



HAWTHORNE PLANNING COMMISSION STAFF REPORT

DATE: April 15, 2026
SUBJECT: CZ-2025-0003 Addition to Housing Overlay
FROM: Gregg McClain, Planning Director
BY: Nathan Levey, Associate Planner

PROJECT/APPLICANT INFORMATION

Project Summary: The proposed Project is an amendment to the Housing Overlay, to include the property located at 4457 W. 120th St. as a part of the overlay.

Project Location: 4457 W. 120th St.

Project Applicant: City of Hawthorne

I. OVERVIEW AND ANALYSIS

A. Introduction and Background

The City of Hawthorne adopted its most recent Housing Element in 2022. This update included a Housing Overlay (HO), which was created to enable the City to meet state and regional requirements for creating more opportunities for housing, such as the Regional Housing Needs Allocation (RHNA). Ordinances 2240 and 2241 were adopted in 2023 by the City Council 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. The HO included 31 candidate sites across the City. These sites were selected based upon several criteria, including: presence of vacant lots within the site, declining use, severe blight conditions, multiple lots under single ownership, and more. As sites within the HO are developed, new sites may be added to the HO to meet RHNA and other state and regional housing requirements.

The property that is being proposed for inclusion into the HO is located along W. 120th St., west of Hawthorne Blvd. It has previously been developed with multifamily housing,

but has been vacant for several years. Due to its long-term vacant status, the property has deteriorated and is subject to frequent break-ins and acts of vandalism.

B. Land Use Designation and Zoning

The property in question is located within the Downtown Hawthorne Specific Plan and is designated as Mixed Commercial. This is reflected in the property's zoning, which is also Mixed Commercial. This zoning permits a mixed-use development, but does not permit a purely residential use. As such, it limits the ability of the property to be developed in a manner consistent with its previous use and in a way that assists the local population by providing new housing opportunities.

C. Project Description

As mentioned above, the property in question meets the same criteria as the original properties designated as part of the HO. The property has been vacant for several years, is severely blighted, and is under a single owner. If the property is added to the HO, any development for a residential use will have to comply with HMC Chapter 17.100, Multifamily and Mixed-Use Objective Design Standards. If the property is added to the HO, there is a proposal for seven units. As the property is approximately 10,200 sf, this results in a proposed density of 30 dwelling units per acre. As established in HMC 17.85.040(A), 30 dwelling units per acre is an allowable density within the HO.

D. Environmental Analysis

The proposed change of zone is statutorily exempt from CEQA per Section 21080.085 of the Public Resources Code. This statutory exemption applies to "a rezoning that implements the schedule of actions contained in an approved housing element..." There are exceptions to this statutory exemption for projects involving oil and gas infrastructure or rezoning involving natural and protected lands. Neither of these exceptions apply to the proposed zone change. The property does not involve oil and gas infrastructure. Further, the property has been previously developed and is not considered as natural and protected. Maintaining the appropriate amount of properties in the HO is a required step in the implementation of the Housing Element. Therefore, no CEQA analysis is required.

E. Public Hearing Notice

Public Notice (Attachment 3) was given in accordance with Chapter 17.06 of the HMC. The Planning Department published a public hearing notice in the local paper on March 26, 2026, and mailed notification to property owners within a 300-foot radius of the site.

II. CONCLUSION AND RECOMMENDATION

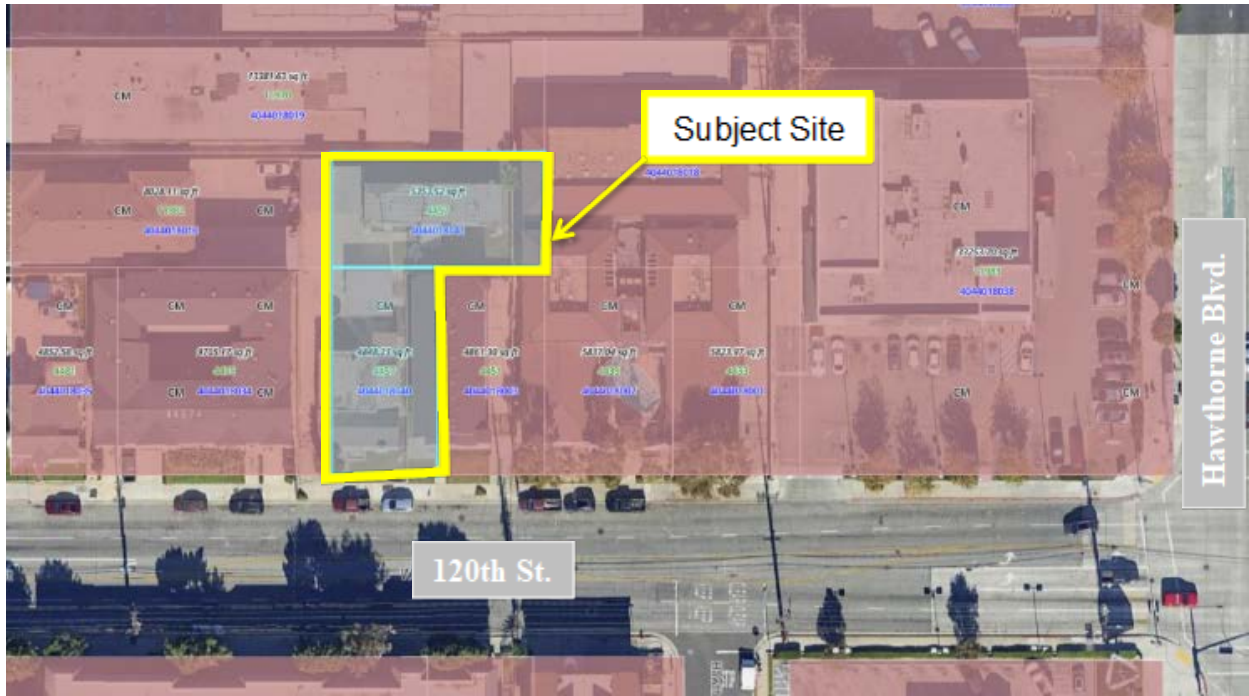
Based upon the analysis above, Staff recommends that the Planning Commission:

Adopt PC Resolution 2026-03 (Attachment 4) recommending that the City Council adopt the addendum to the adopted IS/MND and Zone Change CZ-2025-0003.

ATTACHMENTS

1. Vicinity Map
2. Proposed Project
3. Public Hearing Notice
4. PC Resolution 2026-03

Attachment 1
Vicinity Map



Attachment 2
Proposed Project

[SEE SEPARATE ATTACHMENT]

Attachment 4
PC Resolution 2026-03