

RESOLUTION NO. 8549

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, DECLARING PURSUANT TO GOVERNMENT CODE SECTIONS 54221(b) AND 54221(f)(1)(F) THAT REAL PROPERTY OWNED BY THE CITY LOCATED IMMEDIATELY SOUTH OF 14115 CORDARY AVENUE IN THE CITY IS NOT NECESSARY FOR THE CITY'S USE AND IS EXEMPT SURPLUS LAND, MAKING A FINDING THAT SUCH DECLARATION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

WHEREAS, the City of Hawthorne ("City") in its capacity as the Housing Successor to the former Hawthorne Community Redevelopment Agency owns certain real property located immediately south of 14115 Cordary Avenue, and identified as Assessor Parcel Number 4051-030-902 ("Property"), totaling approximately 40,260 square feet of land; and

WHEREAS, City staff has identified the Property and certain City funding sources, including the City's Low- and Moderate-Income Housing Asset Fund, Permanent Local Housing Allocation, and Local Housing Trust Funds, as potentially available to assist in the development of affordable housing in the City; and

WHEREAS, the Surplus Land Act, Government Code sections 54220 et seq. (as amended, the "SLA"), applies when a local agency disposes of "surplus land," as that term is defined in Government Code section 54221; and

WHEREAS, the Property is "surplus land" under the SLA, because it is land owned in fee simple by the City in its capacity as the Housing Successor to the former Hawthorne Community Redevelopment Agency for which the City Council will take formal action (in the form of adoption of this Resolution) in a regular public meeting declaring that the Property is surplus and is not necessary for the City's use; The Property must be declared either "surplus land" or "exempt surplus land"; and

WHEREAS, the Property may be declared exempt surplus land if: (i) the Property is to be developed for a housing development, which may have ancillary commercial ground floor uses, that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, for 55 years for rental housing, 45 years for ownership housing, and 50 years for rental or ownership housing located on tribal trust lands, unless a local ordinance or a federal, state, or local grant, tax credit, or other project financing requires a longer period of affordability, and in no event shall the maximum affordable sales price or rent level be higher than 20 percent below the

median market rents or sales prices for the neighborhood in which the site is located; and (ii) the aforementioned requirements are contained in a covenant or restriction recorded against the Property at the time of sale that shall run with the land and be enforceable against any owner who violates the covenant or restriction and each successor in interest who continues the violation (Government Code section 54221(f)(1)(F)); and

WHEREAS, the City desires to cause the Property to be developed for a housing development that restricts the residential units to persons and families of low or moderate income at an affordable sales price or an affordable rent in compliance with Government Code section 54221(f)(1)(F); and

WHEREAS, none of the characteristics listed under Government Code section 54221(f)(2) apply to the Property; and

WHEREAS, staff has reviewed this Resolution with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”). Staff has determined that the City’s designation of the Property as “exempt surplus land” does not have the potential for creating a significant effect on the environment and is therefore the adoption of this Resolution is exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hawthorne does hereby find, determine and order as follows:

Section 1. The City Council of the City of Hawthorne, California, hereby incorporates by reference all the recitals herein and finds that they are true and correct.

Section 2. Pursuant to Section 54221(b) of the SLA, the City Council finds that the Property is not necessary for the City’s use within the meaning of the SLA and declares that the Property is exempt surplus land pursuant to section 54221(f)(1)(F) of the SLA because the City intends to convey the Property to a developer for the development thereon of a housing development that meets the requirements of Government Code Section 54221(f)(1)(F).

Section 3. This Resolution has been reviewed with respect to the applicability of the of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”). The City’s designation of the Property as “exempt surplus land” does not have the potential for creating a significant effect on the environment and is therefore the adoption of this Resolution is exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378. The City will undertake appropriate environmental review as may be required by CEQA prior to the City’s disposition of the Property.

Section 3. 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 12^h day of August 2025.

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