



# HAWTHORNE PLANNING COMMISSION STAFF REPORT

DATE: July 16, 2025  
SUBJECT: CZ-2025-0001 Freeway Overlay Zone Expansion  
FROM: Gregg McClain, Planning Director  
BY: Maria Majcherek, Senior Planner

## PROJECT/APPLICANT INFORMATION

Project Summary: The proposed Project is an amendment to the Freeway Overlay (FO) Zone Map, to include the Hawthorne Municipal Airport within the FO Zone Boundary, for the purposes of constructing two digital billboards, and an addendum to the Initial Study/Mitigated Negative Declaration.

Project Location: Hawthorne Municipal Airport - Property located immediately south of W. 120<sup>th</sup> Street between Prairie Ave. and Crenshaw Blvd.

Project Applicant: City of Hawthorne

## I. OVERVIEW AND ANALYSIS

### A. Introduction and Background

The Hawthorne Municipal Airport is a City-owned general aviation airport located at 12101 Crenshaw Blvd. on the south side of W 120<sup>th</sup> Street, between Prairie Ave. and Crenshaw Blvd. (Attachment 1).

In 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.

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.

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 (Attachment 2).

#### B. Land Use Designation and Zoning

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).

The General Plan designates the two billboard sites as Public Facilities (PF), which is intended for various public uses such as institutional uses (elementary, junior high, and high schools) and government facilities (City Hall, police and fire stations, libraries, etc.).

The FO Zone is addressed in HMC Chapter 17.88: Freeway Overlay Zone. The purpose of the FO Zone is to establish an overlay zone where new billboards may be constructed and existing billboards may be relocated and constructed subject to reasonable controls, while recognizing that community appearance is an important factor in ensuring the general community welfare.

#### C. Project Description

On August 23, 2024, the City received two Sign Permit applications for the construction and operation of two electronic/digital billboards within the Airport property. The two proposed billboards are outside of the FO Zone and therefore would require a Zone Map Amendment. Therefore, the City is proposing to amend the FO Zone, pursuant to HMC Section 17.10.050 and HMC 17.88.020, to include the airport – inclusive of the two billboard sites. This addendum covers the billboard agreement but the billboards themselves will be evaluated and reviewed separately.

The current FO Zone Map encompasses approximately 194 acres and the amendment would add approximately 80 acres for a total of 274 acres. The boundary amendment would permit the construction and operation of the two billboards described in the *Hawthorne Freeway Overlay Zone Amendment Project* dated July 2025 and prepared by Kimley-Horn and Associates (Attachment 3).

#### D. Environmental Analysis

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.

If approved, the applicant must obtain a Sign Permit and a Billboard Agreement for each billboard. Collectively, these proposed actions constitute the Hawthorne Freeway Overlay Zone Amendment Project addressed in the Addendum (Attachment 3).

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.

#### E. Public Hearing Notice

Public Notice (Attachment 4) was given in accordance with Chapter 17.06 of the HMC. The Planning Department published a public hearing notice in the local paper on June 16, 2025, and mailed notification to property owners within a 300-foot radius of the site.

## II. CONCLUSION AND RECOMMENDATION

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. Therefore, in accordance with State CEQA Guidelines §15164, this Addendum to the previously Adopted IS/MND is the appropriate environmental documentation for the Proposed Project. In taking action on any of the approvals, the decision-making body must consider the whole of the data presented in the Adopted IS/MND, as augmented by this Addendum. Accordingly, Staff recommends that the Planning Commission:

Adopt PC Resolution 2025-11 (Attachment 5) recommending that the City Council adopt the addendum to the adopted IS/MND and Zone Change CZ-2025-0001.

ATTACHMENTS

1. Vicinity Map
2. FO Zone Map – Existing and Proposed boundary
3. Hawthorne Freeway Overlay Amendment Project – Dated July 2025
4. Public Hearing Notice
5. PC Resolution 2025-11



Attachment 2  
FO Zone Map – Existing and Proposed boundary

Attachment 3  
Hawthorne Freeway Overlay Amendment Project – Dated July 2025

Attachment 4  
Public Hearing Notice



Herald Publications  
531 Main St., #1160.  
El Segundo, CA 90245  
(310) 322-1830 • Fax (310) 322-2787

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

STATE OF CALIFORNIA,  
County of Los Angeles,

I declare, that I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk responsible for accepting, formatting and publishing legal notices in the **Hawthorne Press Tribune**, a newspaper of general circulation, printed and published **weekly** in the City of **Hawthorne**, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of **July 31, 1959**, Case Number **187530**; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

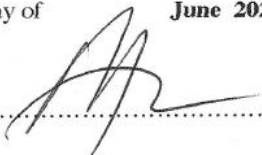
**6/19/2025**

All in the year **2025**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at **Hawthorne**, California,

this **19** day of **June** **2025**

Signature 

Code # HH-28975

This space is for the County Clerk's Filing Stamp

Proof of Publication of:

**NOTICE OF PUBLIC HEARING  
CHANGE OF ZONE CZ-2025-0001**

**PUBLIC NOTICE** is hereby given that the Planning Commission of the City of Hawthorne will hold a public hearing to consider the following matter:

**CHANGE OF ZONE APPLICATION NO. CZ-2025-0001:** The project is an amendment to the Freeway Overlay (FO) Zone Map, to include the Hawthorne Municipal Airport within the FO Zone boundary, for the purposes of constructing two digital billboards, and an addendum to the Initial Study/Mitigated Negative Declaration.

**PROJECT LOCATION:** Hawthorne Municipal Airport - City of Hawthorne, County of Los Angeles, State of CA

**MEETING DETAILS:**

**Date:** Wednesday  
**Date:** July 16, 2025  
**Time:** 6:00 PM  
**Place:** City Council Chambers  
4455 West 126th Street  
Hawthorne, CA 90250

Those interested in this item may appear at the meeting and submit oral or written comments. Written information pertaining to this item must be submitted to the Planning and Community Development Department prior to 5:00 PM July 16, 2025, at 4455 West 126th Street, Hawthorne, California 90250 or emailed to mmajcherek@cityofhawthorne.org or planning@cityofhawthorne.org. For additional information, you may contact Maria Majcherek 310-349-2970 or at the email(s) noted above.

**ENVIRONMENTAL REVIEW**

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 the 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. Therefore, in accordance with State CEQA Guidelines §15164, this Addendum to the previously Adopted IS/MND is the appropriate environmental documentation for the Proposed Project. In taking action on any of the approvals, the decision-making body must consider the whole of the data presented in the Adopted IS/MND, as augmented by the Addendum. Upon the Planning Commission's action, Staff will file the Notice of Exemption with the Los Angeles County Clerk's office in compliance with CEQA **PLEASE NOTE** that pursuant to Government Code Section 65009, in an action or proceeding to attack, review, set aside, void, or annul a finding, determination or decision of the Planning Commission or City Council, the issues raised shall be limited to those raised at the public hearing in this notice or in written correspondence delivered to the Planning Commission or City Council at or prior to the public hearing. Hawthorne Press Tribune Pub. 8/19/25  
**HH-28975**

Attachment 5  
PC Resolution 2025-11