system	Submitted - Online
BLDR-2024-1474	New attached proposed one story ADU @728 sf.	In Review
BLDR-2024-1483	One story ADU.	Fees Due
BLDR-2024-1495	Building a - convert existing tuck under parking into (1) attached 1 studio ADU unit (1 studio), new laundry room.	Fees Due
BLDR-2024-1497	Conversion of rec room and garage to ADU - 476 sq ft.	Fees Due
BLDC-2024-0541	Building a - convert existing tuck under parking into (1) attached 1 studio ADU unit (1 studio), new laundry room.	In Review
BLDR-2024-1526	Internal remodel: convert (e) den to (n) bedroom, add internal bathroom, new addition to sfr = 184 sf / convert existing garage into new SB-9.	Submitted - Online
BLDR-2024-1520	New 590 s.f. 2-car garage and new 590 s.f. 2nd floor ADU. Garage to include 1/2 bath and storage. ADU to include 1-bedroom kitchen and bath and living space.	Fees Paid
BLDR-2024-1522	The conversion of an existing storage room into an accessory dwelling unit.	Fees Paid

Table 6: Details of Building and Safety Actions for 2024

Case Number	Description	Status
BLDR-2024-1528	Convert existing garage to ADU (368 sq. Ft.) Addition to proposed ADU (555 sq. Ft.) Total ADU = 923 s.f.	Fees Paid
BLDR-2024-1531	To convert existing 360 sq. Ft. Into an accessory dwelling unit.	Fees Due
BLDR-2024-1532	SB9 development as 2nd primary unit. Area = 1,000 s.f.	Submitted - Online

3.2 Amendments

In 2024, the City adopted an ordinance amending chapters 17.04, 17.32, AND 17.34 to update the definitions of automobile repair and the zones within which they are permitted (Ordinance No.2253, ZA-2024-0001 Definition of minor auto repair). The ordinance updated definitions for "minor" and "major automobile repair" to reflect current industry standards, recognizing auto upholstery as a use similar to "minor automobile repair" in terms of impacts and risks. The ordinance includes an applicant-driven amendment to allow auto upholstery as a permitted use at 4611 W. Imperial Highway, a property located within the Regional Commercial (CR) zone and the Downtown Hawthorne Specific Plan (DHSP). This change would reclassify the existing auto upholstery use from an unpermitted use to a legal nonconforming use. The ordinance also clarifies that "minor automobile repair" no longer requires a Conditional Use Permit (CUP) in the M-1 and M-2 zones, reflecting the intended regulatory framework for these zones.

The following amendments are also in progress and are expected to be adopted in 2025:

- Reduction in parking for residential, commercial, and industrial properties
- Update residential standards (ADU’s, SB9, etc.)
- Update to sign regulations
- Update to alcohol regulations

3.3 Capital Improvements Program

There were seven capital improvement projects in process in 2024, totaling more than \$32 million. Table 7 includes a breakdown of capital improvement projects in process by project type.

Table 7: Capital Improvement Projects In Process in 2024

Project Type	Number of Projects	Cost
Roads	1	\$450,000.00
Parks†	3	\$3,349,289.00
Public Facilities†	3	\$28,215,087.00
Total	7	\$32,014,376.00

† One of the projects under each of these categories (Eucalyptus Park and Ramona Park and New City Hall, respectively) does not have a cost yet as they are in the design phase.

3.3.1 Roads

In 2024, one road project was completed. The project was as follows:

Alley Improvement Project CDBG Funds (#24-06): The project restored various alleys throughout the City and consists of grinding, excavation and removal of existing pavement and construction of PCC pavement, curb and gutter, sidewalks, alleys, driveways and ADA ramps and adjustment of utilities.

- Cost: \$450,000.00
- Status: Complete

3.3.2 Parks

In 2024, no parks projects were completed. There were however three projects in process. They are as follows:

Zela Davis Park Renovation Project (#24-04): The project will renovate the existing, under-utilized 0.5-acre park in the City of Hawthorne into a multi-benefit, climate resilient community space through the construction of a new playground, picnic area with shade structures, exercise equipment, half court, walking paths with mosaic art elements, perimeter fencing, restroom building, California native plants, bioswale, and other sustainable elements.

- Cost: \$3,020,500.00
- Status: Under construction

Dodger Dream Field: The Los Angeles Dodgers Foundation partnered with the City of Hawthorne to bring two new baseball fields to Jim Thorpe Park. The Dodgers Dream Fields will support youth ages 5 to 12 and high school-aged baseball with upgrades including upgraded dugouts, enlarged fields, 2 scoreboards, new infield mix and sod.

- Cost: \$328,789.00
- Status: Under Construction

Eucalyptus Park and Ramona Park (#24-07): The work consists of the improvement at Eucalyptus Park and Ramona Park, including Americans with Disabilities Act (ADA) accessibility. At Eucalyptus Park, this project will remove and replace the existing play equipment and install a new mini soccer field. At Ramona Park, this project will remove and replace the existing play equipment, as well as re-stripe the existing basketball court.

- Cost: N/A
- Status: Design phase

3.3.3 Public Facilities

In 2024, there were three projects in process. They are as follows:

New Senior Center (#24-03): This project will convert the existing Senior Center building into a two story building with an elevator (making it ADA accessible), a sewing room, activities room, dance studio, community garden and many other additional amenities.

- Cost: \$14,445,000.00
- Status: Under Construction

New City Yard (#24-02): The new two-story building will feature a fuel-pumping station for city vehicles, mechanic station, wash down bays, radio tower, office, training rooms, a drone pad on the roof.

- Cost: \$13,770,087.00
- Status: Under Construction

New City Hall (#24-01): The project includes 20,000 square feet of additional office space, new Council Chambers, and seismic upgrades to enhance earthquake resilience. The LEED Certified building will feature sustainable design elements such as energy-efficient systems, large windows for natural light, and eco-friendly materials. Additionally, the City Hall will incorporate public spaces, including a retail and restaurant area, a city park for events, and an underground parking structure with 239 spaces.

- Cost: N/A
- Status: Design phase

3.4 Grants

In 2024, the City received \$1,177,964 in Community Development Block Grant (CDBG) funds and \$508,759.41 in HOME funds for the FY 2024-2025. The FY 2024-2025 Action Plan allocated these CDBG and HOME funds, along with \$806,910.13 in unprogrammed CDBG funds from prior years and \$4,490,956.12 in unprogrammed HOME funds, to support various program activities, which will be carried out between July 1, 2024, and June 30, 2025, as shown in Table 8.

Table 8: CDBG and HOME Funding Activities FY 2024-2025

Activities	Type	Source	Amount
South Bay Workforce Investment Board: Teen Center	Public Service	CDBG	\$93,217.00
New Star Family Center: Domestic Violence Services	Public Service	CDBG	\$21,813.00
Family Promise of the South Bay: Shelter and Supportive Services	Public Service	CDBG	\$19,390.00
Catholic Charities of Los Angeles: St. Margaret's Emergency Assistance	Public Service	CDBG	\$21,915.00
The Richstone Family Center: Behavioral Health Services	Public Service	CDBG	\$20,359.00
City of Hawthorne: Section 108 Loan Repayment	Capital Activities	CDBG	\$339,773.75
City of Hawthorne: Housing Rehabilitation Program	Capital Activities	CDBG	\$430,000.00
City of Hawthorne: Public Housing Modernization	Capital Activities	CDBG	\$200,000.00
City of Hawthorne: Acquisition and Rehabilitation	Capital Activities	CDBG	\$602,814.38
City of Hawthorne: CDBG Program Administration	Admin	CDBG	\$205,592.00
Fair Housing Foundation: Fair Housing Services	Fair Housing	CDBG	\$30,000.00
City of Hawthorne: Acquisition, Rehab, Resale	Housing	HOME	\$1,600,000.00
City of Hawthorne: Homebuyer Assistance	Housing	HOME	\$254,710.41
City of Hawthorne: Rental Rehabilitation (includes PY23)	Housing	HOME	2,640,781.12
CHDO: Set-Aside PY 20, 21, 22, 23, & 24	Housing	HOME	\$453,349.00
City of Hawthorne: HOME Program Administration	Admin	HOME	\$50,875.00

In addition, in 2024 the City awarded \$525,365 through the Year 4 allocation of the Permanent Local Housing Allocation (PHLA) Grant program through HCD and dedicated that funding to the rehabilitation of City-owned properties that provide affordable housing for Hawthorne residents.

**Appendix A. City of Hawthorne General Plan Housing Element
Annual Progress Report**

This page intentionally left blank.