

**PLANNING COMMISSION RESOLUTION NO. PC 2026-05  
ZONING TEXT AMENDMENT ZA-2026-0002**

**RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING CHAPTERS 17.04 AND 17.21 RELATED TO ACCESSORY DWELLING UNITS, AND MAKING 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, including accessory dwelling units (ADUs) and Junior Accessory Dwelling Units (JADUs); and

**WHEREAS**, the City adheres to California Government Code §§ 66310-66342 with regard to ADUs; and

**WHEREAS**, the previously adopted local ADU regulations were determined to no longer be compliant with state laws; and

**WHEREAS**, a previous ordinance rescinded the City's ADU Chapter in Title 17; and

**WHEREAS**, this ordinance reinstates local ADU regulations; and

**WHEREAS**, on May 20, 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-2026-0002 to the City Council that re-instates local ADU regulation, 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 proposes to introduce local ADU regulations that are nearly identical to state ADU laws, which are currently enforced in the City. 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 20th day of May, 2026.

\_\_\_\_\_  
RUBY COHENS, CHAIRPERSON

ATTEST:

\_\_\_\_\_  
GREGG MCCLAIN, SECRETARY