

# 2025 Annual Progress Report

## City of Hawthorne General Plan

March 2026



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

## ***Acronyms and Abbreviations***

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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
LA28	Los Angeles 2028 Olympics
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

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# Introduction

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## 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 24, 2026.
- 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, 2025.

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

Element	Adoption Year	Update Year (If Applicable)
Land Use Element	1990	2016 (New Element anticipated in 2028)
Circulation Element	1990	2015 (New Element anticipated in 2028)
Housing Element	2014	2022
Noise Element	1989	2018 (New Element anticipated in 2028)
Safety Element	1989	2023
Conservation Element	1989	(New Element anticipated in 2028)
Open Space/Recreation Element	1989	(New Element anticipated in 2028)
Economic Development Element	2015	—
Environmental Justice Element	2022	—

# General Plan Overview

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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 completed its first project for the Commercial Facade Program. This program focuses 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. The City remains committed to this program and has already begun working on the next facade project.
    - The City hosted its 10th Annual Hawthorne Business Expo at the Memorial Center, with over 75 businesses attending. The 2025 Business Expo also featured a job fair, allowing prospective employees from the community to engage directly with participating businesses. While topics like networking and clear communication led majority of the discussions, a desire for collaboration emerged as the main theme of the expo. The Business Expo included two guest panels, featuring nine business leaders who shared valuable insights and guidance for businesses across the community.
    - The City of Hawthorne has approved a major partnership allowing Archer Aviation to assume a 75% interest in the Hawthorne Municipal Airport’s master lease, advancing local economic development and transportation innovation. Archer Aviation will develop electric air-taxi infrastructure and has been selected as the official Air Taxi Provider for the LA28 Olympics, further elevating Hawthorne’s role in next-generation transportation. This investment will strengthen Hawthorne’s role as a hub for aerospace, technology, and advanced

mobility while bringing infrastructure upgrades, jobs, and global visibility.

### 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 has begun work on several mobility improvement projects across the city that will environmentally clear and to widen intersections, add vehicular lanes, modify and upgrade traffic signal system, traffic striping, install a bike lane, adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, retaining walls, raised medians, and ADA ramps. The projects involve intersections located along four arterial streets: Van Ness Avenue, Jack Northrop Avenue, 135th Street, and Inglewood Avenue.
  - **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 2025, the City announced construction will begin in Summer 2026, supported by funding from the Multi Fund and Measure A.
  - **Implementation:** To streamline and standardize parking requirements, the City made the following zoning ordinance amendments during the planning period:
    - An ordinance amending chapters 17.04 (definitions), 17.38 (nonconforming uses, structures, signs, and parcels), 17.40 (conditional uses—variances),

17.56 (loading), 17.58 (off-street parking), and 17.60 (minimum driveway widths and turning radii) of title 17 (zoning) of the Hawthorne Municipal Code. The ordinance standardized commercial parking requirements, lowered residential parking requirements, removed obsolete and outdated standards, and consolidated parking regulations in one chapter of the municipal code.

- **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 <sup>th</sup> 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%
<b>Total</b>	<b>1,734</b>	<b>100.0%</b>

**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.

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 2025.

- **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 2025 and are ongoing.
- **Program 2:** Monitor Residential Capacity
  - In 2025, Hawthorne continued to ensure no net loss of capacity on development sites with ongoing monitoring procedures. The evaluation procedure is pursuant to Government Code 65863.
- **Program 3:** Public Property Conversion to Housing
  - In 2025, 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 2025 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 2025 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
  - o In 2025, 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
  - o 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 was postponed as ADU laws were still updating. The City opted to follow the Government Code regulations and standards while planning to update the local ADU ordinance in 2026.
- **Program 8:** Density Bonus Implementation
  - o In 2025, 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 additional updates and is expected to be completed in fall of 2026.
- **Program 9:** Multi-Family Acquisition and Rehabilitation
  - o 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
  - o In 2025, 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
  - o In 2023, the City worked on an incentive program for lot consolidations for affordable housing. Further efforts were on pause in 2025 due to the commencement of our General Plan Update.
- **Goal 2: Protect, encourage, and provide housing opportunities for persons of lower and moderate incomes.**
  - **Program 12:** Rental Assistance
    - o Families in the low and very low-income category are eligible to receive assistance through the Federal Housing Choice Voucher program. In 2025, the City continued to promote this program to its residents most in financial need.
  - **Program 13:** Preservation of Existing Affordable Units
    - o In 2025, 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 2025, 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 website<sup>1</sup> 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 2025, the City continued to monitor legislation to identify and remove housing constraints on an ongoing basis.

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

- **Program 19:** Zoning Code Amendments – Housing Constraints
  - o The following amendment was approved in 2025:
    - Reduction in parking for residential, commercial, and industrial properties
- **Program 20:** Mitigation of Nongovernmental Constraints
  - o In 2025, 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 2025, 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 2025, 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 2025, 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 2025, 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 2025, 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 SEMS/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:
  - 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;
  - Regularly practice implementation of the City’s Local Hazard Mitigation Plan and update it regularly;
  - Support the development of other local preparedness plans and multi-jurisdictional cooperation and communication agreements for emergency situations;
  - 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;
  - 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;
  - 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;
  - Participate in mutual aid agreements with adjacent service providers to ensure efficient and adequate resources, facilities, and support services before, during, and after emergencies;
  - Evaluate the potential to utilize a comprehensive emergency communication system that allows for efficient connection in case of emergency;
  - 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
  - Periodically coordinate with emergency shelter providers to ensure that necessary equipment supplies are available in case of emergency.
  
- In 2025, the City of Hawthorne continued its existing Mutual Aid Agreements with the following organizations and agencies:
  - Area G Fire Mutual Aid Agreement;
  - Area GF Law Enforcement Mutual Aid Agreement;
  - State of California Master Mutual Aid Agreement;
  - Area G Joint Powers Agreement;
  - Southern California Cities and Counties Public Works Mutual Aid;
  - State of California Emergency Managers Mutual Aid.

- **Goal 2: A City that is safe and adequately prepared for urban and wildfire emergencies.**
  - **Implementation:** In 2025, 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 2025, 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 2025, 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 2025, 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 2025, 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 2025, 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 2025, 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 2025, the City continued to maintain and provide parkland and recreation facilities for public use. In 2025, several substantial park and recreation project upgrades were initiated or completed: the Zela Davis Park Renovation Project (completed), the Dodger Dream Field Project (completed), the Holly Park Restroom Renovation (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 2025, 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 2025 included:
  - The City remains committed to the 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 10th Annual Hawthorne Business Expo at the Memorial Center, with over 75 businesses attending. Collaboration emerged as the main theme of this year’s expo. The Business Expo included two guest panels, featuring nine business leaders who shared valuable insights and guidance for businesses across the community.
- **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 September 2025.
- **Goal 3: The City will develop and implement a customer service strategy for all City staff that interface with businesses.**
  - **Implementation:** In 2025, the City continued to provide customer service training for all staff to improve City staff’s interaction with customers and businesses.
  - **Implementation:** In 2025, the City partnered with Matrix Consulting Group to conduct an organizational assessment of the development review and entitlement processes. Based on the assessment and analysis, a series of constructive recommendations were proposed to improve Hawthorne’s operational challenges.
  - **Implementation:** In 2025, 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 2025, 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 2025, the City began hosting local business Meet n’ Greet events before City Council Meetings. This event provided businesses an exciting opportunity to connect with community members, share their food, and showcase the unique products and services they offer.
- **Goal 6: The City will collect relevant data and use it to monitor progress toward achieving goals.**
  - **Implementation:** In 2025, 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 2025, the City continued to improve the 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 2025, 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 2025, the City continued to do major road improvements on the main arterials to encourage access to local businesses.
  - **Implementation:** In 2025, 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 2025, the city approved a major partnership allowing Archer Aviation to assume a 75% interest in the Hawthorne Municipal Airport’s master lease. This investment will strengthen local economic development, and advance technology and mobility while bringing infrastructure upgrades, jobs and global visibility.
  - **Implementation:** In 2025, the City maintained a mutually beneficial relationship with Hawthorne-based businesses by continuing to review and approve proposed improvements to their facilities.

- **Implementation:** In 2025, 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 2025, 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 March, an Earth Day Celebration and Service Provider Fair in April, and a Paper Shredding & E-Waste Collection Day in November. 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:** In 2025, the City expanded its youth and senior programming through the Parks Department and continued progress on new developments that promote public transportation access to nearby 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 2025, 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:** The City’s new Senior Center is officially under construction and is on track to be completed in Summer 2026. The project will deliver a modern, accessible facility featuring new meeting rooms, an outdoor deck, and upgraded amenities designed to better serve our local seniors.
- **Implementation:** In October 2025, 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 2025, the City continued to prioritize increasing opportunities for physical activity within DACs, as demonstrated by:
    - Completion of 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.
    - Completion of 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.
    - The Hawthorne Police Department partnered with local school districts to host basketball clinics for 4th and 5th grade students throughout the school year. In May 2025, the department concluded the program with the Good Neighbor Games. This initiative is designed to strengthen community relationships and promote physical fitness among youth.

- **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 2025, the City continued to encourage community leaders from underrepresented groups to attend public events and remain informed about economic development possibilities within the City.

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# Planning and Development Activities

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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, 2025, to December 31, 2025, 32 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 commercial entitlements, commercial construction, billboard agreement, design reviews, zones changes, and CEQA.

**Table 3: Summary of Discretionary Actions for 2025**

Status	Planning
Void	1
Submitted - Online	6
Submitted	3
Review Expired	20
Approved	1
Complete	1
<b>Grand Total</b>	<b>32</b>

**Table 4: Details of Discretionary Actions for 2025**

Case Number	Description	Status
<b>Planning</b>		
BA-2025-0001	New 14x48 Back to Back LED Signs w/ Over HGT of 46ft	Review Expired
CEQA-2025-0001	Requesting to open unit 14151 Hathorne Blvd as a Tobacco shop (AKA Smoke Shop)	Completed
CU-2025-0001	addition to single family dwelling	Review Expired
CU-2025-0002	Requesting to open unit 14151 Hathorne Blvd as a Tobacco shop (AKA Smoke Shop)	Approved
CU-2025-0003	Tenant improvement work for a new Kids Empire facility located within existing single story building. Work under TI permit includes for new non-structural walls, restrooms, play equipment, and seating area. No exterior work or addition of square footage proposed to building. Proposed use is for indoor recreation under family entertainment, with A3 Occupancy.	Review Expired
CU-2025-0004	CUP application to permit a massage establishment	Review Expired
CU-2025-0005	CUP application to permit a massage establishment	Review Expired
CU-2025-0006	APN No. 4052-029-093 (per LA County Assessor) - New Vanilla shell with Drive Thru. LS, ADA path of travel and new Trash Enclosure. Fast food Restaurant	Submitted - Online
CZ-2025-0001	New 14x48 Back to Back LED Signs w/ Over HGT of 46ft	Submitted
CZ-2025-0003	Change from Specific Plan-Mixed Commercial to High Density Residential. Includes two lots /apns.	Submitted - Online
DB-2025-0001	MULTI-FAMILY RESIDENTIAL BUILDING WITH 78 DWELLING UNITS, 148 HOTEL ROOMS AND A SMALL RETAIL SPACE	Review Expired
DR-2025-0001	8 New 3-story Town Houses	Review Expired
DR-2025-0002	Design Review for Minor Exterior Improvements.	Review Expired
DR-2025-0003	SWAP EXISTING COOKING EQUIPMENT FOR SAME COOKING EQUIPMENT LIKE FOR LIKE & CHANGE ONE NEW ONE. NO NEW PLUMING	Review Expired
DR-2025-0004	New KFC drive-thru restaurant	Review Expired
DR-2025-0005	Remove and Replace Antennas and ancillary equipment on existing wireless facility for AT&T	Review Expired
DR-2025-0006	Addition of 946 sq ft to first floor and 2307 sq ft to second floor for total of 4240 sq ft. attached 2-car garage 522 sq ft and front covered porch and front covered deck	Review Expired
DR-2025-0007	AT&T Modifications to an existing wireless facility to remove and replace antennas and ancillary equipment	Submitted - Online
DR-2025-0008	CONVERT PORTION OF EXISTING CARPORT TO ADU	Void
DR-2025-0009	as-built approval	Submitted - Online
SD-2025-0001	This project is to subdivide the 9,225 SQ. FT. lot, which consists of (3) residential units and (3) garages, into (2) new lots based on Urban Lot Split (SB 9) with an ADU Conversion from one of the garages. (PM 84804)	Review Expired
SD-2025-0002	Urban Lot Split (PM 84906)	Review Expired
SD-2025-0003	Multi-Use Building	Review Expired

**Table 4: Details of Discretionary Actions for 2025**

Case Number	Description	Status
<b>Planning</b>		
SD-2025-0004	Proposed SB-9 Lot Split one lot into two lots. Proposed two 2-story single-family dwellings, one on each lot. Proposed two ADU Dwelling one on each lot.	Review Expired
SD-2025-0004	SB-9 lot split to two lots, Two singles family dwellings two stories, and 2 ADU dwellings (PM 84892)	Review Expired
SD-2025-0005	(Application is for a Lot Line Adjustment) for Parcels at 3329 (APN 4049-018-24) and 3331 (APN 4049-018-025) Jack Northrop Avenue, Hawthorne, CA 90250.	Review Expired
SD-2025-0006	Reduce parcel 4049019027 by 1080 SQFT and add 1080 SQFT to parcel 4049019029. Footprint modification to be 30' x 36' on the north side of the identified parcels	Review Expired
SD-2025-0007	Tract Map for 8 condo units	Review Expired
SD-2025-0008	Subdivision	Submitted - Online
SD-2025-0009	Combined two APN's into one	Submitted - Online
SD-2025-0010	Subdivision	Submitted
SP-2025-0001	Amendment to the DHSP to change the identified parcels from part of the Hotel Hub to Residential	Submitted

### 3.1.2 Building and Safety Applications

From January 1, 2025, to December 31, 2025, 96 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 2025**

Status	Building and Safety
Void	2
Submitted - Online	6
Fees Due	19
Fees Paid	27
In Review	24
Issued	14
Stop Work Order	1
Complete	2
Plan Approval Expired	1
<b>Grand Total</b>	<b>96</b>

**Table 6: Details of Building and Safety Actions for 2025**

Case Number	Description	Status
<b>Building and Safety</b>		
BLDR-2025-1543	7 attached and 8 detached ADUs to an existing 28-unit apartment building	Fees Paid
BLDR-2025-1542	Garage and storage convert to ADU	Fees Paid
BLDR-2025-1555	New 1000 sq. ft. ADU 3 Bedroom 2 Bathroom	Fees Due
BLDR-2025-1572	Proposed Convert Existing Detached Garage into (ADU) Accessory Dwelling Unit.	Issued
BLDR-2025-1583	Proposed 957 Sq. Ft. 2nd Floor ADU Over Existing 2-Car Garage with Attached Rec. Room	Fees Paid
BLDR-2025-1587	NEW 1-STORY DETACHED ACCESSORY DWELLING UNIT (800 SF).	In Review
BLDR-2025-1606	Garage Conversion to ADU	Fees Due
BLDR-2025-1624	I want to convert 2 of my garages into a single adu. I have already talked to nathan about it.	Fees Paid
BLDR-2025-1631	New detached ADU	Issued
BLDR-2025-1632	CONSTRUCT NEW ONE-STORY 1000SF DETACHED ADU W/ 3 BEDS, 2 BATHS, LIVING ROOM, KITCHEN, LAUNDRY CLOSET. ADD (N) 81SF PORCH.	Fees Due
BLDR-2025-1649	(N) 470 SQ.FT. PANELIZED LIGHT GAUGE STEEL ACCESSORY DWELLING UNIT (ADU)	In Review

**Table 6: Details of Building and Safety Actions for 2025**

Case Number	Description	Status
BLDR-2025-1648	CONVERT EXISTING 4 CAR DETACHED GARAGE AND THE 1 CAR ATTACHED GARAGE TO 3 ADU	Issued
BLDR-2025-1651	Add a 475 sq.ft. Accessory Dwelling Unit above an existing 360 sq.ft. Garage.	In Review
BLDR-2025-1652	Detached 1000 sqft ADU	Issued
BLDR-2025-1656	Convert existing garage and bonus room to ADU	In Review
BLDR-2025-1658	Convert existing 366 sq. ft.. garage to ADU.	Void
BLDR-2025-1672	Convert 2 car garage into an ADU.	Issued
	(e) garage to become (n) ADU 264 sf	
	413 sf of (e) unit 2 to become new ADU	
BLDR-2025-1683	668 sf of unit 2 to remain	Fees Paid
BLDR-2025-1684	(e) pool house 476 sf to become new ADU with 129 sf addition	Fees Paid
BLDR-2025-1690	Coverision of (E) 2-Car Garage II to ADU	In Review
BLDR-2025-1692	New 800 sq. ft. ADU with 1 story	Submitted - Online
BLDR-2025-1689	Convert (E) 2-Car Garage I to ADU (486 Sq. Ft.)	In Review
BLDR-2025-1696	Convert existing 366 sq. ft. garage to ADU	Fees Due
BLDR-2025-1695	-CONVERT THE [E] 345.8 S.F. ATTACHED GARAGE TO A [N] 1 BEDROOM, 1 BATHROOM JUNIOR ACCESSORY DWELLING. UNIT. - PROPOSE [N] TANKLESS WATER HEATER & MINI SPLIT AC FOR THE [N] JADU.	Plan Approval Expired
BLDR-2025-1698	New construction detached "ADU #2" 800 SF	Issued
BLDR-2025-1697	PROPOSED NEW CONSTRUCTION DETACHED "ADU #1" 800 SF	Issued
	SB9 4 unit development consisting of:	
	- 740 sq. ft. remodel of existing 1,552 sq. ft. single family residence	
	- second floor addition of 1,500 sq. ft. of second single family residence to existing 1,552 sq. ft. single family residence	
	- 366 sq. ft. detached garage conversion to ADU with 434 sq. ft. addition for an 800 sq. ft. ADU	
BLDR-2025-1706	- 800 sq. ft. second floor addition to ADU for second 800 sq. ft. ADU.	Fees Paid
BLDR-2025-1713	Convert Existing Garage to ADU with 21'x4'-6" addition at rear. Entire existing roof to be demolished	Fees Paid
BLDR-2025-1740	new garage 416 SQFT and convert (E) 478 SQFT garage and add 307 SQFT to make an ADU and a 15 SQFT porch	Fees Paid
BLDR-2025-1744	Convert existing detached garage (366 SF) to ADU with building addition (225 SF). Total SF will be 591	Fees Due
BLDR-2025-1757	Detached garage conversion into a new ADU of 791.23 sq ft., and the addition of 203 sq ft. to the main house.	Fees Paid
BLDR-2025-1776	Existing detached 2 garage converted to ADU. Approximately 400 sq ft. 2bed 1bth., kitchen.	Fees Paid
BLDR-2025-1777	Existing attached 2 car garage converted to ADU#1 area=444sft and Existing carport converted to ADU#2 area=1000 sft (with addition)	Fees Paid

**Table 6: Details of Building and Safety Actions for 2025**

Case Number	Description	Status
BLDR-2025-1782	convert existing garage (720 sq. ft.) into two ADUs. 1-story addition 121 S.F. and 2 story addition of 778 s.f.	Fees Paid
BLDR-2025-1784	(E) GARAGE CONVERSION TO ADU WITH NEW SECOND-STORY ADU ABOVE.	Fees Paid
BLDR-2025-1817	-(N) 552 SQ. FT. ADU W/ BEDROOM, BATH, KITCHEN & L/R OVER (N) 400 SQ. FT. CAR-PORT -(N) TANKLESS W/H, (N) SPLIT SYS., (N) 100A SUB-PANEL & UPGRADE (E) ELEC. SERV.'S TO BE (N) 2-100A ELEC. SERV'S W/ 2-GANG METER	Fees Due
BLDR-2025-1838	construct a new detached ADU and addition to existing house	Fees Paid
BLDR-2025-1840	BATHROOM ADDITION OF 41 SQ FT TO EXISITING UNIT ONE , AND A GARAGE CONVERSION OF 443 SQ FT THAT CONSISTS OF 1 BED. 1 BATH,KITCHEN AND LIVING ROOM	Fees Paid
BLDR-2025-1844	new 2- units detached ADU	In Review
BLDR-2025-1848	Demo (E) 3-car garage. Propose (2) Detached ADUs	Fees Paid
BLDR-2025-1849	CONVERSION OF 840 SQ. FT (E) DETACHED 2-CAR GARAGE INTO AN ADU	Fees Paid
BLDR-2025-1854	GARAGE CONVERSION TO CREATE A NEW SECOND PRIMARY UNIT	Fees Due
BLDR-2025-1855	1. New 208 sq ft addition & 532 sq ft deck to existing single family. 2. New 396 sq ft ADU attached to existing single family	Fees Due
BLDR-2025-1857	CONVERSION OF EXISTING 348 S.F. DETACHED GARAGE INTO AN ADU. NO CHANGE TO FOOTPRINT OR HEIGHT. WORK INCLUDES INTERIOR FRAMING, MEP INSTALLATION, INSULATION, AND FINISHES. DESIGNED UNDER CRC PRESCRIPTIVE STANDARDS.	Fees Due
BLDR-2025-1860	To convert existing 375 Sq. Ft. existing garage to an Accessory Dwelling Unit, demolish 10 Sq. Ft. from existing garage. Add an addition of 344 Sq. Ft. for a total of 668 Sq. Ft. Accessory Dwelling Unit.	Fees Due
BLDR-2025-1861	Convert existing detached garage to an ADU. Remodel and addition to converted ADU	Fees Due
BLDR-2025-1863	Proposed garage conversion to ADU 529.37 sf Proposed addition to be used as part of the ADU 410.36 sf	In Review
BLDR-2025-1865	New 906 sq. ft. 2 level ADU in detached garage	Fees Paid
BLDR-2025-1871	Existing 2 car garage to be converted to ADU plus addition. Square footage to meet SB9 requirements	Issued
BLDR-2025-1877	CONVERT EXISTING 30'-2"X22'-5" GARAGE TO A.D.U.	Issued
BLDR-2025-1880	Existing Structure to be converted to new ADU with an addition to the rear and second story. New unit consist of three bedrooms and four bathrooms. Total square footage is 1,360.00	Fees Paid
BLDR-2025-1886	PROPOSED ADDITION (258.00 SF) TO EXISTING GARAGE. CONVERT ADDITION AND EXISTING GARAGE INTO NEW ADU (665.00 SF). ADU TO INLCUDE 2 NEW BEDROOMS, NEW BATH, LAUNDRY AREA, LIVING ROOM, AND KITCHEN.	In Review
BLDR-2025-1892	Convert existing 2_ Car garage to ADU	In Review

**Table 6: Details of Building and Safety Actions for 2025**

Case Number	Description	Status
BLDR-2025-1900	Adding two ADUs on the property.	Fees Paid
BLDR-2025-1899	Converted garage into ADU with a new second floor. Includes 3 bedrooms, 2 bathrooms, laundry facilities, and a kitchen.	Fees Paid
BLDR-2025-1902	ADU Unit C	Complete
BLDR-2025-1912	New construction of 5 townhomes, Building 10, of BLDR-2025-1471.  Addressing: Unit 52 - 12820 Cyan Court, Unit 52 Unit 53 - 12820 Cyan Court, Unit 53 Unit 54 - 12820 Cyan Court, Unit 54 Unit 55 - 12820 Cyan Court, Unit 55 Unit 56 - 12820 Cyan Court, Unit 56	In Review
BLDR-2025-1911	New construction of 4 townhomes, Building 9, of BLDR-2025-1471.  Addressing: Unit 48 - 12820 Cyan Court, Unit 48 Unit 49 - 12820 Cyan Court, Unit 49 Unit 50 - 12820 Cyan Court, Unit 50 Unit 51 - 12820 Cyan Court, Unit 51	In Review
BLDR-2025-1916	Softstory retrofit to an existing 2 story apartment building. New moment frame on west side of building. Convert existing storage room into an ADU unit.	In Review
BLDR-2025-1927	Garage demolition- New construction of a detached ADU	Fees Paid
BLDR-2025-1935	- NEW SB9 UNIT WITH ATTACHED 2 CAR GARAGE	In Review
BLDR-2025-1940	New construction of 7 townhomes, for BLDR-2025-1471, Building 5.  Addressing: Unit 27 - 12720 Azure Way, Unit 27 Unit 28 - 12720 Azure Way, Unit 28 Unit 29 - 12720 Azure Way, Unit 29 Unit 30 - 12720 Azure Way, Unit 30 Unit 31 - 12720 Azure Way, Unit 31 Unit 32 - 12720 Azure Way, Unit 32 Unit 33 - 12720 Azure Way, Unit 33	Complete
BLDR-2025-1937	New construction of 6 townhomes for BLDR-2025-1471, Building 4.  Addressing: Unit 21 - 12719 Azure Way, Unit 21 Unit 22 - 12719 Azure Way, Unit 22 Unit 23 - 12719 Azure Way, Unit 23 Unit 24 - 12719 Azure Way, Unit 24 Unit 25 - 12719 Azure Way, Unit 25 Unit 26 - 12719 Azure Way, Unit 26	Issued
BLDR-2025-1947	CONVERT EXISTING ATTACHED 2-CAR GARAGE OF 365 SF TOTAL AREA TO NEW ADU & INTERIOR REMODEL OF (E)UNIT #4836	In Review

**Table 6: Details of Building and Safety Actions for 2025**

Case Number	Description	Status
BLDR-2025-1951	convert 4 car garage to ADU unit A	Submitted - Online
BLDR-2025-1952	CONVERT (E) 1 CAR ATTACHED GARAGE TO AN ADU	Issued
BLDR-2025-1955	Convert a 460 ft <sup>2</sup> existing detached Garage into an Accessory Dwelling Unit (ADU) consisting of 1 bathroom, sleeping/living area/kitchen	In Review
BLDR-2025-1964	1. Convert existing 4 car garage to 2 accessory dwelling units (A.D.U) 2. Convert 1 car garage to accessory dwelling unit. Total of 3 ADU Conversions.	Issued
BLDR-2025-1966	Ab2533 under Health and safety for ADU/JADU built before 2020. Need to legalize part of back house(on the left south west corner), already built as JADU built before 2020.	Void
BLDR-2025-1967	Converting an existing two-car garage (440 SQ. FT.) to an ADU which will include a new 2nd floor and an additional 72 SQ. FT. to the first floor and an additional 386.59 SQ. FT., 898.59 SQ. FT., and a balcony 40.64 SQ. FT.	In Review
BLDR-2025-1969	Proposed Addition to (E) Garage and convert to ADU	In Review
BLDR-2025-1977	second story addition to existing 2-car garage to create an ADU	In Review
BLDR-2025-1985	DEMOLISHED UNPERMIT CARPORT 450 S.F.; PROPOSE NEW DETACHED ADU 731 S.F.; PROPOSE NEW DETACHED ONE-CAR GARAGE 242 S.F.	Fees Paid
BLDR-2025-1991	ADU & SFR Addition.	Fees Due
BLDR-2025-1992	JR-ADU CONVERSION 482 SQ.FT. NEW ADU - 1000 SQ.FT. NEW SFR 1220 SQ.FT.	In Review
BLDR-2025-2017	Per bill AB2533, this project aims to legalize the integrated ADU> the main residence is 1165 sqft, the integrated ADU os 370 sqft, the remaining residence is 795 sqft.	In Review
BLDR-2025-2032	New 1000sqft detached ADU.	Submitted - Online
BLDR-2025-2038	Convert an existing covered garage into an Accessory Dwelling Unit (ADU). The project includes construction of a new attached 771 sq. ft. living area	In Review
BLDR-2025-2039	NEW PROSPED ADU TO BE BUILT IN EXISTING GARAGE. NEW SHARED LAUNDRY ROOM TO BE ADDED OUTSIDE ADU.	In Review
BLDR-2025-2045	Detached ADU converted from existing detached 2-car garage with addition. Final detached ADU to be 895 sf with 3 bedrooms and 2 bathrooms. (600sf converted from existing garage, and 295sf newly added area)	Fees Paid
BLDR-2025-2076	bathroom 2 addition 150sqf remodel of bedroom 2 151 sqf garage ADU 429sqf	Submitted - Online
BLDR-2025-2078	CONVERT PORTION OF EXISTING CARPORT TO ADU	Fees Paid
BLDR-2025-2081	1. New ADU above new garage/storage 2. demo existing garage	Fees Due

**Table 6: Details of Building and Safety Actions for 2025**

Case Number	Description	Status
BLDR-2025-2085	1. Convert existing 2-car garage /storage area into a two bedroom ADU (approx. 990sq'). 2. Add attached one bedroom / bath and covered patio (approx. 308sq').	Fees Paid
BLDR-2025-2088	Propose New 800 SF ADU	In Review
BLDR-2025-2090	-(N) 2,345 SQ. FT. 2-STORY S.F.D. W/ 4 BEDROOMS, OFFICE, 2 BATH'S, 2 PWDR ROOMS, LAUNDRY ROOM, KITCHEN & LIVING ROOM. -(N) 441 SQ. FT. 2-CAR GARAGE, (N) 59 SQ. FT. FRONT COVERED PORCH, (N) 34 SQ. FT. REAR COVERED PORCH & (N) 102 SQ. FT. COVERED BALCONY ON 2ND FLOOR. -(N) 225A ELEC. SERV. W/ METER, GAS METER, PACKAGED HEAT PUMP A/C W/ FAU IN ATTIC & HEAT PUMP TANK W/H IN ENCLOSURE. -(N) DRIVEWAY APRON	Fees Due
BLDR-2025-2092	New ADU at second floor over existing garage	Fees Due
BLDR-2025-2094	CONVERT AN EXISTING ATTACHED GARAGE (260 SF) AND A PORTION OF THE EXISTING RESIDENCE (176 SF) INTO A JADU (436 SF) THE EXSITING RESIDENCE (1,012 SF) WILL BE REDUCED BY THE JADU CONVERSION (176 SF) RESULTING IN (836 SF)	Fees Due
BLDR-2025-2098	Convert existing garage to jadu	Submitted - Online
BLDR-2025-2099	NEW 2 STORY ADU	Submitted - Online
BLDC-2025-0573	BUILDING PERMIT FOR THE NEW CMU PERIMETER WALL PORTION OF THE CITY OF HAWTHORNE PROJECT #24-02: PROJECT #24-02 SCOPE OF WORK: A NEW CITY YARD CAMPUS FOR THE CITY OF HAWTHORNE, INCORPORATING A TWO STOREY OFFICE AND STORAGE BUILDING, COVERED PARKING FOR LARGE CITY VEHICLES, AN ABOVE GROUND PROPANE TANK, A MECHANIC STATION, AND STORAGE OF MATERIALS AND WASTE.	Issued
BLDC-2025-0580	New McDonald's restaurant building, new trash enclosure, new site work, new lot light, new shelving and walk-in freezer/cooler.	Stop Work Order
BLDC-2025-0589	New Construction of 5-story Hotel	Fees Due
BLDC-2025-0606	THIS PROJECT INVOLVES THE DESIGN AND CONSTRUCTION OF ONE NEW AVIATION HANGAR 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.  N.W. Side	Fees Due

**Table 6: Details of Building and Safety Actions for 2025**

Case Number	Description	Status
BLDC-2025-0615	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
BLDC-2025-0696	Add 20'x60' relocatable classrooms on the North parking lot 50' from back of building with underground electrical.	Issued

### 3.2 Amendments

In 2025, the City adopted an ordinance amending chapter 17.76 (Sale of alcoholic beverages), and adding section 17.76.030 (Operational standards) of title 17 (Zoning) of the Hawthorne Municipal Code to modernize how alcohol sales are approved in various types of business (Ordinance No. 2257, ZA-2025-0001). The ordinance established a new list of alcohol license types that are exempt from requiring a conditional use permit. These include wholesalers, industrial alcohol manufacturers, agents, bona fide restaurants, and several uncommonly used permit types. Those types that will continue to require a conditional use permit are liquor stores, bars, and other retail sales establishments. The ordinance also addresses how both exempt and non-exempt license types must operate to avoid being deemed a public nuisance.

In 2025, the City also adopted an ordinance amending chapters 17.04 (definitions), 17.38 (nonconforming uses, structures, signs, and parcels), 17.40 (conditional uses—variances), 17.56 (loading), 17.58 (off-street parking), and 17.60 (minimum driveway widths and turning radii) of title 17 (zoning) of the Hawthorne Municipal Code to standardize parking ratio for most commercial uses to help reduce the commercial vacancy rate (Ordinance No. 2260, ZA-2025-0002). The ordinance will remove compact parking stalls for commercial uses (except surplus spaces), and introduces parking credits for commercial spaces within close proximity to public parking lots, street parking, and center median parking. This change gives the City the ability to evaluate parking variances, and has created a new procedure to allow alternative parking calculations.

### 3.3 Capital Improvements Program

There were 14 capital improvement projects in process in 2025, totaling more than \$40 million. Table 7 includes a breakdown of capital improvement projects by project type.

**Table 7: Capital Improvement Projects in 2025**

Project Type	Number of Projects	Cost
Roads	4	\$5,030,000
Traffic Signals	2	\$360,000
Parks†	4	\$4,349,289
Public Facilities†	4	\$30,641,087
<b>Total</b>	<b>14</b>	<b>\$40,380,376</b>

† 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 2025, four road projects were in process. They are as follows:

**120<sup>th</sup> Street Improvements Project Phase 2 (#21-03):** The project consists of excavation and removal of existing pavement, concrete and asphalt paving, construction of curb and gutter, sidewalks, driveways, storm drain, potholing and ADA ramps. In addition, work will include traffic striping, adjustment of utilities and all other work necessary to complete the improvements in accordance with the Plans and Specifications.

- Cost: \$3,200,000
- Status: Under Construction

**Van Ness Avenue Improvement Project (#25-02):** The project will environmentally clear and to widen intersections, add vehicular lanes, modify and upgrade traffic signal system, traffic striping, install a bike lane adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, retaining walls, raised medians and ADA ramps. Additionally, other items not listed here may be necessary to complete the improvements.

- Cost: \$200,000 for design
- Status: MOU Underway

**Inglewood Avenue Improvement Project (#25-04):** The project will environmentally clear and to widen intersections, add vehicular lanes, modify and upgrade traffic signal system, traffic striping, adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, retaining walls, raised medians and ADA ramps. Additionally, other items not listed here may be necessary to complete the improvements.

- Cost: \$130,000 for design
- Status: MOU Underway

**Resurfacing on Runway 7-25 and Resurfacing of Taxiways and Trench Drain Extension Project (#25-06):** The project will consist of the following:

- Crack seal, seal coat, and final marking on Runway 7/25 and all connector taxiways.
- Repairing area on runway where pavement cores were taken (at far eastern end near Taxiway A).
- Construction of the first half of the trench drain extension (approximately 250' along the shoulder of Taxiway S between Taxiways A and B).
- Reconstructing pavement at the overflow apron along the shoulder of Taxiway S (between Taxiways D and E).
- Reconstructing four (4) failing utility trench patches along Taxiway N (1 patch between Taxiways E and F, and 3 patches between Taxiways D and E).
- Crack seal, seal coat, and final marking of Taxiways N and S.
- Diamond grinding section of pavement on Taxiway S to remove hump (between Taxiways A and B).
- Completion of the trench drain extension (approximately 235' along the shoulder of Taxiway S between Taxiways A and B).
- Cost: \$1,500,000
- Status: Design Phase

### **3.3.2 Traffic Signals**

In 2025, two traffic signal projects were in process. They are as follows:

**Jack Northrop Improvement Project (#25-01):** The project will enhance pedestrian safety by upgrading the pedestrian signals with count-down feature, upgrade signal wiring and detection sensors including bicycle and vehicular, installing safety lights at intersections to enhance visibility of pedestrians and upgrade all ADA access ramps. A landscaped median will also be constructed along this segment of Jack Northrop that can provide refuge to pedestrians crossing Jack Northrop along with beautifying the entire area. The flow of traffic along Jack Northrop will also be

improved by signal upgrades and the new vehicle/bicycle detection to provide better synchronization of traffic signals. The numerous businesses along Jack Northrop produce a higher demand for on street parking. A better parking experience also reduce congestion along this street which also produce less vehicle emissions.

- Cost: \$200,000 for design
- Status: MOU Underway

**135<sup>th</sup> Street Mobility Improvement Project (#25-03):** The project will environmentally clear and to modify and upgrade traffic signal system, traffic striping, adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, ADA ramps, Bike Lanes, and pedestrian safety elements. A warrant study for Glasgow at 135th Street to create a signalized intersection and decrease the traffic impact at La Cienega during peak hours will be performed. This project limits are 135th Street between Glasgow Ave to Aviation Blvd.

- Cost: \$160,000 for design
- Status: MOU Underway

### 3.3.3 Parks

In 2025, two parks projects were completed. There were however two other park projects in process. They are as follows:

**Zela Davis Park Renovation Project (#24-04):** The project renovated 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: Completed

**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

**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: Completed

**Holly Park Restroom Remodel Project (#25-07):** The Holly Park remodel project, will include effort to enhance the park's infrastructure with a focus on sustainability, accessibility, and improved community amenities. Key aspects of the project include the bathroom remodel, which integrates water-efficient fixtures, ADA-compliant upgrades, and a landscaping overhaul. The landscaping will feature drought-resistant, native plants to reduce water consumption while promoting environmental resilience. In addition to the bathroom upgrades, the project involves installing energy-efficient lighting to improve visibility and safety for visitors. This project is part of a broader initiative to make Hawthorne's parks more environmentally friendly, inclusive, and welcoming for all residents.

- Cost: \$1,000,000
- Status: Under Construction

### 3.3.4 Public Facilities

In 2025, there were three projects in process and one completed project. They are as follows:

**Hawthorne Memorial Center HVAC System upgrade (#23-08):** The project will upgrade the Memorial Center HVAC System from a three (3) unit system to a centralized system and a new emergency generator will be installed and integrated into the existing electrical power system.

- Cost: \$2,426,000
- Status: Completed

**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

**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 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

### 3.4 Grants

In 2025, the City received \$1,149,498 in Community Development Block Grant (CDBG) funds and \$487,972.90 in HOME funds for the FY 2025-2026. The FY 2025-2026 Action Plan allocated these CDBG and HOME funds, along with \$2,098,003.13 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, 2025, and June 30, 2026, as shown in Table 8.

**Table 8: CDBG and HOME Funding Activities FY 2025-2026**

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	\$1,388,256.38
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: Affordable Housing Development	Housing	HOME	\$324,949.53
City of Hawthorne: Rental Rehabilitation (includes PY23)	Housing	HOME	\$4,170,542.00
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 2025 the City awarded \$402,674 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.

In 2025, the Public Works Department was awarded \$750,000 in the Prop 40: Clean Water, Clean

Air, Safe Neighborhood Parks and Coastal Protection Act of 2022. This grant program supports projects for acquisition, development, rehabilitation, restoration, and protection of land and creation of educational resources. These grant funds are being used for the Holly Park Restroom Remodel Project.

In 2025, the Hawthorne Police Department received \$185,000 through the Office of Traffic Safety's STEP grant and \$110,000 from its Office of Traffic Safety's Ride to Live grant. The department was also awarded \$156,454 from the Urban Area Security Initiative grant and \$200,000 through the Stonegarden grant. These funds are used to address security gaps, support training, strengthen interagency coordination, and protect critical infrastructure.

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

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Please Start Here

General Information	
Jurisdiction Name	Hawthorne
Reporting Calendar Year	2025
Contact Information	
First Name	Gregg
Last Name	McClain
Title	Planning Director
Email	gmccclain@cityofhawthorne.org
Phone	3103492974
Mailing Address	
Street Address	4455 W 126TH STREET
City	HAWTHORNE
Zipcode	90250

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_01\_26\_26

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

### Submittal Instructions

**Please save your file as Jurisdictionname2025 (no spaces).** Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

- 1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*
- 2. Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		104
<b>Total Units</b>		<b>104</b>

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	6	7
2 to 4 units per structure	0	4	0
5+ units per structure	0	18	0
Accessory Dwelling Unit	0	76	53
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>0</b>	<b>104</b>	<b>60</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	75	104

Housing Applications Summary	
Total Housing Applications Submitted	92
Number of Proposed Units in All Applications Received:	136
Total Housing Units Approved:	136
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approvec	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	10	13
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	92	136
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus:	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	23
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Hawthorne
Reporting Year	2025
Planning Period	6th Cycle
	(Jan. 1 - Dec. 31) 10/15/2021 - 10/15/2025

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes													Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table I.7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	0	136	136	136	0							
	4052029051	14110 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1543	ADU	R	1/6/2025											15	15	15		NONE	No	No	No	Pending	Ministerial		
	4052028021	13900 Cerise Ave Hawthorne, CA 90250		BLDR-2025-1542	ADU	O	1/6/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4048011032	3834 W 119th Pl Hawthorne, CA 90250		BLDR-2025-1555	ADU	O	1/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4071005019	14723 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1572	ADU	O	1/29/2025											1	1	1		NONE	No	No	No	Approved	Ministerial		
	4046012010	12301 Menlo Ave Hawthorne, CA 90250		BLDR-2025-1583	ADU	O	2/5/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4141011028	4922 W 118th Pl Hawthorne, CA 90250		BLDR-2025-1587	ADU	O	2/7/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4071002020	3647 W 145th St Hawthorne, CA 90250		BLDR-2025-1606	ADU	O	2/24/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4037020021	11305 S Burin Ave Hawthorne, CA 90204		BLDR-2025-1624	ADU	O	3/7/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4051020007	14000 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1631	ADU	R	3/11/2025											1	1	1		NONE	No	No	No	Approved	Ministerial		
	4042010005	4659 W 133rd St Hawthorne, CA 90250		BLDR-2025-1632	ADU	O	3/12/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4042027021	4525 W 131st St Hawthorne, CA 90250		BLDR-2025-1649	ADU	O	3/28/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4049004053	12527 Cranbrook Ave Unit: A Hawthorne, CA 90250		BLDR-2025-1648	ADU	R	3/28/2025											3	3	3		NONE	No	No	No	Approved	Ministerial		
	4043032027	4478 W 142nd St Hawthorne, CA 90250		BLDR-2025-1651	ADU	O	4/2/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4048012003	3842 W 119th St Hawthorne, CA 90250		BLDR-2025-1652	ADU	O	4/2/2025											1	1	1		NONE	No	No	No	Approved	Ministerial		
	4042023023	4538 W 132nd St Hawthorne, CA 90250		BLDR-2025-1656	ADU	O	4/3/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4045012020	13909 Jefferson Ave Hawthorne, CA 90250		BLDR-2025-1658	ADU	O	4/4/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4050014013	13120 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1672	ADU	O	4/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial		
	4050007040	3827 W 132nd St Hawthorne, CA 90250		BLDR-2025-1683	ADU	R	4/18/2025											2	2	2		NONE	No	No	No	Pending	Ministerial		
	4050007040	3827 W 132nd St Hawthorne, CA 90250		BLDR-2025-1684	ADU	R	4/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		
	4051018005	14109 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1690	ADU	R	4/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial		





4045013016	13839 JEFFERSON Unit: A HAWTHORNE, CA 90250	BLDR-2025-1991	ADU	R	10/17/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4045013007	4231 139TH HAWTHORNE, CA 90250	BLDR-2025-1992	ADU	R	10/18/2025											2	2	2	SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial
4045013007	4231 139TH HAWTHORNE, CA 90250	BLDR-2025-1992	SFD	R	10/18/2025											1	1	1	SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial
4045031027	4039 138TH HAWTHORNE, CA 90250	BLDR-2025-2017	ADU	R	11/3/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4047019008	11840 BIRCH HAWTHORNE, CA 90250	BLDR-2025-2032	ADU	O	11/12/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4047006004	11432 MENLO HAWTHORNE, CA 90250	BLDR-2025-2038	ADU	R	11/17/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4037019021	11156 S Grevillea Ave Hawthorne, CA 90304	BLDR-2025-2039	ADU	O	11/18/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4147026024	4930 142ND HAWTHORNE, CA 90250	BLDR-2025-2045	ADU	O	11/22/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4047023040	11976 OXFORD HAWTHORNE, CA 90250	BLDR-2025-2076	ADU	O	12/9/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4041009023	12542 EUCALYPTUS HAWTHORNE, CA 90250	BLDR-2025-2078	ADU	R	12/11/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4041012008	12704 RAMONA HAWTHORNE, CA 90250	BLDR-2025-2081	ADU	O	12/15/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4051008006	3826 135TH HAWTHORNE, CA 90250	BLDR-2025-2085	ADU	R	12/16/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4045015001	4258 W 136TH HAWTHORNE, CA 90250	BLDR-2025-2088	ADU	O	12/18/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4043001006	4752 W 136TH HAWTHORNE, CA 90250	BLDR-2025-2090	SFD	R	12/19/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4046011008	12319 OXFORD HAWTHORNE, CA 90250	BLDR-2025-2092	ADU	O	12/22/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4071002042	3647 W 146TH HAWTHORNE, CA 90250	BLDR-2025-2094	ADU	R	12/24/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4042008034	4688 W 131ST HAWTHORNE, CA 90250	BLDR-2025-2098	ADU	O	12/30/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4042019002	4595 W 135TH HAWTHORNE, CA 90250	BLDR-2025-2099	ADU	O	12/31/2025											1	1	1	NONE	No	No	No	Pending	Ministerial





<b>Jurisdiction</b>	Hawthorne	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	445		-	-	-	-	-	-	-	-	-	-	445
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	204	1	-	-	-	-	-	-	-	-	-	1	203
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	249		-	-	-	-	-	-	-	-	-	-	249
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Above Moderate		836	13	6	26	-	66	104	-	-	-	-	215	621
Total RHNA		1,734												
Total Units			14	6	26	-	66	104	-	-	-	-	216	1,518

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

- \*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).
  - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Jurisdiction		Hawthorne						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>Program 1: Adequate Housing Sites</b>	Apply identified changes to the City's land use policies and zoning standards to fully accommodate the 2021-2029 RHNA. Maintain and monitor the residential sites inventory to ensure sufficient sites remain to accommodate the RHNA allocation throughout the planning period. Receive and process development applications for residential projects. Amend the Zoning Code to (i) establish the Housing Overlay, (ii) rezone the identified sites from M-1 to R-3, and (iii) increase the permitted density in the Mixed Use district of the Downtown Hawthorne Specific Plan, in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 1,374 units.	10/15/2023	6th Cycle	Complete	We have amended the Zoning Code to (i) establish the Housing Overlay, (ii) rezone the identified sites from M-1 to R-3, and (iii) increase the permitted density in the Mixed Use district of the Downtown Hawthorne Specific Plan, in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 1,374 units.	Other	2	2 news ordinances were recently adopted. Ordinance 2240 and Ordinance 2241 = <a href="https://ecode360.com/42647075#42647075">https://ecode360.com/42647075#42647075</a>
<b>Program 2: Monitor Residential Capacity (No Net Loss)</b>	Maintain adequate capacity to accommodate the City's RHNA obligations at all income levels throughout the planning period. Report as required through the HCD annual report process.	Ongoing	6th Cycle	Continuous	In 2025, Hawthorne continued to ensure no net loss of capacity on development sites with ongoing monitoring procedures.	Units		No unit loss thus far.
<b>Program 3: Public Property Conversion to Housing</b>	Collaborate with the development community on an annual basis, including affordable housing developers, to evaluate the viability of developing city-owned land as affordable housing.	Annually	6th Cycle	Continuous	In 2025, the City continued to work with nonprofits and public agencies to determine which sites are feasible for residential development. City is currently working with Abode Communities to build 93 affordable rental units. Estimated completion 2029	Units	93	Executed development agreement - January 2026 = <a href="https://www.cityofhawthorne.org/departments/community-services/hawthorne-community-television/meeting-videos">https://www.cityofhawthorne.org/departments/community-services/hawthorne-community-television/meeting-videos</a>
<b>Program 4: Replacement of Units on Sites</b>	For all project applications, identify need for replacement of housing units and ensure replacement, if required, occurs.	Ongoing	6th Cycle	Continuous	Ongoing monitoring. No unit loss thus far.	Units		No unit loss thus far.
<b>Program 5: Facilitate Affordable and Special Needs Housing Construction</b>	Monitor the City's existing affordable housing stock and support affordable housing developers in their efforts to develop new affordable units in Hawthorne. Monitor the City's options for special needs housing and likewise support special needs housing developers.	Annually	6th Cycle	Continuous	In 2025, 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. •The City is also working with Abode Communities to build 93 affordable rental units. Estimated completion 2029	Units	93	The Affordable Housing RFP is no longer on website. Please contact the Planning Department for a copy of the RFP.
<b>Program 6: Mixed-Use Development</b>	Support the development of mixed-use projects along transit corridors.	Ongoing	6th Cycle	Continuous	In 2025, the City continued to encourage mixed-use developments by providing technical assistance, pursuing strategic partnerships, monitoring development interests and inquiries. The City has initiated an update of the General Plan, with completion expected in 2028. The City also updated objective designed standards in ordinance 2242.	Other	1	Ordinance 2242. = <a href="https://ecode360.com/42647075#42647075">https://ecode360.com/42647075#42647075</a> General Plan Website = <a href="https://www.cityofhawthorne.org/departments/planning/general-plan-update">https://www.cityofhawthorne.org/departments/planning/general-plan-update</a>
<b>Program 7: Accessory Dwelling Units (ADUs)</b>	Maintain an ADU ordinance consistent with State law. Support the development of accessory dwelling units in neighborhoods throughout the City.	Ongoing	6th Cycle	Continuous	Survey ADU owners/builders to determine affordability and update ADU application to inquire about affordability level (2022); identify and evaluate potential incentives to encourage production of affordable ADUs (2022-2023); present findings to the City's Planning Commission and/or City Council (2023); prepare and distribute ADU factsheet (2022); implementation and annual monitoring and reporting throughout the planning period via the Housing Element Annual Progress Report (continuous). The revised ADU ordinance is anticipated by June 2026. In the meantime, we remain in full compliance with the applicable government code.	Other	1	Ordinances can be found here = <a href="https://ecode360.com/42647075#42647075">https://ecode360.com/42647075#42647075</a>
<b>Program 8: Density Bonus Implementation</b>	Continue to implement density bonuses consistent with State law. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing the density bonus to maximize feasibility and meet local housing needs.	Annual monitoring of relevant legislation; annual outreach to the development community; ongoing implementation	6th Cycle	Continuous	Annual monitoring of relevant legislation; annual outreach to the development community. We are currently revising an ordinance, which is anticipated to be completed by April 2026. In the meantime, we remain in full compliance with the applicable government code.	Other	1	Ordinances can be found here = <a href="https://ecode360.com/42647075#42647075">https://ecode360.com/42647075#42647075</a>
<b>Program 9: Multi-Family Acquisition and Rehabilitation</b>	Acquire and rehabilitate two rental units annually, targeting for occupancy by extremely low and very low-income households. Support applications by CHDOs for additional state and federal funding to pursue the acquisition and rehabilitation of larger multifamily rental housing.	Ongoing	6th Cycle	Continuous	Using HOME funding the City continued working with Community Housing Development Organizations to acquire dilapidated developments and rehabilitate them.	Other		Nothing to report at this time.

<b>Program 10: California Accessibility Standards Compliance Program</b>	Assure housing units accommodate residents with disabilities.	Ongoing implementation; updates to the City's website were completed by February 15, 2022	6th Cycle	Continuous	Ongoing implementation; In 2025, 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. The City also assures housing units accommodate all residents every time the city reviews the building plans.	Other	1	We assure housing units accommodate all residents every time the city reviews the building plans.
<b>Program 11: Lot Consolidation</b>	Establish an administrative lot consolidation procedure by April 2023; develop incentives for lot consolidation by April 2023; distribute a lot consolidation incentives factsheet to the development community by October 2023; and provide incentives as projects are submitted.	Identification of incentives by April 2023 and distribution to development community by October 2023; ongoing implementation and education as part of biennial outreach to developers.	6th Cycle	In process	Delayed, we are currently in the middle of updating our General Plan Update	Other		Nothing to report at this time.
<b>Program 12: Rental Assistance</b>	The objective is to place a special emphasis on promoting the program to the City's special needs populations, and maintain this level of assistance as allowed by the federal budget.	Ongoing	6th Cycle	Continuous	Ongoing implementation and annual reporting throughout the planning period. Families in the low and very low-income category are eligible to receive assistance through the Federal Housing Choice Voucher program. In 2025, the City continued to promote this program to its residents most in financial need.	Other	1	<a href="https://www.cityofhawthorne.org/departments/housing">https://www.cityofhawthorne.org/departments/housing</a>
<b>Program 13: Preservation of Existing Affordable Units</b>	Work with property owners, interest groups, and the state and federal governments to preserve the City's affordable housing stock.	Ongoing	6th Cycle	Continuous	Ongoing implementation, annual monitoring, and reporting throughout the planning period. Currently, there are no affordable housing units at risk at this time. We remain in compliance and are aware that within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities ( <a href="https://www.hcd.ca.gov/policy-research/preserving-existingaffordable-housing.shtml">https://www.hcd.ca.gov/policy-research/preserving-existingaffordable-housing.shtml</a> ), and educate tenants of their rights.	Other	1	No affordable housing units are at risk at this time.
<b>Program 14: Housing for Extremely Low-Income Households</b>	The City will encourage the development of housing for extremely low-income households through a variety of activities, such as conducting outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. The City will also educate the development community on the need for larger units suitable for larger ELI households.	Ongoing	6th Cycle	Continuous	Ongoing; In 2025, the City continues to encourage development by doing the following: <ul style="list-style-type: none"> <li>•Conducting outreach to housing developers.</li> <li>•Providing financial and technical assistance on a case-by-case basis.</li> <li>•Identifying grant and funding opportunities.</li> <li>•Applying for or supporting funding applications.</li> <li>•Reviewing and prioritizing local funding.</li> <li>•Offering additional incentives outside of the density bonus.</li> </ul>	Units		Nothing to report at this time.
<b>Program 15: Single-Family Residential Rehabilitation Program</b>	The Residential Rehabilitation Program will assist approximately 10 housing units annually for a total of 80 households.  Continue to provide information regarding this program through brochures displayed at City Hall, the Hawthorne Library, and Memorial Center.  Identify and secure additional funding sources annually.	Ongoing	6th Cycle	Continuous	There are 9 projects that are currently going through the single family rehabilitation program process.	Households	9	Ongoing status updates can be found by contacting the Housing Department. = <a href="https://www.cityofhawthorne.org/departments/housing/housing-rehabilitation-program">https://www.cityofhawthorne.org/departments/housing/housing-rehabilitation-program</a>
<b>Program 16: Code Enforcement</b>	Continue to enforce applicable sections of the Hawthorne Municipal Code, including property maintenance standards and the California Building Code. Identify and prioritize target areas.	Ongoing enforcement; identify and prioritize target areas (2021-2022)	6th Cycle	Continuous	Continue enforcing the Hawthorne Municipal Code to ensure building safety and property maintenance. 1,362 code enforcement cases were opened in 2025.	Other	1,362	Code enforcement dashboard = <a href="https://www.cityofhawthorne.org/departments/planning">https://www.cityofhawthorne.org/departments/planning</a>
<b>Program 17: Energy Conservation and Energy Efficiency Opportunities</b>	Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower income residents.	Ongoing	6th Cycle	Continuous	The City will implement energy-efficient measures for new development construction. The City has also begun updating its General Plan, which includes the Conservation Element. Estimated completion 2028.	Meetings	3	The City holds an average of 3 meetings a month to update the general plan. These meetings consist of public and internal meetings. General Plan Website = <a href="https://www.cityofhawthorne.org/departments/planning/general-plan-update">https://www.cityofhawthorne.org/departments/planning/general-plan-update</a>
<b>Program 18: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws</b>	Monitor state and federal legislation as well as City development processes and zoning regulations to identify and remove constraints to housing.	Ongoing	6th Cycle	Continuous	We are constantly reviewing our City Zoning Code on a monthly basis to ensure it is consistent with State and Federal Legislation. Monitoring state and federal legislation happens on an ongoing basis.	Other	12	We monitor monthly (12 months). We recently adopted Parking ordinance 2260 = <a href="https://ecode360.com/42647075#42647075">https://ecode360.com/42647075#42647075</a>
<b>Program 19: Zoning Code Amendments – Housing Constraints</b>	Ensure that the City's Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.	Zoning Code Amendments adopted by December 2022. Ongoing monitoring.	6th Cycle	In process	We are constantly reviewing our City Zoning to ensure it is consistent with State Law. Our next ordinance will be updated April 2026.	Other	12	We monitor monthly (12 months). City Zoning Website = <a href="https://www.cityofhawthorne.org/departments/planning/zoning">https://www.cityofhawthorne.org/departments/planning/zoning</a>
<b>Program 20: Mitigation of Nongovernmental Constraints</b>	Promote the use of the preapplication process for all applicants, with the goal of working with 85% of applications.	Ongoing	6th Cycle	Continuous	Ongoing implementation and annual reporting throughout the planning period. The City has implemented the "Decision Engine" feature to our online permit portal. This feature has applicants go through a sequence of questions to suggest the correct permit application for their type of project. This reduces the permit processing time since applicants submit the correct permit application during their first submittal.	Other	1	The Decision Engine Feature is located in our Permit Portal = <a href="https://hawthorneca-energowebsite.tylerhost.net/apps/SelfService#/home">https://hawthorneca-energowebsite.tylerhost.net/apps/SelfService#/home</a>

<p><b>Program 21: Fair Housing Services</b></p>	<p>Support fair housing services provider and efforts to minimize discriminatory housing practices.</p>	<p>Annually</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Adequate funding remains available through the CDBG grant that supports fair housing service providers and efforts to minimize discriminatory housing practices. Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR) and the Consolidated Annual Performance and Evaluation Report (CAPER). 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.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.cityofhawthorne.org/departments/housing">https://www.cityofhawthorne.org/departments/housing</a></p>
<p><b>Program 22: Affirmatively Furthering Fair Housing Outreach and Coordination Program</b></p>	<p>Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers.</p>	<p>Ongoing/Annually</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City is required to provide Fair Housing services year round. CDBG funding is used to pay the Fair Housing Foundation (FHF) to provide Fair Housing Services to Hawthorne. In 2025, we continued to host Walk-in Clinic's and In-Person Fair Housing Workshops for the community throughout the year. The FHF also host multiple virtual FH Workshops biweekly as well. Staff refers residents to the FHF and the information is listed on Housing's Landlord/Tenant Resources web page. Ongoing outreach and coordination, annual review of fair housing educational information to ensure that the most recent information provided by the City's fair housing services provider is being disseminated; annual presentations and media outreach.</p>	<p>Meetings</p>	<p>104</p>	<p>Resources on City Website = <a href="https://www.cityofhawthorne.org/departments/housing">https://www.cityofhawthorne.org/departments/housing</a> Virtual Fair Housing Workshops happen twice a week (about 104 meetings a year) = <a href="https://fhfca.org/virtual-fair-housing-workshops/">https://fhfca.org/virtual-fair-housing-workshops/</a></p>
<p><b>Program 23: Economic Displacement Risk Analysis</b></p>	<p>Understand the potential for market-force economic displacement and consider programs to address the issue, if necessary.</p>	<p>Ongoing</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Conduct analysis by December 31, 2023 and establish resulting programs (if any) by December 31, 2024. With the results, the City is working to take necessary action and implement programs to diminish the economic displacement. Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).</p>	<p>Other</p>	<p>1</p>	<p>Housing Element Annual Progress Reports</p>

<b>Jurisdiction</b>	Hawthorne
<b>Reporting Period</b>	(Jan. 1 - Dec. 31) 2025
<b>Planning</b>	6th Cycle 10/15/2021 - 10/15/2029

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table E**

**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

<b>Jurisdiction</b>	Hawthorne	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



<b>Jurisdiction</b>	Hawthorne
<b>Reporting Period</b>	2025 (Jan. 1 - Dec. 31)
<b>Period</b>	6th Cycle 10/15/2021 - 10/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

**Table G**

**Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of**

Project Identifier						
1			2	3	4	
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Hawthorne	<b>NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns</b>	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
<b>Reporting Period</b>	2025		

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

**Table H**

**Locally Owned Surplus Sites**

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
4051-030-902	None	Vacant	0	Exempt Surplus Land	0.92439	

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

**NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY.** This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Note: "+" indicates an optional field

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Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

<b>Jurisdiction</b>	Hawthorne	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

**Table K**

**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>		
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
<b>Notes</b>		



<b>Jurisdiction</b>	Hawthorne
<b>Reporting Year</b>	2025 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$ 300,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation, Management and Meetings Phase One	\$1,290.00	\$1,290.00	Completed	None	The City has issued an RFP to hire an independent consultant to prepare the Housing, Safety and Environmental Justice Elements and environmental assessment. The RFP was issued on August 8, 2020, and on December 15, 2020, the City awarded a contract to De Novo Planning Group (De Novo) to prepare the Housing, Safety and Environmental Justice Elements and environmental assessment. The Kick-Off Meeting was held on December 30, 2020.
Data Gathering and Analysis for Safety Element	\$9,180.00	\$9,180.00	Completed	None	The Consultant has reviewed and analyzed relevant data and information sources for the preparation of the targeted updates to the Safety Element
Data Gathering and Analysis for EJ Element	\$8,850.00	\$8,850.00	Completed	None	The Consultant has reviewed and analyzed relevant data and information sources for the preparation of the Environmental Justice Element.
Preparing Drafts of Safety and EJ Elements	\$15,105.00	\$15,105.00	Completed	None	The Consultant has prepared drafts of the Environmental Justice Element and targeted updates to the Safety Element. The Environmental Justice and targeted Safety update was approved by the City Council on March 8, 2022.

Community Engagement	\$7,735.00	\$7,735.00	Completed	None	The Consultant developed and has completed community engagement services. The consultant provided public outreach to community residents and businesses in community workshops, focus group meetings, and one-on-one interviews. The consultant utilized on-line surveys, news articles, city website, and social media to disseminate public information. Public information materials were printed in English and Spanish, and workshops offered bi-lingual interpretation services.
Housing Element	\$0.00	\$0.00	Completed	None	Although the Housing Element is not a part of the LEAP funded activities, the City is including the Housing Element in this timeline to provide context to the overall project. LEAP funds are not budgeted towards the completion of the Housing Element as indicated in the grant Project Timeline and Budget.
CEQA Compliance, IS/ND	\$4,625.00	\$4,625.00	Completed	None	The consultant has prepared a Negative Declaration for the Housing Element, Environmental Justice Element, and targeted updates to the Safety Element. The Notice of Intent was filed with the County Clerk on December 6, 2021 and the Negative Declaration was approved by the City on March 8, 2022. The majority of the environmental assessment is paid from SB-2 funds due to related analysis to the Housing Element versus the Environmental Justice and targeted updates to the Safety Element. The SB-2 grant provided \$15,820 towards the Negative Declaration costs. The City is requesting, in this line-item, \$4,625 from the LEAP grant for Phase One CEQA expenses as shown in the city's amended Project Description and Budget that was approved by HCD on December 30, 2021.
Adopt Housing Element	\$0.00	\$0.00	Completed	None	LEAP grant funds were not used towards any portion of the drafting the Housing Element.
Adopt Safety and EJ Elements	\$2,320.00	\$2,320.00	Completed	None	The targeted Safety Element update and the Environmental Justice Element were adopted by the City on March 8, 2022.
Project Management for Phases One and Two	40,000.00	40,000.00	Completed	None	This task has been successfully completed. On August 2, 2024, HCD acknowledged receipt of the City's Final Report and Final RFR for payment.

Project Initiation, Management and Meetings Phase Two	\$1,000.00	\$1,000.00	Completed	None	This task has been successfully completed. The consultant maintained effective communication throughout the completion of the Project.
Data Gathering and Analysis for Code Amendments	\$15,000.00	\$15,000.00	Completed	None	This task has been successfully completed.
Community Engagement	\$35,000.00	\$35,000.00	Completed	None	This task has been successfully completed. The City maintained its community engagement throughout the preparation of the studies, proposed policies and draft documents. As a result, there were no community objections raised during the adoption of the code amendments.
Preparing Drafts of Code Amendments	\$51,583.00	\$51,583.00	Completed	None	This task has been completed.
CEQA Compliance	\$106,312.00	\$106,312.00	Completed	None	This task has been completed.
Adopt Code Amendments	\$2,000.00	\$2,000.00	Completed	None	This task has been completed. There was no con

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>0</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		104

Total Units		104
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Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		60
Total Units		60