

ORDINANCE NO. 2262

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING THE CITY ZONING MAP TO ADD 4457 W. 120TH ST. (APNS: 4044-018-040 AND -041) TO THE HOUSING OVERLAY AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN CONNECTION THEREWITH

WHEREAS, in 2022, the City adopted the 6th Cycle Housing Element, which included direction for the development of the Housing Overlay (HO) in order to meet the Regional Housing Needs Allocation (RHNA); and

WHEREAS, in 2023, the City adopted Ordinances 2240 and 2241 to add Hawthorne Municipal Code (HMC) Chapter 17.85, HO Housing Overlay into the Zoning Code and to update the Zoning Map to include the HO; and

WHEREAS, the Housing Element allows for the addition of new properties into the HO in order to meet the City's RHNA; and

WHEREAS, the Housing Element identifies several criteria which were used to determine sites to be included in the HO, including the presence of vacant lots, declining use, multiple lots under single ownership, and severe blight conditions; and

WHEREAS, the proposed site (APNs 4044-018-040 and 4044-018-041) meets all of the above listed criteria for inclusion into the HO; and

WHEREAS, on April 15, 2026, the Planning Commission held a duly noticed public hearing, where all interested persons were given an opportunity to be heard; and

WHEREAS, on May 26, 2026, the City Council considered the Planning Commission's recommendation and, after a duly noticed public hearing where all persons in support and in opposition were heard, introduced this ordinance; and

WHEREAS, the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.085; and

WHEREAS, the City Council of the City of Hawthorne wishes now to adopt Ordinance No. 2262 in furtherance of the City's objective to provide appropriate zoning pursuant to the Housing Element.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. Chapter 17.08 (Zoning Map) shall be amended to include the two parcels comprising 4457 W. 120th St., APNs: 4044-018-040 and 4044-018-041, as part of the Housing Overlay.

SECTION 3. CEQA. The proposed change to the Zoning Map is exempt from CEQA pursuant to Public Resources Code § 21080.085, which provides that rezoning that implements actions in an approved housing element are statutorily exempt from CEQA. No exceptions to the statutory exemptions as defined in PRC Section 21080.085 are applicable as the project does not involve oil and gas infrastructure or the rezoning of natural and protected land.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. AUTHORIZATION TO PUBLISH SUMMARY OF ORDINANCE. Pursuant to Government Code § 36933(c)(1), the City Attorney is authorized to prepare a summary of this ordinance. The City Clerk is also authorized to publish a summary of the text of this ordinance in the Hawthorne Press Tribune at least five days prior to the adoption of this ordinance. Within 15 days after adoption of the ordinance, the City Clerk is directed to publish a summary of this ordinance in the Hawthorne Press Tribune.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect 30 days after passage thereof.

PASSED, APPROVED, AND ADOPTED this 9th day of June 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM

DAVID CACERES, City Attorney
City of Hawthorne, California