

Hawthorne Press Tribune

The Weekly Newspaper of Hawthorne

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Famous Hawthorne High School Alum Makes the Grade in Visit



The legendary Brian Wilson of Beach Boys fame returned to his old stomping grounds with a recent visit to his alma mater Hawthorne High School. Rectifying an old wrong, school principal Dr. Vanessa Landesfeind changed Wilson's "F" grade from nearly 60 years ago in a music class (for the composition "Surfin" that became the The Beach Boys' first hit) to a well-deserved "A." Photo Provided by Hawthorne High

City Treasurer Ignites Lengthy Discussion on Helping to Solve Rent Control Issues

By Derrick Deane

Rent control became a dominant topic of conversation at Tuesday's Hawthorne City Council meeting, with many residents and landlords taking a stance in regards to the issue. While the division of proponents and opponents on the issue went as expected with landlords largely against it, the issue was once again brought up due to a discussion item led by City Treasurer L. David Patterson.

Patterson had sought to discuss the formation of a "renter's commission" taking the topic of rent control and placing it on an upcoming November ballot for citizens to vote on the matter. Many residents were not in favor of that idea, with the overall sentiment being that simply placing the issue on a ballot was not going to solve underlying problems that come with rent issues.

In his introduction of the topic, Patterson rephrased rent control as "rent stabilization" and called for landlords to give renters a longer notice if their rent was to be raised substantially. "In researching this issue, I realized there was a difference between the issues," Patterson said of the semantics he was using to describe the issue. "Rent control prohibits rents from being increased and caps it -- and that's not what I'm suggesting at all. My suggestion is to protect renters, crack down on slumlords, and require landlords to operate nice buildings in our city."

Rent in the city has gone up 20 percent a year for the past couple of years, according to Patterson. "Some investors are buying buildings with the intentions of raising rents and by law all they have to do is provide 60 days of notice to raise it by 10 percent or more," he said. "We are seeing some tenants' rent go up every 60 days."

Patterson, who has held a real estate brokers license since 2005, also called for landlords to take the higher rents they would be collecting and invest those back into their properties. "If we have apartments with high rent but they're

crappy buildings, what do you think we're going to attract to our city?" Patterson asked. "We want to attract people with high incomes and professional backgrounds [because] the higher the income our residents have, the higher the per-household income goes up -- which attracts nice retailers and businesses."

Patterson said that if the city continues to have high rent with "crappy buildings," then it would only serve to continue to exacerbate Hawthorne's ongoing problems with overcrowding and parking. He also suggested an ordinance in which landlords could only raise their rents once a year to "ideally cap it at 3 percent per year" and "if they want to raise it by a large amount, require that they invest it into their building."

Help with relocation in the event of a prolonged renovation as well as a longer lead time in upcoming rent hikes were also part of Patterson's suggestions. "Imagine if in two months, your rent goes up \$800 or you'll be on the street. It's just not fair," Patterson said. "I think it would be nice to give our tenants six to nine months of notice that their rent is going to go up dramatically. That way, they would have the opportunity to find something new." Patterson said that he would also "love to empower our code enforcement to crack down on slumlords."

The final part of Patterson's suggestions to tackle rent control was to create a Renter's Commission so that tenants would "have somewhere to go to discuss some of the issues that are going on. As it sits right now if a landlord is breaking a law, our tenants have nowhere to go for help."

Patterson added that renters can go to Hawthorne's housing department, which would direct them to the Fair Housing Rights Center. "All the Fair Housing Rights Centers will do is give them information with what their rights are, but they won't be able to help them any type of way," he said.

Patterson clarified that he wasn't against

investors who wanted to raise rents or maximize returns, but he was against "putting seniors on the street, running slums, and having high rents for crappy buildings."

Mayor Alex Vargas questioned the discussion topic, stating that the change in terminology from "rent control" to "rent stabilization" got residents "riled up." He added, "Rent stabilization sounds like controlling the amount that the rent can go up."

Patterson noted that speaking with brokers and people who work in the industry on a daily basis has educated him that his "suggestion falls more in line with rent stabilization than strict rent control."

If this all sounds redundant, it's because the City Council addressed the matter last summer. "We brought it up a couple months ago," Vargas said in comments that were later echoed by Councilwoman Angie Reyes English. Both Vargas and English brought up a discussion item that was sent out to be researched by staff.

"It's a very sensitive issue and we've been giving feedback to our city manager and discussing things with our city manager, city attorney and planning person just so that we make sure that we determine what is right for Hawthorne when it comes to that," Vargas said. "We just like to do our due diligence with regards to it and make sure we have everything in line and just hearing the feedback today, I think people thought we were going to vote on something today. It's being researched [and] we want to make sure we have all our ducks lined up in a row."

Vargas added that the city has a "very, very bountiful support [system] for its renters." The mayor also touted a first-time homeowners program that the City offers along with tenant-based rental assistance to help people with their first month's rent and deposit. Hawthorne also has a substantial Section 8 program that according to Vargas is "bursting at the seams with people signed up." •

Weekend Forecast

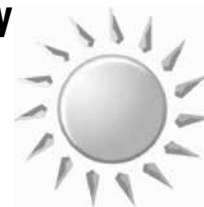
Friday

Mostly Sunny
63°/48°



Saturday

Mostly Sunny
70°/52°



Sunday

Partly Cloudy
79°/56°



Wiseburn School Board Addresses High School Campus Construction Costs

By Liz Spear

In a meeting that took a little more than an hour Tuesday night, the Wiseburn School Board unanimously passed nearly every item on its agenda, most of which were construction change orders and contingency distributions that added costs to the new Wiseburn High School campus.

That campus, a 210,000-square foot, state-of-the-art building and grounds that will include an outdoor swimming pool, gymnasium, soccer field and outdoor gathering spaces, is a landmark for Wiseburn Unified School District on several fronts. Located at 201 N. Douglas St., El Segundo, the building was previously used by Northrop Grumman to design fighter aircraft and is part of the area's rich aviation/aerospace history. Now, as the culmination of a seven year-project, the building is home to three charter high schools: Da Vinci Communications, Da Vinci Science and Da Vinci Design in a unique partnership between a public school district, Wiseburn; and charter school operation, Da Vinci. The facility's ground floor is occupied by administrative offices for Wiseburn and Da Vinci. The remaining three floors each hold a specific Da Vinci school that has its own principal and faculty. Each of the three Da Vinci schools is open. However, much of the remaining 13.7-acre campus is under construction, including the pool and gym.

At Tuesday night's meeting, held in Wiseburn's District Office Boardroom inside its administrative offices on the building's first floor, Vince Madsen, the District's director of facilities planning, outlined the project's additional costs and change orders, answering questions from the School Board members. He noted that Phase I's financial "book" should be closed sometime after April and that the District should be able

to get reimbursed for some of the project's additional costs. Phase II has been "slowed down" by the discovery of methane and additional soil and cement work. He called the discovery and its accompanying required work a "million-dollar ouch," adding that it is "an unforeseen condition."

Madsen added that the District met all of its building requirements and regulations in advance of the project, which included "so many borings [into the ground] per square foot" and that there would have been "more up-front costs to do more borings." He noted that the spots where problems were found that require additional work and cost were notably the places where they didn't happen to bore. "So this is a rough one," he said of the added and unforeseen expenses. Board member Nelson Martinez added verbally to the discussion, agreeing with Madsen's assessment and calling the additional work "unpredictable and unforeseen." Madsen also pointed out that \$933,000 was in the budget for contingencies and that "there was no budget for bad dirt." He predicted that though the project is \$43,000 over budget for the pool (where much of the soil remediation and abatement has been necessary), reconciliations by project end are on track to stay within its budget.

In other news, the Board heard about Dana Middle School students visiting the new campus to tour the four-story building and each Da Vinci high school; the potential to change the name of Peter Burnett Elementary School (Burnett, California's first governor was a racist); going paperless; and the search for a new superintendent (Superintendent Tom Johnstone will retire in June after 10 years with the District). The Board will meet Feb. 8 to vet candidates, with 28 applicants currently for the position.

Deputy Superintendent Chris Jones updated the Board on that day's visit to the campus by half of the students from Dana. He said the students toured each of the building's four floors with three student tour guides, one from each Da Vinci high school. He noted that it "was an exciting day" because it gave Dana students a first-hand look at each school and the learning that was taking place. "On each floor, they [the student tour guides] focused on what is interesting, different about a particular one of the schools and then they also had a chance to talk about where things are similar and where there is interaction [between each high school]," Jones said. "I heard some really positive comments, kind of excitement about getting to high school -- but also just kind of a wow factor of I think seeing the programs going on during the day and the learning that's going on during the day as they were walking around, and sort of a blend of all. That's what's really impressive. You can see -- even if you're looking through glass -- you can see the interaction that's going on, with often students leading a discussion or making a presentation so even if you're not inside that room you can see the seriousness of the activity and what they're doing, the concentration, the engagement," Jones told the Board.

Another staff member said it was interesting to hear the Dana students talk about the visit afterward, saying they thought they'd like to attend a specific Da Vinci high -- but after the tour, they were also considering another one of the Da Vinci high schools on the campus now that they knew more about what each one offers. Dana students were transported to the campus in two school buses and divided into 16 different groups to ensure an intimate experience. The other half of Dana students will visit the school in early

February. Board President JoAnne Kaneda thanked Jones for the information, saying, "This represents the sort of interaction and movement, communication, we're hoping to have in our district."

Superintendent Johnstone brought up a recent email he received addressing the aforementioned Peter Burnett's known racist beliefs, saying he researched a Sir Robert Burnett who was a land owner of Centinela Valley property after purchasing some from the Avila family in 1938. He said he would do more research on Sir Robert Burnett's background to see if Burnett Elementary School could change its namesake from Peter to Sir Robert. •

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2017349354**

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**Fictitious Business Name Statement
2018008043**

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"What we think, we become."

- BUDDHA

Hawthorne Happenings

News for the City of Good Neighbors from an Old Guy named Norb Huber



HAWTHORNE HAPPENINGS

Entertaining or informative? Okay, people think my column is "hogwash" or I'm just "full of it". What do you want? Do you want me to be informative and boring? Or do you wish to be entertained a little? I can go back to writing boring stories of upcoming events here in the City of Good Neighbors if you want me to. I would rather have fun. I guess that's the choice we make every day. We can live life bored or we can make it fun. I think the key to having fun starts with not taking ourselves too seriously. If we can laugh at ourselves, then we have fully accepted who we really are and we are not trying to impress anyone. So, if you think I'm a crazy, illiterate, half deranged, drunken old geezer, who got elected city clerk before anyone figured me out, then good. I agree.

FEBRUARY OR MARCH? WHAT DIFFERENCE DOES IT MAKE?

Yes, I made a mistake. I said that Valentine's Day and Ash Wednesday are both coming up on the same day, March 14th. Okay, half of my readers, three out of six, were concerned for my ol' lady not getting her chocolates and flowers until a month after sweetheart's day. I don't need a holiday to show my affection for the love of my life who has hung with me for going on 39 years. Why do we need a holiday to remind us to tell our dear ones that we love them? Thank you readers for pointing out one of my many mistakes, you may have saved my marriage.

(I love to hear from my readers. - email me - norbhuber@gmail.com)

HISTORICAL SOCIETY MEETING

The Hawthorne Historical Society will meet on Monday, February 5th at 6:30 p.m. at the new Hawthorne Museum located at Jim Thorpe Park. The HHS will be hosting a pancake breakfast on Saturday, February 24 from 8 a.m. to 11 a.m. at the

Museum. The breakfast is \$5. I look forward to seeing all of my loyal readers there.

Trains - Real and Model Did you know that Hawthorne has one of the largest model railroad clubs in the South Bay? Yes these hobbyists have been having fun over at their warehouse for over 40 years. They have over 2100 square feet of HO standard and narrow gauge on their layout. The Los Angeles Model Railroad Society invites you to an open house at their facility on Saturday and Sunday, April 7 and 8 from 10 a.m. to 4 p.m. The address is 14009 S. Crenshaw Blvd. Go check out their work. Take the kids. Now for the bad news. The real trains that transverse our city are tooting their horns in the middle of the night. Some residents who live by the tracks are having difficulty sleeping when the trains come through after 10 p.m. or wake them up before 4 a.m. The city council is trying to see if schedules can be adjusted so that this nuisance goes away.

UPCOMING HAWTHORNE EVENTS

- March 21:** The State of the City Luncheon
- April 21:** Service Provider Fair/Earth Day-Memorial Park
- April 22:** Volunteer Appreciation Day
- April 28-29:** Relay 4 Life
- May 12:** Hawthorne 5K Run and Health Fair
- May 24:** Community BBQ Dinner in support of HPD K9 Units. !•

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Sports

The Lonzo Ball Effect on the LA Lakers

By Adam Serrao

Nowadays, mentioning the last name of Ball may have the tendency to elicit feelings of annoyance as LaVar Ball's smug smile and constant commitment to bravado likely are the first things that come to mind. Very quietly, though, LaVar's son, Lonzo, is living up to the hype of the number two pick in the draft whether Lakers naysayers choose to acknowledge it or not. Lonzo, who is the only Ball family member that anyone should even care about, is proving himself as much by being off of the court as he has proven himself on it. Though he is only 20 years young and just a rookie in a league that is full of grown men and proven veterans, Lonzo has quickly established himself to be this year's most valuable player on the Los Angeles Lakers roster.

The Laker rookie point guard came of college at UCLA and quickly turned into one of the most polarizing players in all of the NBA. Whether that's because of his father's incessant gabbing or the game that he brings to the hardwood may never be fully determined, but Lonzo has certainly developed a knack to absorb scrutiny for anything and everything that he does with a basketball in his hands.

Coming out of college, the knock on Lonzo was that his jump shot would never make it in the NBA. In his first month or two in the league, Lonzo seemed to be proving all who knocked him right. His shooting percentage

was in the cellar, his three-point percentage was horrible and his jump shot...well, if you've ever seen it, it certainly speaks for itself.

Despite what those who are paid to speak might make up about Ball, it is clear that his presence on the basketball court is extremely valuable to his team. That fact can even be seen to be represented in his one year with the Bruins. While at UCLA, Lonzo's natural instincts had the clear ability to lead to efficient outcomes in the game. In the one and only year that Ball played for the Bruins, the team's offensive efficiency increased 49 spots. Teammates like T.J. Leaf, Ike Anigbogu and Thomas Welsh, who hadn't been heard of before Ball took the court, have not been heard from since. In addition to putting up his own stats once he became comfortable in the system, Lonzo made everyone around him better with his tendency to pass first and his brilliant court vision.

Sure, Ball may have struggled in his first few months with the Lakers, but it's important to remember that even Kobe Bryant struggled while showing flashes in his first year in Hollywood as well. Lonzo will never be Kobe, but now that he has settled in a bit, his value to the team has presented itself in more ways than one.

"This is why I think if you asked anyone in our organization all year about Lonzo's shooting struggles, we'd tell you, 'He'll

be fine,'" Lakers head coach Luke Walton explained of Ball's effect on the team. "We know how important he is to us with the way he plays, the way he pushes the ball, the way he just hits whoever is open every time -- that's contagious."

Before Ball sprained his shoulder and was forced to sit out a few games, the Lakers averaged 23.2 assists per game as a team through their first 31 games. In one of the first games without Lonzo against the Memphis Grizzlies, the team recorded just 14 assists in a double-digit loss. Without their point guard, the Lakers average less points per game, have a lower field goal percentage and a lower three-point percentage on offense. More notably, the team is much worse on defense in Ball's absence. The Lakers allow nearly 107 points per game with Lonzo and a staggering 124 without him. When Ball is on the floor, opponents shoot close to 44 percent from the field. Without him, they shoot near 52 percent. With a record that is well under 10 games below .500, it's not like the Lakers are necessarily setting the world on fire when Ball is out there on the court either. When he is, though, the team at least looks a bit more competitive, even against some of the better rosters from across the league.

The Lakers managed to attain their first win of the season without Lonzo last Friday night in a 99-86 victory over the Indiana Pacers that saw Jordan Clarkson finish

with one of the best games of his career. That victory put the Lakers at 1-8 without Ball -- a record that shed light onto coach Walton's previous statement: "I think it's much harder to win without Lonzo, but it's not impossible. There's games that we could have won he hadn't played in. We just didn't finish them out." Walton was right. Not only did the Lakers win for the first time without Ball against the Pacers, but they made it two straight without their starting point guard when Clarkson increased his value by putting up 29 and 10 against the Knicks last Sunday afternoon for the team's second win in a row.

While his last name may allow others to simply rush to judgment and accuse him of being the worst player that the league has ever seen, it has become clear that Lonzo is the heartbeat of the Los Angeles Lakers, despite Clarkson's recent efficiency. Without him, Walton and the rest of the Lakers coaching staff hope to instill a mindset that will motivate others to make the extra pass and get other teammates involved. When Lonzo is in the game, however, those intangibles simply happen because of his natural instincts. Ball may not be the best player in the league and the Lakers may still have one of the worst records in the NBA, but numbers never lie. Those numbers plainly state that the Lakers are a much better team with their MVP -- and one of the most underrated players in the league -- stepping foot out on the basketball court. -- *Aserrao6@yahoo.com* •



Politically Speaking



One Man's Opinion

Congress to Demonstrate Ineffectiveness

By Cristian Vasquez

The government shutdown is a childish battle of egos between politicians too stubborn and comfortable in their positions to actually get work done. Regardless of who one decides to blame for the second shutdown in less than four years, there is something particularly disgusting about this year's dysfunction. The fact that military personnel is not getting paid for their work is unacceptable, to say the least, and proves what a despicable human being Sen. Mitch McConnell has become.

Yes, McConnell is a scoundrel who this past week demonstrated to lack even the slightest shred of human decency. In the chaos of this unnecessary government shutdown, which hopefully has ended by the time this prints, Sen. Claire McCaskill (D-Missouri) proposed a bill that would guarantee pay for military troops despite the shutdown. The bill was very similar to the one approved during the 2013 government shutdown and would ensure pay, as well as death benefits, to the men and women serving the country around the world. However, McConnell in his infinite hypocrisy killed the bill. Word for word, the Senator said, "We passed similar legislation back in 2013 and my hope is that we can pass funding for the entire government before this becomes necessary. I am going to object for tonight."

The thing was, this bill was necessary at the time and the senator blocking the bill was nothing more than a move for political leverage. He was not only part of reason for the shutdown, but then became the main culprit

as to why military personnel experienced an interruption in salary and benefits. The Kentucky senator, who is part of the party and conservative ideology that attacks Colin Kaepernick for the latter's silent protest against police brutality, and which claims that kneeling during the national anthem is disrespectful to the troops, just gave the entire military a two-finger salute. McConnell just told the families of those who serve that it is more important to win a staring contest against his political foes than to protect those who sacrifice to protect us.

The Kentucky senator did not have to block the bill, yet he did for political leverage. There are plenty of issues that a politician can be attacked for, and for a variety of reasons. However, when the GOP has been beating the patriotism drum since Sept. 11 and has used every opportunity to praise and thank our military personnel, it is disgusting that its leader blocks a bill that would ensure the salaries of the same people they parade around during campaign season. It would be nice to see Kentucky voters rebuke this shameful and hypocritical behavior and kick McConnell out of office -- because if an NFL player kneeling bothers, then the senator must be held to that same standard.

Regardless of what happens, McConnell showed his vile nature. He cares more about his political gain, as do many in Washington, than anything else. Instead of the troops being denied their checks, Congress should go without a salary. Maybe only then, they can take their sweet time. •

Another Man's Opinion

Democrats Shut Down the Government, While Kowtowing to Illegals

By Duane Plank

onderful weekend, celebrating the first year of the Trump presidency. A lot going on, or not going on, as the obstructionist Dems in the Senate weaponized their votes, shutting down the government Friday night as they continue to place the "rights" of the illegal DACA-ers above the rights and paychecks of the military men and women protecting our sacred shores -- or the federal employees who faced a Monday morning furlough.

Can't say I noticed any of the effects of the governmental shutdown last weekend. I hadn't planned on visiting a national park, or the Statue of Liberty, anyway.

No, the establishments that I favor in my off hours, many that open at 6 a.m. and close the next day at 2 in the morning, were apparently not affected by the government shutdown.

Protests galore last weekend, as the Dems and their acolytes rallied to support women. I will go on the record here. I support women! But great. Rally around, march around. And you and your brethren protest...whom, what? Trump? Men? Or maybe another Hollywood liberal, so help me, James Franco, who took advantage of a gal half his age who was trying to "sleep" to stardom in Hollywood? Many of the leftist privileged Hollywood-ers addressed the protesting throngs, adding their shrill and pointless comments to the mix.

That is not to expunge the misdeeds of the male -- and occasionally female -- miscreants who have been allowed to run rampant in places like the liberal bastion, cover-up-for-all, Hollywood.

Ticked off a bit here. Paid to buy the Trump book, *Fire and Fury*, and also added the Hillary book, *What Happened?* Ordered the books on Amazon, which apparently is on a straight path to owning the world. They are omnipresent. I sometimes despise them, by the way. As you all know, Amazon, Facebook, Google and YouTube apparently run the world. And, kind readers, how much time do you waste each day on those websites, not to mention staring at your phone like a zombie, not living your life?

Anyway, it is five days after ordering the tomes and I haven't seen the books yet, but have seen countless emails from Amazon, mentioning delays in delivery.

Currently watching the libs on CNN, as Nancy Pelosi and the others who are still getting paid with a government shutdown rail on incoherently about the shutdown... and as CNN cheers on the resisters, possibly marching like lemmings off a political cliff as we set sights on the critical November mid-term elections when the party in power typically takes a hit with voters exercising their power to "throw the bums out."

So as Cali turns more into a place where no one except the entrenched rich, or illegal immigrants, should desire to live -- a sanctuary state -- my nephew Nolan, godson to me, said he wants to get out of Cali after the leftist AG shockingly called for fining firms if they violate a state law (not a federal law) that protects illegals. Love a state that protects illegals, eh? I wonder what the cost of a neat little two-bedroom, two-bath bungalow nestled in a picturesque portion of Western Canada is? Oh, Canada! •

BLT Salmon Caesar Salad

Recipe by Egglard's Best provided by BPT

Ingredients

- 1 salmon filet, baked and seasoned to your liking
- 2 slices bacon
- 1 Egglard's Best egg (large)
- 5 cups lettuce
- 1/2 cup tomatoes
- 1 avocado, sliced
- 1 cup croutons
- 1/2 cup shredded Parmesan cheese
- 2 tablespoons Caesar dressing



Preparation

Makes two servings

1. Heat bacon in a skillet and cook completely; set aside and then cut or break into bite-size pieces once cooled.
2. Soft boil the egg over the stovetop.

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3. While egg is cooking, place lettuce in a large bowl and add tomatoes, avocado, croutons and cheese to the bowl; stir to combine.
4. Next, add the baked salmon to the salad, along with the bacon; add the Caesar dressing and stir to combine.
5. Last, add the soft-boiled egg and enjoy!

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Project Subject to Bid: "REPLACEMENT OF STORM DRAIN LINE AT INGLEWOOD WELL NO. 4" The City of Inglewood invites and will receive bids...

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: DUANE F. MILLER CASE NO. 17STPB10984

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DUANE F. MILLER.

waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection...

to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor.

CITY OF INGLEWOOD INVITATION TO SUBMIT BID (Specifications and Conditions Governing Bid Award) Project Subject to Bid: RESIDENTIAL SOUND INSULATION PHASE XV, GROUP 9

bid security in a sealed envelope addressed to the City Clerk with the designation of the project: Residential Sound Insulation Phase XV, Group 9

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices on public works projects by the Contractor...

All you need is love, but a little chocolate now and then doesn't hurt. - Charles M. Schulz

ORDINANCE NO. 2154

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, Adopting a categorical exemption under the California environmental quality act and AMENDING Title 17 (Zoning) of the Hawthorne Municipal Code to add parameters to Chapter 17.22 (specific plans)

and the City Council introduced and held a duty noticed public hearing on the proposed Ordinance on January 9, 2018; and WHEREAS, evidence was heard and presented from all persons in favor of the application...

B. Residential Density. The total number of dwelling units in a specific plan shall not exceed the maximum number permitted by the Maximum Density Residential (R-4) zoning classification (Chapter 17.19) for the total specific plan area except as provided in 17.22.020(E).

Code and the applicable sections of the Hawthorne Municipal Code. The specific plan shall include a statement explaining the reasons that justify adoption of a specific plan in relation to the findings required by Section 17.22.050.

an overlay and shall be established through the zone change process and communicated in the specific plan. Specific plans classified as an overlay shall be identified on the zoning map by a combination of a symbol for the underlying zoning district followed by a symbol for the mixed use overlay zone (e.g., C-1/SPO).

Policy 2.1: The design of future development shall consider the constraints and opportunities that are provided by adjacent existing development. 2. Housing Element Policy 2.3: Expand housing options through high-density multi-family and mixed use developments in targeted areas.

PUBLIC NOTICES

ORDINANCE NO. 2155
 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND AMENDING CHAPTER 17.29 (CM—MIXED COMMERCIAL CLASSIFICATION) OF TITLE 17 (ZONING) OF THE HAWTHORNE MUNICIPAL CODE TO REQUIRE APPROVAL OF A CONDITIONAL USE PERMIT FOR SPECIFIED MIXED USE PROJECTS IN THE CM ZONE; REQUIRE COMPLIANCE WITH THE DOWNTOWN HAWTHORNE SPECIFIC PLAN AND ADOPTED DESIGN STANDARDS; CLARIFY THAT CARWASHES ARE A PROHIBITED USE IN THE CM ZONE; CLARIFY THAT CERTAIN STUDIES AND DESIGN REVIEW ARE REQUIRED FOR SPECIFIED MIXED USE PROJECTS; AND MAKE RELATED CHANGES TO THE HAWTHORNE MUNICIPAL CODE CONSISTENT WITH THESE AMENDMENTS TO CHAPTER 17.29

WHEREAS, on November 14, 2017, the City Council directed staff to prepare an amendment to Chapter 17.29 (CM-Mixed Commercial) of the Hawthorne Municipal Code (HMC) to require Planning Commission approval of a conditional use permit for any mixed use project with a residential component located in the Mixed Commercial (CM) Zone in order to ensure a quality project that meets the requirements of the Downtown Hawthorne Specific Plan, General Plan and design guidelines established by the City Council. The proposed Ordinance would be prospective on any projects that have not pulled building permits by the effective date of the Ordinance; and

WHEREAS, conditional use permits are typically required for special uses that may have specified effects upon the neighboring uses and require an additional level of scrutiny to ensure any adverse impacts can be minimized; and

WHEREAS, because mixed use projects combine non-residential uses (commercial, office, and entertainment) with residential uses, which are sensitive to impacts from noise, odors, and glare, to name a few, a careful design is necessary to minimize impacts and ensure appropriate security, access, parking, privacy, trash service, design, and residential amenities; and

WHEREAS, Chapter 17.29 (CM-Mixed Commercial) of the HMC contains the allowable uses, standards, and requirements for development in the CM Zone; and

WHEREAS, mixed use projects that combine both residential and commercial uses on the same site or building are currently permitted by-right in Chapter 17.29 (Mixed Commercial) of the HMC; and

WHEREAS, the City has an interest in ensuring that mixed use projects that include both residential and commercial uses on the same site or building are consistent with the Downtown Hawthorne Specific Plan, compatible with surrounding neighborhoods, that potential impacts to on-site residences are minimized, and that the overall project meets design and development standards; and

WHEREAS, the City Council desires that mixed use projects that include both residential and commercial uses on the same site or building undergo careful scrutiny and are fully vetted in public; and

WHEREAS, a conditional use permit is appropriate and necessary for a mixed use project to ensure a quality project consistent with the goals of the City; and

WHEREAS, as directed, staff has provided the proposed Ordinance for consideration; and

WHEREAS, based upon the information received and Staff's review and assessment, the proposed zone amendments are determined not to have a significant impact on the environment and are categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) and are covered by the Environmental Impact Report (EIR) prepared for the Downtown Hawthorne Specific Plan, which analyzed a mixed use development in the CM Zone; and

WHEREAS, in furtherance of the City Council's direction and based upon staff research, on December 6, 2017, the Planning Commission held a duly noticed public hearing on Zone Text Amendment 2017ZA09 and following the close of the public hearing, recommended approval of said Ordinance to the City Council; and

WHEREAS, the City provided published notice of a public hearing on December 28, 2017, and the City Council introduced and held a duly noticed public hearing on the proposed Ordinance on January 9, 2018; and

WHEREAS, evidence was heard and presented from all persons in favor of the application, from all persons opposed to the application, and

from members of the City staff; and that the City Council having heard and received all of said evidence, testimony and statements and being fully informed of the application, hereby rendered a decision; and

WHEREAS, the City Council of the City of Hawthorne hereby approve this Ordinance amending Chapter 17.29 (CM-Mixed Commercial Classification) and making related editorial amendments to Chapters 13.64 (Public Sewer Capacity) and 14.04 (Traffic Studies) of the HMC.

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

SECTION 1. The City Council of the City of Hawthorne hereby finds that the above recitals are true and correct and are incorporated into the substantive portion of this Ordinance.

SECTION 2. The City Council hereby finds, in the exercise of its independent judgment and analysis, that it can be seen with certainty that there is no possibility that the adoption of this Ordinance would have a significant effect on the environment. The Ordinance would require Planning Commission review of mixed use projects and would not alter the allowable density/intensity or standards of the CM Zone or directly result in physical development. Accordingly, both the City Council's action of adopting this Ordinance and the effects derivative from that adoption are exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations. In addition, future development within the CM Zone was anticipated and evaluated within the scope of the Downtown Hawthorne Specific Plan Environmental Impact Report, adopted on February 17, 2016 (SCH #2015021074) and no additional analysis of the impacts of this Ordinance is required. A Notice of Exemption has been completed in compliance with CEQA and CEQA Guidelines.

SECTION 3. The City Council hereby amends Chapter 17.29 (CM-Mixed Commercial Classification) of Title 17 (Zoning) of the Hawthorne Municipal Code to read as follows:

Chapter 17.29 CM—MIXED COMMERCIAL CLASSIFICATION

17.29.010 Purpose.
 The principal purpose and objective of this classification and its application is to provide for an integration of compatible residential and commercial uses; to encourage mixed use projects that combine residential and nonresidential uses in the same building or building site area to enhance and build upon the city's commercial/retail base; to ensure additional housing options for people, including, but not limited to, young professionals and older people, who want to live near their workplace and/or retail and other nonresidential uses; to reduce the need for automobile travel by promoting transit oriented residential and commercial uses in close proximity to Metro stops; to ensure on-site compatibility of residential and commercial uses; and to ensure compatibility of mixed use projects with surrounding uses and development patterns; and ensure that mixed use projects are well-designed and function safely and properly.

17.29.020 Permitted uses.
 In the CM classification, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the general provisions, conditions and exceptions set forth elsewhere in this title:

- Art galleries;
- Financial services, including banks, credit unions, investment brokers, asset managers, and not including pawn shops and short-term lending (pay day loans) businesses;
- Hotels subject to the application process stipulated in Section 17.29.050;
- Offices, professional and medical, provided that a conditional use permit is required for offices located on the ground floor;
- Restaurants, bars, cocktail lounges, and coffee shops, all types (alcohol sales and/or drive-thru require conditional use permit);
- Retail businesses, including grocers, convenience stores, and stores featuring large or small item indoor display areas;
- Residential units, subject to a conditional use permit and compliance with all the requirements contained in Section 17.29.050 and the limitations in this chapter and only permitted as a component of a mixed use project when fronting an arterial or collector street;
- Service businesses, including personal cosmetic services, dry cleaning, real estate, insurance, and package/mail business;
- Studios, including for fitness, martial arts, dance, art, media production, etc.;
- Other similar establishments when not specified as prohibited below and subject to interpretation of the Director of Planning pursuant to procedures within this title.

17.29.030 Prohibited uses.
 In the CM classification, uses that are not expressly listed above are prohibited. For purposes of clarification, and not for purposes of allowing any other uses, the following uses are expressly prohibited in the CM classification:

- Automobile-oriented businesses such as repair, sales, rental, smog check, body shops, window tinting, car stereo installation, car washes, and re-upholstery. A drive-thru is not prohibited where a conditional use permit is approved and automobile parts sales is not prohibited as a retail business;
- Bail bonds;
- Gas stations;
- Retail with outdoor display, such as automobile sales and rental;
- Self-storage;
- Short term lending (pay day loan services) and pawn shops.
- Marijuana cultivation, marijuana processing, marijuana delivery, except as authorized in Section 17.90.070, and marijuana dispensaries, except where the city is prohibited by federal or state law from enacting a prohibition on any such activity.

17.29.040 Development standards.
 The information that follows summarizes the development standards for the CM classification relating to site planning and schematic design.

A. Project Area.
 1. The minimum lot area for a mixed use development shall be one hundred thirty thousand six hundred eighty square feet (three acres). Where there is insufficient lot area for a mixed use development, only commercial uses may be developed.
 2. Project area shall be calculated based on total horizontal area of consolidated parcels defined by the legal property lines. Gross project area shall include portions of property that may become dedicated for public improvements, such as street widening. Net project area shall exclude portions of property that are to be dedicated for public improvements.

B. Density and Intensity.
 1. Maximum residential density shall be twenty-four dwelling units per acre based on gross project area.
 2. Floor area ratio (FAR) shall not exceed two and one-half times lot area. Floor area shall be calculated based on the gross project area. Floor area shall be measured to the inside face of the exterior walls of the buildings.
 3. Commercial area of a mixed use development shall not be less than forty percent of the ground floor area.
 4. Building footprint (sum of all structures) shall not exceed ninety percent of lot area.

C. Setbacks.
 1. Commercial. No setbacks are required for commercial structures or commercial portions of mixed use developments.
 2. Residential portion of mixed use developments:
 a. Front: zero feet up to third story of structure, ten feet above that.
 b. Interior side: ten feet for all stories.
 c. Street side of corner lot: zero feet up to third story of structure, ten feet above that.
 d. Rear: ten feet up to third story of structure, twenty feet above that.
 3. Setbacks shall be measured from the building face to the closer of the property line or the future property line after a dedication for public improvements.
 4. Setbacks for structures abutting a one- or two-story single-family or multifamily residential structures within a residential zone shall be provided along the entire length of any interior site boundary line as follows:

	Structural Setback	Landscaped Portion of Setback
1 story	10 feet	10 feet minimum
2 story	20 feet	10 feet minimum
3 story +	30 feet + an additional 10 feet for each story above 3 stories	15 feet minimum

5. Front setbacks shall be measured from the property line along a street to the nearest perpendicular building face, excluding cornices, bay windows, or trim.

D. Height.
 1. Building height shall not exceed five stories and sixty feet except as provided in this chapter.
 2. On projects over ten acres in gross lot area, the maximum height shall not exceed seven stories and eighty-five feet for the portion of a project that fronts Hawthorne Boulevard to a depth of two hundred feet, provided that not more than sixty percent of the project frontage on Hawthorne Boulevard may exceed sixty feet in height (to a minimum depth of fifty feet). See diagram below.

Figure 1. Maximum height for projects of

ten acres or more
 A = Maximum height at rear of project, 5 stories and 60 feet
 B = Maximum height along Hawthorne Boulevard frontage
 C = Depth of project (perpendicular to Hawthorne Boulevard)
 D = Depth of "B" height area, not to exceed 200 feet
 E = Width of project (Hawthorne Boulevard frontage)
 F = Frontage at height "B" Sum of all "F" not to exceed 60% of "E"
 G = Minimum depth of height "A" along frontage "E" (50 feet)

3. Maximum building height shall be measured from the average finished grade at outer edge of the proposed building to the midpoint of the sloped roof or to the top of the parapet or coping for a flat roof. Stairs and elevators may exceed the maximum building height by ten feet.

E. Dwelling Unit Area. Developers are encouraged to provide a range of housing options within mixed use developments.

1. Not more than twenty-five percent of the units in a development may be less than the following unit sizes:

1 Bedroom/studio:	600 square feet
2 Bedrooms:	800 square feet
3 Bedrooms:	1,100 square feet
4 Bedrooms:	1,250 square feet
>4 Bedrooms:	1,400 square feet

2. Not more than twenty-five percent of the units in a development may exceed the following unit sizes:

1 Bedroom/studio:	900 square feet
2 Bedrooms:	1,100 square feet
3 Bedrooms:	1,400 square feet
4 Bedrooms:	1,600 square feet
>4 Bedrooms:	2,000 square feet

F. Private Storage Area Requirement. Each dwelling unit in a mixed use development shall be provided with a minimum of two hundred cubic feet of private lockable storage space. This may be provided in the unit or elsewhere in the structure, but shall not include bedroom closets.

G. Design Standards. All new developments in the CM classification must comply with the design criteria as contained in Appendix B, Design Guide for Highest Density Residential and Mixed Use Development, of this Title.

17.29.050 Application process and findings.
 All applications for construction of a mixed use project that combines residential and nonresidential uses in the same building or building site in the CM Classification require the following approvals prior to the issuance of any building or grading permit (excepting demolition permits):

A. Approval by the Design Review Board pursuant to Chapter 17.99.
B. Approval of a conditional use permit from the Planning Commission pursuant to Chapter 17.40 when the following additional findings can be made:

1. The proposed project is compatible with surrounding neighborhoods; and
2. The proposed project is consistent with the Downtown Hawthorne Specific Plan and General Plan; and
3. The potential impacts to on-site residences are minimized; and
4. The overall mixed use project meets applicable design and development standards.

C. Submittal and approval of necessary studies pursuant to Section 13.64.030 and Chapter 14.04.

SECTION 4. The City Council hereby amends Section 13.64.030 (Study Requirement for Specified Development Projects) of Chapter 13.64 (Public Sewer Capacity) of Title 13 (Water and Sewers) of the Hawthorne Municipal Code to read as follows:
 13.64.030 Study requirement for specified development projects.
 A. A sewer capacity study shall be required

for any of the following development projects:

1. A multifamily project
 - a. In the R-4 zone;
 - b. With a density of 1.0 floor-to-area ratio and above; or
 - c. Containing more than ten dwelling units.
2. A mixed-use project that includes more than ten units of multifamily housing.
3. Mixed use projects located in the Mixed Commercial (CM) zone combining residential and nonresidential uses in the same building or building site.

B. A licensed civil engineer, retained by the city at the applicant's sole expense, shall prepare the sewer capacity study.

C. The sewer capacity study shall determine the existing excess capacity of the sewer system servicing the property on which development is proposed.

D. Based on the estimates in Section 13.64.020, the applicant must show that sewage flow from the project will not exceed the excess capacity of the existing sewer system.

E. If the study finds that the sewage flow from the project will exceed the system's excess capacity, the applicant shall make any alterations necessary to ensure that sewer flow will not exceed capacity, including the construction of additional sewer capacity or the implementation of project features to reduce flow rates.

SECTION 5. The City Council hereby amends Section 14.04.020 (Applicability) of Chapter 14.04 (Traffic Studies) of Title 14 (Technical Review and Study Requirements for Specified Development Projects) of the Hawthorne Municipal Code to read as follows:
 14.04.020 Applicability.
 A traffic impact study shall be required for any of the following projects:

- A. Any multifamily project.**
 1. In the R-4 zone;
 2. That is likely to add forty-three or more peak hour trips; or
 3. Multifamily project with forty or more units.
- B. Any mixed-use project.** That includes more than forty multifamily residential units; With ground-level multifamily residential units; or
3. That is likely to add forty-three or more peak hour trips;
- C. Mixed use projects** located in the Mixed Commercial (CM) zone combining residential and nonresidential uses in the same building or building site. This chapter shall not limit the effect of any other requirements under local, state, or federal law.

SECTION 6. Zone Text Amendment 2017ZA09 is consistent with the City's General Plan, specifically the following:

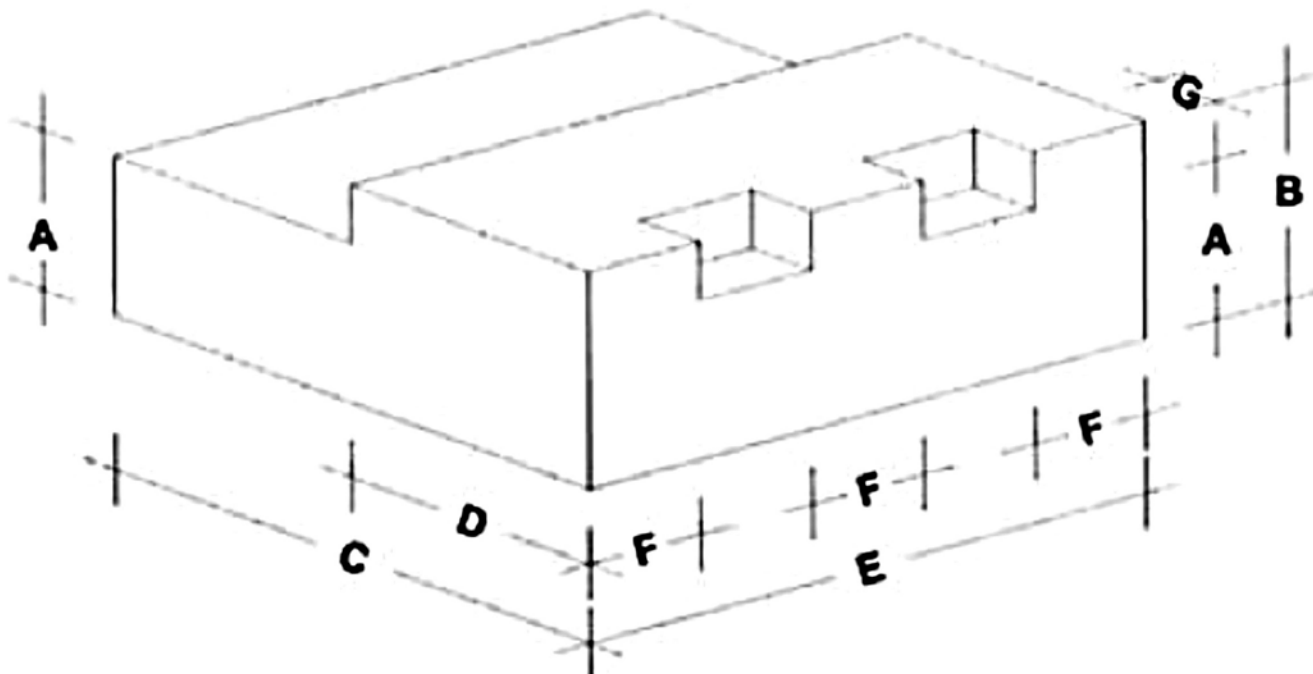
1. Land Use Element
 - Policy 3.4: Any tools available to attract new businesses that create quality jobs, generate revenue, or enhance the quality of life for residents, those employed with the city and visitors to the city shall be considered.
 - Goal 2: Every effort shall be made to ensure that both existing and future development will be and will remain compatible with surrounding desirable uses.
 - Policy 2.1: The design of future development shall consider the constraints and opportunities that are provided by adjacent existing development.
2. Housing Element
 - Policy 2.3: Expand housing options through high-density multi-family and mixed use developments in targeted areas.
3. Economic Development Element
 - Policy 1.4: The City shall continue to develop special districts and use these to guide development and economic activity to better the whole community. These districts shall include, but not be limited to, zones, overlay zones, specific plans, districts (such as for business improvement), and the like.

The proposed Ordinance would require that development in the CM Zone be approved by the Planning Commission to ensure that mixed use projects that include both residential and commercial uses on the same site or building are consistent with the Downtown Hawthorne Specific Plan, compatible with surrounding neighborhoods, that potential impacts to on-site residences are minimized, and that the overall project meets design and development standards.

SECTION 7. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, is for any reason held to be unlawful, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unlawful.

SECTION 8. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the publication once in a newspaper of general circulation.

PASSED, APPROVED, and ADOPTED this 23rd day of January 2018.
 ALEX VARGAS,
 MAYOR
 City of Hawthorne, California
 ATTEST:
 NORB HUBER,
 CITY CLERK
 City of Hawthorne, California
 APPROVED AS TO FORM:
 RUSSELL I. MIYAHIRA,
 CITY ATTORNEY
 City of Hawthorne, California
 I, **Monica Dicisci**, the duly appointed Deputy City Clerk of the City of Hawthorne, California, **DO HEREBY CERTIFY** that the foregoing Ordinance, No. 2155 was duly adopted by the City Council of the City of Hawthorne, at their regular meeting of the City Council held **January 23, 2018** and that it was adopted by the following vote, to wit:
AYES: Councilmembers Awad, Reyes, English, Valentine, Mayor Vargas.
NOES: None.
ABSTAIN: None.
ABSENT: Councilmember Micheln.
 Hawthorne Press Tribune Pub. 1/25/18
 HH-25874



PETSPETS **Pets** PETSPETS

Precious Pooches



Phoenix

We are looking for volunteers to help with our pet adoption fairs which are held every Saturday at the Petco located at 537 N. Pacific Coast Hwy., Redondo Beach 90277, from noon to 3: 30 p.m. If you are interested in volunteering and can commit to at least one Saturday a month, please contact us at info@msfr.org. You can also visit all of our Miniature Schnauzers & Friends rescues at the adoption fair or check out our website, www.msfr.org. If you have any questions about a particular dog's availability, you can email us at info@msfr.org. Schnauzers! But you can't adopt just one.

"They call me **Phoenix** and you'll soon agree it's a most appropriate name for me. I'm a tiny, three-year-old female Terrier mix who ended up on the streets after being neglected. When animal control found me, they took me to an LA County shelter where I was relocated from general population to the medical ward. I was a real mess, so it was no surprise when the adopter who originally wanted me never showed up to seal the deal. Luckily, the MSFR folks had spotted me while looking at another dog and gave their name as a backup in the event the adoption fell through. They rescued me exactly as I was – stinky, messy, underweight (only seven pounds), with parasites and feeling pretty discouraged. A trip to their veterinarian and a prescription to rid me of the parasites was first priority. Then a bath and some nutritious food with a lot of TLC thrown in and I'm feeling so much better. Now, I'm working on gaining a few pounds -- my ideal weight

should be about 10 pounds -- and then watch out, world because I'm finding my forever home! I'm super sweet, cute as a button, will be your best friend and... like the bird in Greek mythology, I will rise from the ashes of my old life to the much better life I deserve." If you're interested in Phoenix, please email info@msfr.org for more information.

"They call me **Alma** and I think it's because of the meaning of my name. In Latin, it means kind and loving and that's definitely who I am. Well, actually I'm also a 4.5-year-old, female Miniature Schnauzer mix who was rescued from an LA County shelter after my previous owners surrendered me. Can



Alma

you believe that they adopted me from the shelter when I was only two months old and now, over four years later, they relinquished me because they are moving to a place that doesn't allow dogs? I guess in hindsight I wasn't all that important to them because they never had me spayed, and let's just say that their environment left me a bit nervous. I think I would like my forever family to be an adult-only home that's low-key and peaceful. I may be 18 pounds, but I'm a sleek, longer-bodied girl who could possibly have some 'doxie' in my pedigree. I get along really well with other dogs. So if you have one and are looking for a gal-pal for your pooch, or

just someone to share your life, I'm the gal for you." If you're interested in Alma, please email info@msfr.org for more information.

"My new name is **Flora**, which is of Latin origin, and means flower. It's absolutely the perfect name for a tiny, 10-pound gal, as I continue to bloom under the care of my foster folks. I have to tell you that when I was found by animal control and taken to an LA County shelter, I was nothing short of a mess. I had to be placed in the medical building because of a disgusting and painful skin condition. I won't get too graphic, but the sores and inflammation were so bad that I didn't even want to be touched. I certainly was not adoptable in that condition and that's when the big-hearted MSFR folks rescued me. They took me straight to their veterinarian where several different skin tests were performed and the final diagnosis was that my condition was called demodectic mange with an ear infection. Thankfully it's not contagious, so I just spent a few days at the animal hospital receiving treatment. Amazingly, I responded so well that I was looking and feeling much better after only one treatment and a medicated bath. I should be all healed and ready for my new home mid-January. It's been a bit of a rough road for this four-year old, female, purebred Miniature Schnauzer, but I know the best is yet to come! If you're looking for a petite youngster to share your life, I'm definitely the sweet gal for you. I even get along with other dogs, but do just fine by myself." If you're interested in Flora, please email info@msfr.org for more information. •



Flora

Happy Tails



Congratulations to Ross and his new family!

He came to MSFR in November after being rescued from an LA County shelter where this guy was such a smelly, matted mess that no one ever suspected that in reality he was a handsome, purebred Miniature Schnauzer. He was actually adopted the week before Christmas and our last adoption for 2017, but we wanted to make certain that everyone was

going to be happy with this arrangement. We wanted to confirm that Ross's new "sibling," a 10-year-old Poodle mix, didn't mind sharing their home with another rescue. Happily, they get along just fine and Ross, now named Baxter, lives in North Redondo with his new mom and "Pierre." Wishing all of them much happiness and lots of great adventures... •

THEYELLOWDOGPROJECT.com

If you see a dog with a **YELLOW RIBBON** or something yellow on the leash, **this is a dog who needs some space.** Please do not approach this dog with your dog. Please maintain distance or give this dog and his/her person time to move out of your way.






There are many reasons why a dog may need space:
HEALTH ISSUES
IN TRAINING
BEING REHABILITATED
SCARED OR REACTIVE AROUND OTHER DOGS

THANK YOU!
Those of us who own these dogs appreciate your help and respect!
Illustrated by Lili Chin www.doggedrawings.net

Saving one animal won't change the world, but the world will surely change for that animal.