

**PLANNING COMMISSION RESOLUTION NO. PC 2026-04  
ZONING TEXT AMENDMENT ZA-2026-0001**

**RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, REORGANIZING THE CHAPTERS OF TITLE 17 OF THE HAWTHORNE MUNICIPAL CODE, ADDING STATUTORY LANGUAGE RELATED TO AFFORDABLE HOUSING, AND DELETING SEVERAL OBSOLETE CHAPTERS, AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH**

**WHEREAS**, the Hawthorne Municipal Code (HMC), Title 17 (Zoning), is the governing legislation that controls land uses in the City; and

**WHEREAS**, the Title 17 of the Hawthorne Municipal Code was adopted in 1990 and was amended many times in the past 36 years; and

**WHEREAS**, amendments to Title 17 of the Hawthorne Municipal Code have not consistently conformed to the original logical organization of the Title; and

**WHEREAS**, Title 17 also contains several chapters that are no longer relevant or needed; and

**WHEREAS**, the City desires to reorganize the chapters of Title 17 in preparation for a future comprehensive textual review and comprehensive edit; and

**WHEREAS**, the California Department of Housing and Community Development (HCD) notified the City on October 13, 2025, that certain statutory language was not included in the ordinances that implemented the City's 2021-2029 Housing Element (Ord Nos. 2240, 2241, and 2247); and

**WHEREAS**, California Government Code § 65583.2, Subdivisions (c) and (h) provide standards for development projects on lower-income shortfall sites; and

**WHEREAS**, consistent with California Government Code § 65583.2, Subdivision (c), projects with at least 20 percent or more units affordable to lower-income individuals are permitted by-right on sites identified in "Appendix A—Site Inventory" of the 2021-2029 Hawthorne Housing Element to accommodate the lower income Regional Housing Needs Allocation (RHNA). The phrase "by-right" means that the City's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development, or other discretionary review or approval that would constitute a "project" for purposes of Division 13 (commencing with § 21000) of the California Public Resources Code; and

**WHEREAS**, consistent with California Government Code § 65583.2, Subdivisions (c) and (h), to accommodate the lower-income RHNA, projects that contain 100 percent residential in the Housing Overlay or on R-3-zoned sites that are identified in "Table B—

Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need” in the 2021-2029 Hawthorne Housing Element, are permitted by-right; and

**WHEREAS**, the City adheres to the above-referenced statutory language, this ordinance inserts said language into the appropriate sections of Title 17; and

**WHEREAS**, California Government Code §§ 66310-66342 describe the development standards and review procedures for Accessory Dwelling Units (ADUs); and

**WHEREAS**, HCD notified the City on November 21, 2025, that the City’s ADU ordinance (Ord. No. 2205) was no longer conforming to state ADU law; and

**WHEREAS**, the City had a draft revised ADU ordinance prepared in 2023, but before it could be adopted the state ADU laws were amended again;

**WHEREAS**, the City adheres to California Government Code §§ 66310-66342 wherever Title 17 conflicts with state law; and

**WHEREAS**, HCD, nevertheless, formally requested that the City rescind its ADU chapter and adopt a new one that is fully compliant with current state laws; and

**WHEREAS**, this ordinance rescinds the City’s ADU Chapter in Title 17 while a new chapter is being drafted; and

**WHEREAS**, on May 6, 2026, the Planning Commission of the City of Hawthorne considered the zone text amendments and, after a duly noticed public hearing where all persons in support and in opposition were heard, adopted Resolution No. PC 2026-04 recommending approval of the ordinance to the City Council;

**WHEREAS**, on June 9, 2026, the City Council of the City of Hawthorne considered the zone text amendments and, after a duly noticed public hearing where all persons in support and in opposition were heard, introduced this ordinance.

**WHEREAS**, on May 6, 2026, the Planning Commission of the City of Hawthorne considered the zone text amendments and, after a duly noticed public hearing where all persons in support and in opposition were heard, adopted Resolution No. PC 2026-04 recommending approval of the ordinance to the City Council;

**THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1.** The Planning Commission of the City of Hawthorne hereby incorporates by reference all the recitals herein.

**SECTION 2.** The Planning Commission hereby recommends approval of Zoning Text Amendment ZA-2026-0001 to the City Council that proposes to reorganize Title 17 of the Hawthorne Municipal Code, delete obsolete chapters, and make minor edits that do not change policy or regulations of the Zoning Code, as set forth in Exhibit A of this PC Resolution, incorporated herein by this reference.

**SECTION 3.** All necessary public meetings and opportunities for public testimony and comment were conducted in compliance with State law and the HMC.

**SECTION 4.** This zone text amendment reorganizes chapters of Title 17 (Zoning) of the Hawthorne Municipal Code and deletes five obsolete chapters. This is determined not to be a project under CEQA (Pub. Resources Code, § 21065).

**SECTION 5.** 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 6.** 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 6th day of May, 2026.

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RUBY COHENS, CHAIRPERSON

ATTEST:

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GREGG MCCLAIN, SECRETARY