



HAWTHORNE PLANNING COMMISSION STAFF REPORT

DATE: October 15, 2025
SUBJECT: 2025DC01
FROM: Gregg McClain, Director of Planning
BY: Nathan Levey, Associate Planner

PROJECT INFORMATION

SUMMARY: Determination of Conformity with the General Plan for acquisition of real property – 3152 W Rosecrans Ave.
LOCATION: 3152 W. Rosecrans Ave.
APNs: 4071-020-001, 4071-020-002, 4071-020-003, 4071-020-004, 4071-020-005

ANALYSIS

The City of Hawthorne is considering the purchase of real property located at 3152 W. Rosecrans Ave. As required by Government Code Section 65402, the Planning Commission must make a finding that the location, purpose, and extent of the proposed acquisition is in conformity with the General Plan.

The location is identified in Figure 1. It is zoned R-3, for high-density residential use. The General Plan Land Use Map identifies the location as Industrial. However, the recently updated Housing Element identified the location as a Housing Opportunity Site, see Figure 2. As the Housing Element was more recently updated, in 2022, the determination of the site within the Housing Element supersedes the General Plan Land Use Designation. Any consistency with the General Plan should then reflect consistency with the Housing Element and the implementation of this Element. The General Plan's Housing Element was implemented through Ordinances 2240 and 2241. Among the changes implemented in these ordinances was an update to the Zoning for these parcels from M-1 to R-3.

The full future development of the parcels is not yet determined. However, state law directs local municipalities, such as the City, on how land purchased by the municipality must be utilized. The property has not been identified as being necessary for City purposes. As such, this land is to be utilized under the Surplus Land Act by the City, which requires that surplus lands be utilized for affordable housing. Affordable housing

is a use that is consistent with the Housing Element of the General Plan, which identifies the location as a Housing Opportunity Site and the Zoning, which was changed to implement the Housing Element.

ENVIRONMENTAL ANALYSIS

The Determination of Conformity with the General Plan is not a project under CEQA as defined in State CEQA Guidelines Section 15378, and is therefore not subject to CEQA per State CEQA Guidelines Section 15060(c)(3).

RECOMMENDATION

Staff recommends that the Planning Commission make a finding that the location, purpose, and extent of the acquisition as described above is in conformity with the General Plan.

ATTACHMENTS

Resolution PC 2025-13

Figure 1 – Location Map

Figure 2 – Housing Opportunity Sites

FIGURE 1 – LOCATION MAP



FIGURE 2 – HOUSING OPPORTUNITY SITES

