

**PLANNING COMMISSION RESOLUTION 2026-03
CHANGE OF ZONE CZ-2025-0003**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HAWTHORNE, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF AN AMENDMENT TO THE HOUSING OVERLAY ZONING
MAP TO INCLUDE 4457 W 120TH ST AND MAKING FINDINGS IN
SUPPORT THEREOF**

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, pursuant to the above findings and by adoption of its Resolution No. PC 2026-03, the Planning Commission recommended that the City Council approve Change of Zone CZ-2025-0003; and

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

**Section 1. THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE
HEREBY FINDS, DETERMINES, RESOLVES, AND ORDER AS FOLLOWS:**

SECTION 1. The Planning Commission finds that all the facts set forth in the recitals of this Resolution are true and correct.

SECTION 2. The Planning Commission recognizes that the proposed zone change is exempt from CEQA pursuant to PRC Section 21080.085, which provides that rezoning that implements actions in an approved housing element are statutorily exempt from CEQA.

SECTION 3. The Planning Commission further recognizes that 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. The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's recommendations are based, which include, but are not limited to, the staff reports for the Project and all of the materials that support the staff reports for the Project, are located in the office of the Planning Director of the City of Hawthorne, at 4455 West 126th Street, Hawthorne, California 90250. The custodian of these documents is the Planning Director of the City of Hawthorne.

SECTION 5. The Planning Commission Secretary shall certify to the adoption of this Resolution and shall forward a copy to the City Council, City Clerk, City Manager and City Attorney.

PASSED, APPROVED and ADOPTED this 15th day of April 2026.

ATTEST:

RUBY COHENS, CHAIRPERSON

GREGG McCLAIN, SECRETARY