



Hawthorne, California

Department of Planning and Community Development

COMMERCIAL CENTER CLEANING REQUIREMENT

Effective December 28, 2017, all commercial centers (including individual tenants, property owners, property managers) in the City of Hawthorne will be required to maintain and implement cleaning schedules for their businesses and properties. The intent is to improve the City's image by ensuring that its businesses take responsibility to maintain a professional appearance. Code Enforcement officers will be enforcing this new requirement along with other existing provisions that require clean and well-maintained properties and businesses. The new requirement is as follows:

CHAPTER 8.21 COMMERCIAL DEVELOPMENT CENTER CLEANING SCHEDULES

8.21.010 Purpose.

The purpose of this Chapter is to ensure that commercial development centers are consistently maintained in a clean, sanitary and aesthetically-pleasing manner in order to preserve property values, deter criminal activity, and encourage patronage.

8.21.020 Definitions.

"Cleaning schedule" shall mean a task sheet which lists cleaning tasks to be accomplished on a regular, fixed schedule upon all areas of the commercial development, including, but not limited to, common areas and parking lots.

"Commercial development center" shall mean and include shopping centers, strip malls, mixed use projects, or any other collection of commercial spaces that share parking, or access, or have reciprocal easements for parking or vehicular access, whether under a common ownership or divided into multiple ownerships.

"Owner(s)" shall mean and include any person having legal title to, or who leases, rents, occupies or has charge, control of possession of, any real property in the city, including all persons shown as owners on the last equalized assessment roll of the Los Angeles County assessor's office. 'Owners' includes powers of attorney, executors or estates, trustees, or who are court appointed administrators, conservators, guardians or receivers.

8.21.030 Requirement.

A. Owners of commercial development centers shall be required to create and maintain a written cleaning

schedule for the property, including, but not limited parking lots, and which shall be available for inspection at all times by the City.

B. The cleaning schedule shall include, but not be limited to, a regular and fixed schedule for the following: high pressure cleaning, graffiti removal, building façade cleaning, stairway or elevator cleaning, external landscaping maintenance and litter removal. High pressure cleaning¹ (or power washing) shall be scheduled no less than once every 7 calendar days. Litter removal shall be scheduled once every 24 hours, including weekends.

C. All cleaning schedules shall contain the name and phone number of the owner or other person responsible for adherence to the cleaning schedule.

D. Cleaning schedules shall be posted in at least three (3) locations on the commercial development center by the owner and shall be distributed to all tenants.

8.21.040 Enforcement.

Violation of any of the provisions of this Chapter may be enforced pursuant to Chapter 1.20 of the Hawthorne Municipal Code.

8.21.050 Duration of Ordinance.

This Ordinance shall be deemed automatically repealed six months from its effective date.

¹ Note regarding high pressure washing (power washing). Due to stormwater and clean water requirements, high pressure washing (power washing) is limited to sidewalks only. Parking lots and driveways should be swept. Power washing of parking lots and driveways is only permitted if all runoff is captured and contained on-site.

EXISTING RELEVANT PROVISIONS OF THE HAWTHORNE MUNICIPAL CODE (HMC)

The following existing provisions of the HMC will be enforced. For detailed information, the HMC may be accessed at the following link: <http://www.gcode.us/codes/hawthorne>.

- Chapter 8.20, Public Nuisances
- Section 8.20.030, Property Maintenance
- Section 5.02.010, Required Business License
- Section 8.14.020, Weed/Waste Abatement (remove weeds and waste from sidewalk)
- Section 8.14.030, Weed/Waste Abatement (keep premises clean)
- Section 8.16.040, Garbage Cans/Waste Receptacle Cleanliness
- Section 8.50.050, Illegal Discharge
- Section 12.30.010, Discharge of Debris on Streets and Sidewalks

If you have questions, please contact the Department of Planning and Community Development at 310-349-2970.