

**PLANNING COMMISSION RESOLUTION 2025-11
CHANGE OF ZONE CZ-2025-0001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HAWTHORNE, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF AN AMENDMENT TO THE FREEWAY OVERLAY (FO) ZONE
MAP ZONE TO INCLUDE THE HAWTHORNE MUNICIPAL AIRPORT AND
MAKING FINDINGS IN SUPPORT THEREOF**

WHEREAS, on September 2016, the City adopted the Freeway Overlay (FO) Zone and the City of Hawthorne Freeway Overlay Zone Initial Study/Mitigated Negative Declaration (IS/MND), via Ordinance No. 2122. The FO Zone includes properties within City limits and within 500 feet of the rights-of-way of I-105 and I-405. Pursuant to HMC Chapter 17.88 Freeway Overlay Zone, The FO Zone allows the establishment of new billboards, billboard conversions, and billboard relocations along I-105 and I-405, with the approval of a Billboard Agreement with the City; and

WHEREAS, the Adopted IS/MND found that the FO Zone would result in no impact/less than significant impact for all resource areas analyzed, except concerning aesthetics, cultural resources, and transportation, which were found to result in less than significant impacts with mitigation incorporated

WHEREAS, on August 23, 2024, the City received two Sign Permit applications to allow construction and operation of two electronic/digital billboards within the Airport. The Applicant also requested approval of an FO Zone Map amendment to change the boundaries to include the Airport; and

WHEREAS, the Hawthorne Municipal Airport is a City-owned general aviation airport located at 12101 Crenshaw Blvd. on the south side of W 120th Street, between Prairie Ave. and Crenshaw Blvd (APNs 4049-016-900 and 4049-017-905); and

WHEREAS, the current FO Zone Map encompasses approximately 194 acres and the amendment would add approximately 80 acres for a total of 274 acres; and

WHEREAS, the land use designations within the FO Zone boundaries are Regional Commercial (RC), Specific Plan Hospitality and Commercial, General Commercial (GC), Specific Plan Residential, and Open Space (OS). The primary land use designations surrounding the FO Zone are Specific Plan Residential, Regional Commercial (RC), Public Facilities (PF), and General Industrial (GI); and

WHEREAS, Policy 1.1 of Goal 1 provides that the Century Freeway (I-105) and San Diego Freeway (I-405) Corridors shall be planned for regionally-oriented commercial uses where appropriate; and

WHEREAS, Policy 1.5 of Goal 1 states the City shall continue to explore and adopt ways to use its assets to promote commercial activity within the City; and

WHEREAS, Policy 3.9 of Goal 2, states the City shall continue to explore and adopt ways to use its assets to promote fiscal health of the City's government so that vital services are maintained and improved to adapt to changing needs of the citizens and business of the City; and

WHEREAS, on July 16, 2025, the Planning Commission held a duly noticed public hearing, where all interested persons were given an opportunity to be heard; and

WHEREAS, the Addendum has been prepared to address the proposed amendment to the Freeway Overlay Zone Map to include Hawthorne Municipal Airport within the FO Zone boundary and the proposed construction and operation of two electronic/digital billboards within the Airport; and

WHEREAS, pursuant to the above findings and by adoption of its Resolution No. PC 2025-11, the Planning Commission recommended that the City Council approve Change of Zone CZ-2025-0001; and

WHEREAS, based upon the analysis of potential environmental consequences anticipated to occur from implementation of the Proposed Project, the Proposed Project would not result in any new or more severe impacts that were not disclosed, analyzed, and mitigated for in the Adopted IS/MND. As demonstrated in this Addendum, the Proposed Project's potential impacts would either be the same or less than those anticipated for the Approved Project in the Adopted IS/MND. In addition, there are no substantial changes to the circumstances under which the Proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the Adopted IS/MND, nor has any new information been identified regarding the potential for new or more severe significant environmental impacts; and

Section 1. THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE HEREBY FINDS, DETERMINES, RESOLVES, AND ORDER AS FOLLOWS:

SECTION 1. The Planning Commission finds that all the facts set forth in the recitals of this Resolution are true and correct.

SECTION 2. the Planning Commission has therefore recommended adoption of the Addendum to the City of Hawthorne Freeway Overlay Zone Initial Study/Mitigated Negative Declaration (Adopted IS/MND) (State Clearinghouse No. 2016071037) (City of Hawthorne, July 2016) has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public

Resources Code §21000 et seq.); the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] §15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City of Hawthorne.

SECTION 3. The Planning Commission hereby recommends that the City Council approve the expansion of the Freeway Overlay Zone pursuant to the attached map; Freeway Overlay Zone Map – New Boundary.

SECTION 4. The documents and other materials that constitute the record of the proceedings upon which the Planning Commission’s recommendations are based, which include, but are not limited to, the staff reports for the Project and all of the materials that support the staff reports for the Project, are located in the office of the Planning Director of the City of Hawthorne, at 4455 West 126th Street, Hawthorne, California 90250. The custodian of these documents is the Planning Director of the City of Hawthorne.

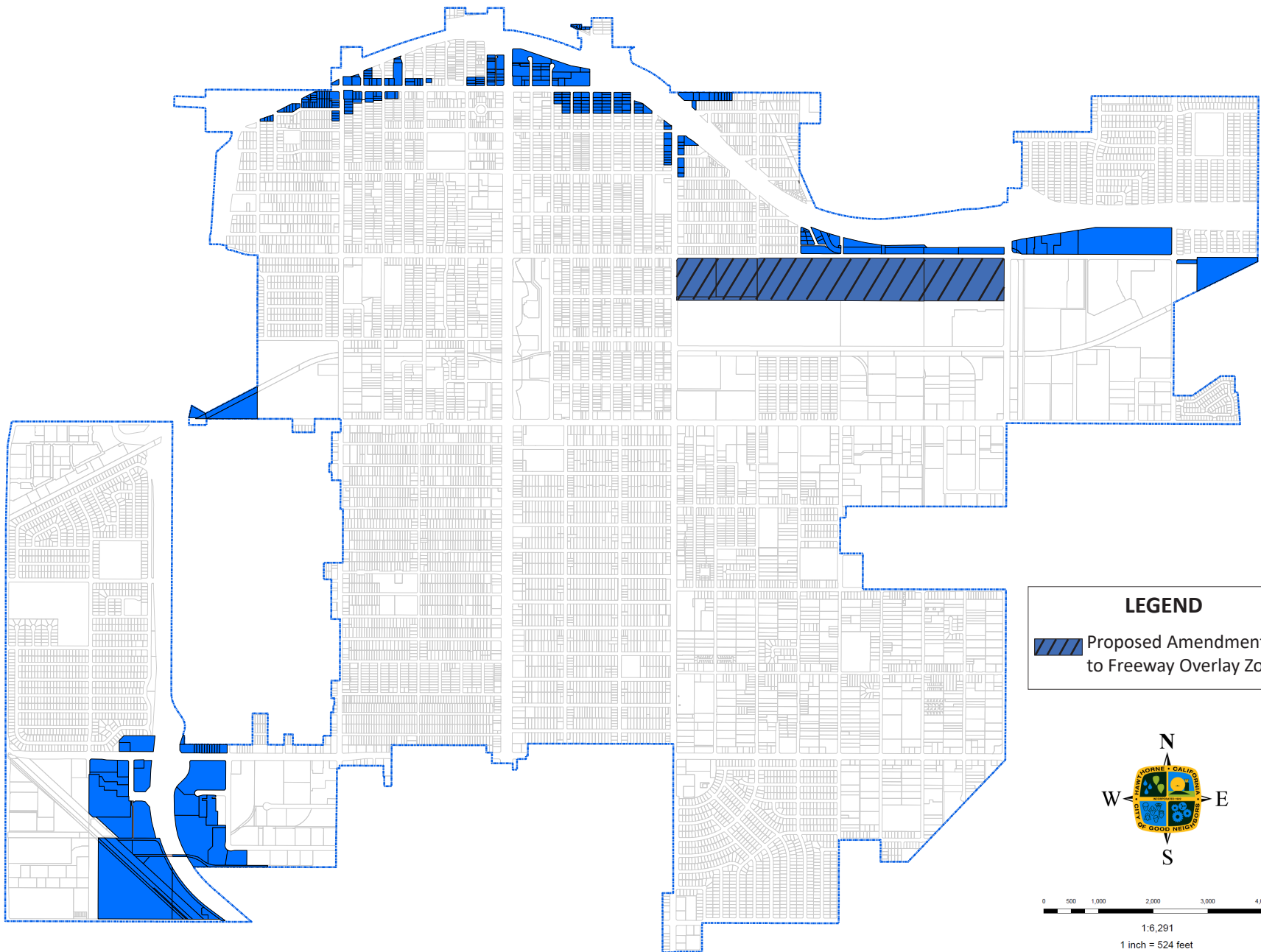
SECTION 5. The Planning Commission Secretary shall certify to the adoption of this Resolution and shall forward a copy to the City Council, City Clerk, City Manager and City Attorney.

PASSED, APPROVED and ADOPTED this 16th day of July 2025.

ATTEST:

Ryan Richard, CHAIRPERSON

GREGG McCLAIN, SECRETARY



LEGEND

 Proposed Amendment to Freeway Overlay Zone



1:6,291
1 inch = 524 feet

Proposed Freeway Overlay Zone