City of Huntington Park
2030 General Plan



Community Development Department • 6550 Miles Avenue • Huntington Park, California 90255

INTRODUCTION TO



THE HUNTINGTON PARK GENERAL PLAN

1.1 OVERVIEW



This City of Huntington Park General Plan serves as a long-range comprehensive plan that will regulate land uses and development in the City for the next 10 to 20 years. The individual Elements that comprise this general plan contain policies and programs that will guide future development in the City. The State Legislature has indicated that a local General Plan serves as the "constitution" of the local government with respect to development and land uses. State law requires every city and county to prepare and adopt a comprehensive General Plan to serve as a guide for development. Planning case law has placed the General Plan atop the hierarchy of local government laws that regulate land use and development. Consequently, California requires consistency between the General Plan and all other regulations and ordinances. The City of Huntington Park's zoning, specific plans, and future development proposals must all be consistent with the policies, plans, and standards contained in this general plan.

California law requires every city and county to adopt a comprehensive, long-term General Plan to guide the physical development of its community. The Huntington Park General Plan is a comprehensive long-range plan since it applies to and affects all land areas within the City's corporate boundaries. The General Plan is comprehensive because it addresses a wide range of municipal issues ranging from the City's physical development, the provision of services, and the identification of key issues that must be considered in future land use planning.

1.2 FORMAT AND CONTENT



The State of California requires that a General Plan contain seven elements, which includes a land use element, a circulation element, a housing element, a conservation element, an open space element, a noise element, and a safety element. The Huntington Park General Plan has been reformatted to address the aforementioned requirements in the following Elements:

- The **Land Use & Community Development Element** indicates the general location and distribution of the existing and permitted land uses in the City. The Land Use and Sustainability Element also considered issues related to urban design and economic development.

- The **Mobility & Circulation Element** indicates the general location and the extent of existing and proposed roadway improvements and provides standards for roadway design and level of service standards.

- The **Resource Management Element** meets the State-mandated requirements for the conservation and open space elements. The Resource Management Element provides for the conservation, development, and use of natural resources. This Element also addresses air quality, water quality, historic resources, and parks and recreation.



- The **Health & Safety Element** provides for the protection of the community from a variety of man-made and natural hazards. Other related issues addressed in the Health and Safety Element include environmental hazards and noise.

- The **Housing Element** evaluates the existing and projected housing needs of the City and establishes policies and programs that will be effective in the preservation, improvement, and development of housing that will accommodate the City's future housing need.

The five elements cover a wide range of planning and environmental issues. The issues that are addressed in each of the Elements are indicated below in **Table 1-1**.

Table 1-1: General Plan Issue Matrix

❑ Issue *directly* addressed in the Element Δ Issue *indirectly* addressed in the Element	Dev.Land Use & Comm.	Housing	Mobility	Resource Management	Health & Safety
Air Quality & Climate Change	Δ			❑	
Bicycle Lanes & Trails			❑	Δ	
Circulation (complete streets requirements)	Δ	Δ	❑		Δ
Conservation (energy, water, & waste)		Δ		❑	
Cultural Resources	Δ			❑	
Economic Development	❑				
Environmental Justice	Δ	Δ	Δ	❑	Δ
Growth Management	❑	Δ	Δ	Δ	
Historic Resources	Δ			❑	
Housing	❑	❑			Δ
Land Use & Development	❑	Δ	Δ		Δ
Manmade Hazards	Δ				❑
Natural Hazards	Δ				❑
Natural Resources (water, soils, & air)				❑	
Noise (stationary & mobile sources)	Δ	Δ	Δ		❑
Parks & Recreation Facilities	Δ	Δ		❑	
Public Transportation			❑		
Sustainable Development	Δ	Δ	Δ	Δ	
Tree Preservation & Landscaping				❑	
Urban Design	❑	Δ			

Table 1-2: Relationship of Huntington Park General Plan Elements & the State-Mandated General Plan Elements

City of Huntington Park General Plan Elements	State-Mandated Elements						
	Land Use Element	Housing Element	Mobility & Circulation	Open Space Element	Conservation Element	Health & Safety Element	Noise Element
Land Use & Community Development Element	❑						
Mobility Element			❑				
Resource Management Element				❑	❑		
Health & Safety Element						❑	❑
Housing Element		❑					

As indicated previously, State law requires every city and county to prepare and adopt a comprehensive General Plan that consists of seven mandatory elements: land use, housing, circulation, safety, conservation, open space, and noise. **Table 1-2** outlines the format of the Huntington Park General Plan Elements and how these elements address the seven mandatory elements required under State planning law.

1.3 THE CITY & PLANNING AREA



The City of Huntington Park is centrally located within the greater Los Angeles metropolitan area approximately five miles southeast of downtown Los Angeles in Los Angeles County. The City's regional location is shown in **Exhibit 1-1**. The City of Huntington Park was incorporated on September 1, 1906, with a population of 526 residents. The City developed as a suburban community, providing a centralized location for workers employed in Los Angeles and the surrounding industrial cities of Commerce, Vernon, and South Gate. The City's land use and development patterns were well established by the 1930's. A thriving downtown centered along Pacific Avenue was testament to the area's prosperity. The City is bounded on the north by the cities of Vernon and Maywood; on the south by the City of South Gate and unincorporated Los Angeles County; on the east by the cities of Cudahy, Bell, and Maywood; and on the west by the City of Los Angeles and unincorporated Los Angeles County. The City has a land area of approximately 3.01 square miles. The City's location is shown in **Exhibit 1-2**. A map of the City is provided in **Exhibit 1-3**.

Exhibit 1-1: The City's Regional Location in Los Angeles County

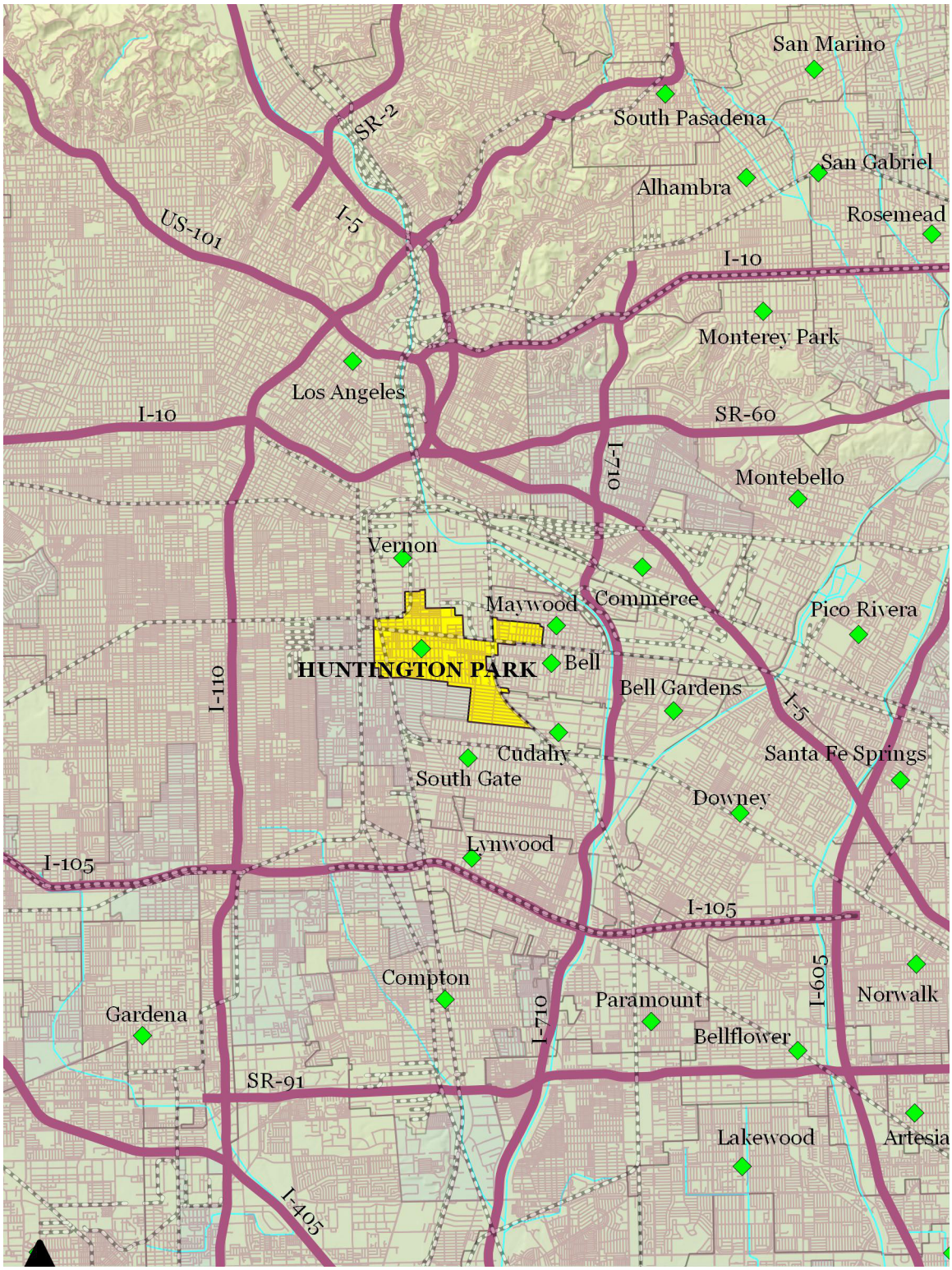


Exhibit 1-2: Area-Wide Map of the City of Hungtinton Park

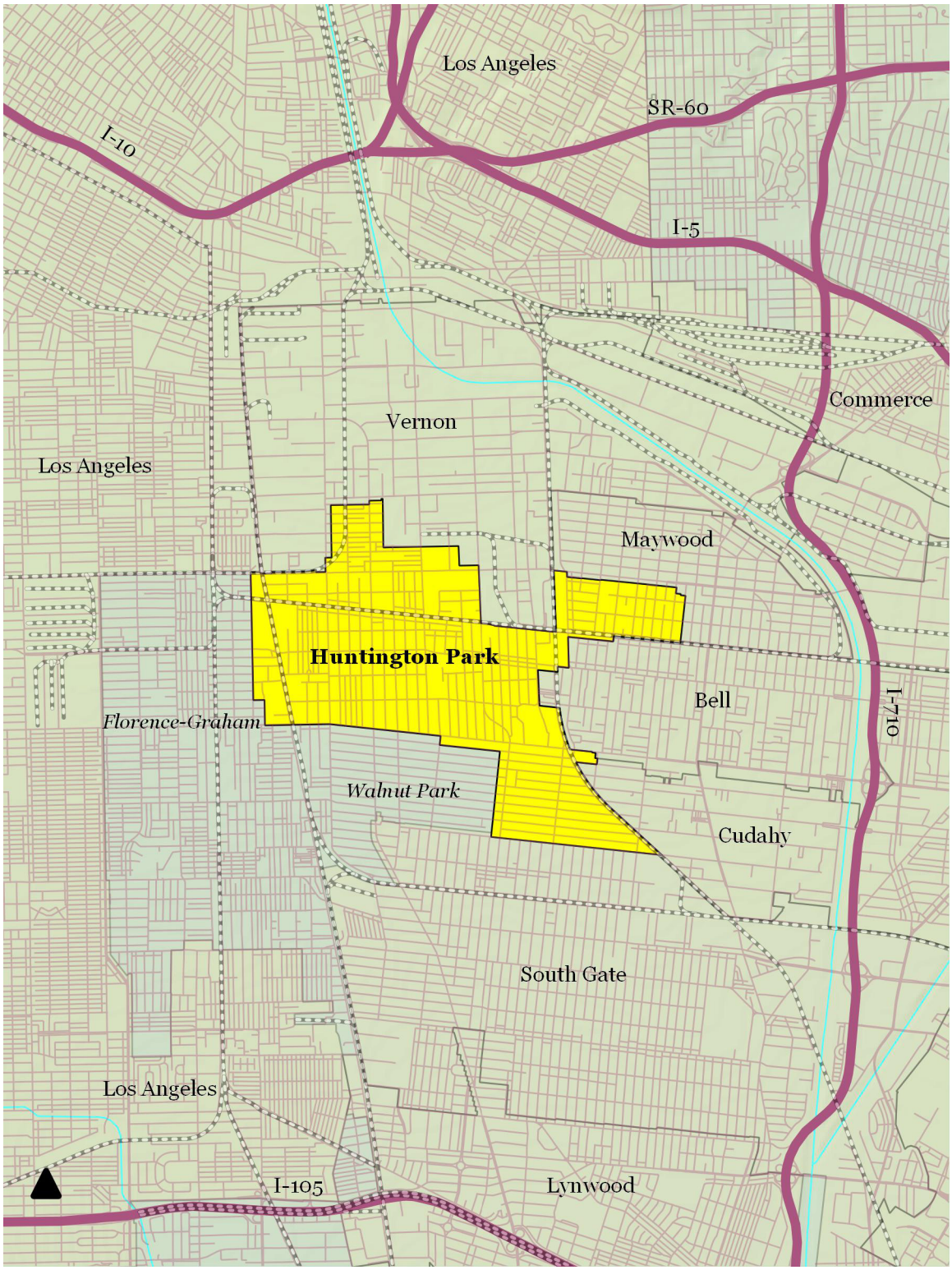
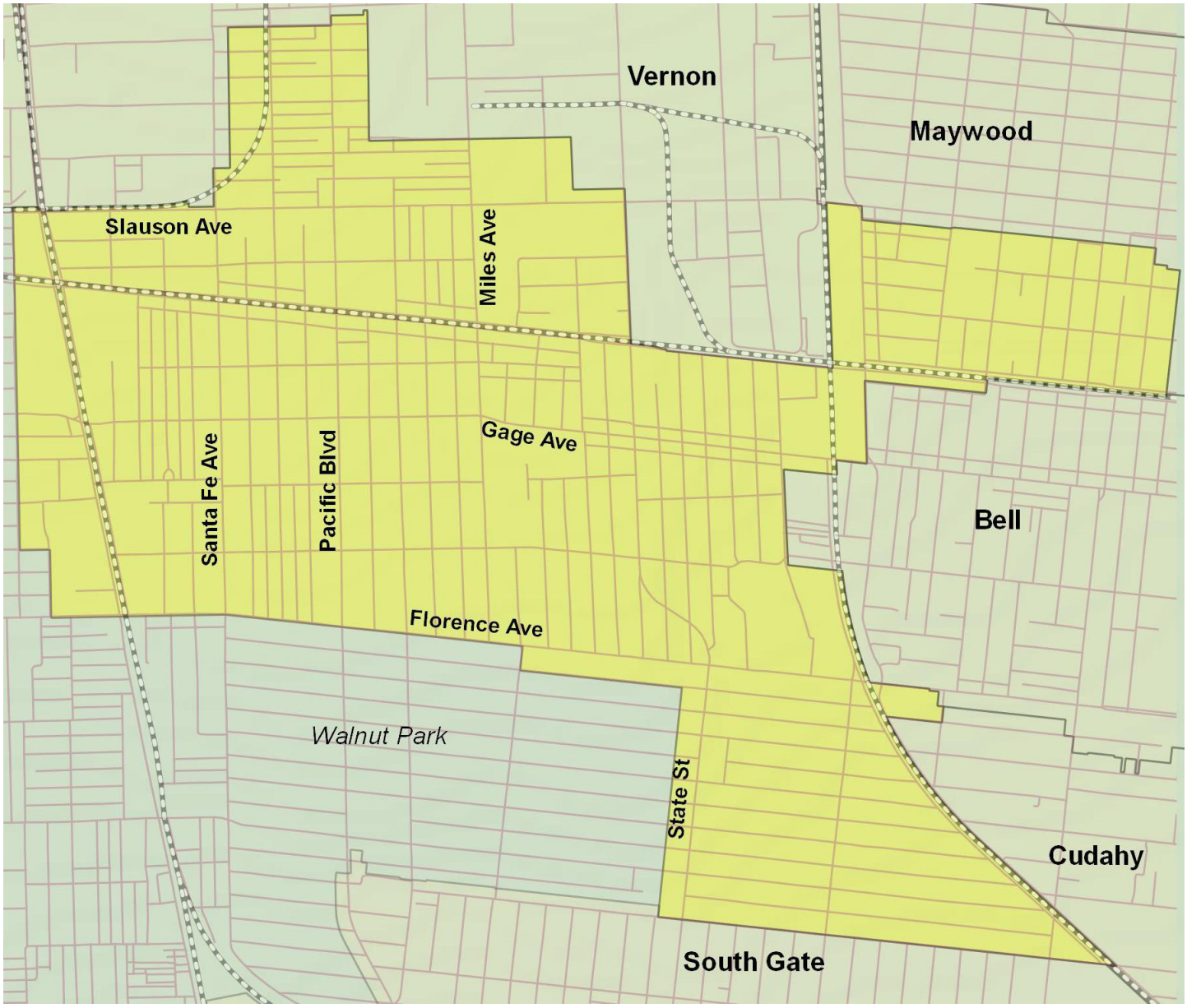


Exhibit 1-3: Map of the City of Hunginton Park



Huntington Park has been completely urbanized since the Second World War and new development that has taken place in the City involved the redevelopment of existing developed parcels. In 1970, the City's population was 33,482. According to the most recent Census figures, the City's population is 61,348. This represents an increase of 27,866 persons or 83% in the past five decades. This near doubling in population has been absorbed within the City even though there were no large areas of vacant land that were developed or no annexations of unincorporated land. This growth occurred without the benefit of expanded or new roadways, new waterlines or sewer facilities, or new open space areas or parks. The underling city service and infrastructure framework essentially is unchanged from the time when the City's population was less than half of the current levels.

At the present time, the City's population density is among the highest in the State. With a total land area of 3.0 square miles and a population of 61,348 persons, the City's population density is 20,450 persons per square mile. Only two other neighboring cities in California have higher densities. The population density for the City of Huntington Park is ranked 15th in the United States. As the post World War II era progressed, the City also began to experience a shift in its demographic character. In addition, the decline of the manufacturing sector in the area also contributed to the economic transition that affected the region. Key development and land use patterns are summarized in the following paragraphs.



- The City of Huntington Park contains a variety of uses; however, the most prominent land use in the City is residential. In spite of the aforementioned discussion concerning increased population, residential land uses are located throughout the City at varying densities. Higher density residential developed has replaced many single family neighborhoods that were common in the City in the mid-twentieth century.

- Commercial development is found along the major roadways that traverse the City including Slauson Avenue, Pacific Boulevard, Gage Avenue, Santa Fe Avenue, and Florence Avenue. In addition, small pockets of commercial development occupy the frontages along many of the residential streets. The heaviest concentration of commercial uses is located in the City's downtown area along the Pacific Boulevard corridor which functions as the City's central business district.





- The City's industrial areas are located within the northern and western portion of the City. Industrial land uses extend from the City's northern border with Vernon along Slauson Avenue and 52nd Street, and westerly to the City's border with unincorporated Los Angeles County along Wilmington Avenue. The City's main industrial district is generally bounded by Santa Fe Avenue, Pacific Boulevard, the City of Vernon to the east and Randolph Street to the south.

- Alameda Street, a major north-south arterial route, passes through the western portion of the City. The Alameda Corridor, a 20-mile long rail cargo expressway, extends through the center of Alameda Street. The portion of the Alameda Corridor that traverses the City is located within the 33-foot deep Mid-Corridor Trench.



1.4 POLICY FRAMEWORK



The scope and content of a General Plan prepared by a local government, as well as the process that must be followed in its adoption and amendment, is governed by the State of California planning laws. In addition, the courts have further refined the interpretation of the legislature's intent over the past decades. Presently, the Huntington Park General Plan represents the cornerstone in the long-range planning for land use and development. The importance of the General Plan is clearly stated in the government code, which indicates the Plan is designed to "serve as the constitution of the local government for which it has been prepared." The foundation of the United States Constitution rests on the Bill of Rights and its 26 Amendments. As with the Nation's constitution, the Huntington Park General Plan's foundation rests on the policies contained within it. With regard to policies, the State of California General Plan Guidelines indicates the following:

> *"The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principals, standards, and plan proposals. A development policy is a General Plan statement that guides action. Development policies include goals, objectives, principals, plan proposals, and standards. Therefore, with regard to General Plans, "policy" has both a specific and general meaning".*

The General Plan Guidelines prepared by the State provide some valuable guidance when formulating and reviewing policies by indicating the following:

- A policy is a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body. A policy is based on a General Plan's goals and objectives as well as the analysis of data.

- A realistic policy is one that is adopted by local legislators who are mindful of the General Plan's implementation.

- For a policy to be useful as a guide to the decision-makers, it must be clear and unambiguous. Clear policies are particularly important when it comes to judging whether or not zoning decisions, subdivisions, public works projects, etc., are consistent with a General Plan.

- When writing policies, local officials need to be aware of the difference between "shall" and "should." "Shall" indicates an unequivocal directive. "Should" signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations. It is better to adopt no policy than to adopt a policy with no backbone.

- Solid policy is based on solid information. The analysis of data collected as part of a General Plan's development should provide local officials with a knowledge of trends, existing conditions, and projections they need to formulate policy.



LAND USE & COMMUNITY DEVELOPMENT ELEMENT POLICIES

ISSUE: LAND USE DIVERSITY

- **Land Use & Community Development Element Policy 1.** The City of Huntington Park shall maintain and preserve those industrial and commercial areas of the City while preventing land use conflicts through comprehensive land use planning and environmental review.

- **Land Use & Community Development Element Policy 2.** The City of Huntington Park shall promote mixed-use development (residential, retail, and commercial uses) in key activity areas of the City as indicated on the Land Use Policy Map.

- **Land Use & Community Development Element Policy 3.** The City of Huntington Park shall continue to support the development of senior housing in locations with convenient access to commercial uses, services, and public transportation.

- **Land Use & Community Development Element Policy 4.** The City of Huntington Park shall continue to permit single room occupancy (SROs) uses in the Central Business District and SRO/Commercial Mixed Use Overlay as a means to provide affordable housing.

ISSUE: NEW DEVELOPMENT & LAND USE COMPATABILITY

- **Land Use & Community Development Element Policy 5.** The City of Huntington Park shall require that multi-family development provide adequate buffers (such as decorative walls and landscaped setbacks) to prevent impacts on surrounding neighborhoods due to noise, traffic, parking, light and glare, and differences in scale as a means to ensure privacy and to provide visual compatibility.

- **Land Use & Community Development Element Policy 6.** The City of Huntington Park shall require that new developments are properly designed to minimize potential land use conflicts and environmental impacts.

- **Land Use & Community Development Element Policy 7.** The City of Huntington Park shall ensure that new industrial development does not lead to any environmental impacts related to contamination, excessive noise, air pollution, and truck traffic.

- **Land Use & Community Development Element Policy 8.** The City of Huntington Park shall develop and implement an amortization program to require legal non-conforming uses to meet current building code and zoning requirements.

ISSUE: EXPANSION & DIVERSIFICATION OF ECONOMIC BASE

- **Land Use & Community Development Element Policy 9.** The City of Huntington Park shall encourage the growth and expansion of local businesses through a streamlined permit approval processes.

- **Land Use & Community Development Element Policy 10**. The City of Huntington Park shall actively promote the City as a place for businesses to locate through marketing, advertising, and cooperation with the local Chamber of Commerce.

- **Land Use & Community Development Element Policy 11.** The City of Huntington Park shall target certain businesses and industries that will benefit the local market.

- **Land Use & Community Development Element Policy 12.** The City of Huntington Park shall maintain, market, and further develop the Pacific Boulevard corridor as a regional retail destination.

ISSUE: URBAN DESIGN

- **Land Use & Community Development Element Policy 13.** The City of Huntington Park shall require that new and rehabilitated residential, commercial, and light industrial development located adjacent to pedestrian and recreational amenities provide linkages to those amenities including ground-level access; pedestrian-oriented ground-floor uses; and locating on-site parking away from pedestrian-oriented areas.

- **Land Use & Community Development Element Policy 14.** The City of Huntington Park shall oversee the preparation of urban design guidelines that, together with the City's Zoning Ordinance, will serve as a design guide for new development and rehabilitation.

- **Land Use & Community Development Element Policy 15.** The City of Huntington Park shall establish a consistent design vocabulary for all public signage, including fixture type, lettering, colors, symbols, and logos.

- **Land Use & Community Development Element Policy 16.** The City of Huntington Park shall locate distinctive public signage and landscaping for key entry points into the City and will require that signage on commercial structures be compatible and integrated with the surrounding area.

ISSUE: REVITILIZATION AND NEW DEVELOPMENT

- **Land Use & Community Development Element Policy 17.** The City of Huntington Park shall use various land use and development incentives to facilitate the revitalization of underutilized or blighted properties consistent with the adopted Land Use Map.

- **Land Use & Community Development Element Policy 18.** The City of Huntington Park shall continue to require property maintenance through continued Code Enforcement efforts.

- **Land Use & Community Development Element Policy 19.** The City of Huntington Park shall continue to pursue funding sources to assist in the implementation of existing residential and commercial rehabilitation programs.

- **Land Use & Community Development Element Policy 20.** The City of Huntington Park shall continue to encourage the restoration and rehabilitation of properties eligible for inclusion on the National Register of Historic Places and will support tax credit incentives of the National Trust for Historic Preservation.

ISSUE: DEVELOPMENT AND PUBLIC SERVICES

- **Land Use & Community Development Element Policy 21.** The City of Huntington Park shall require that new development(s) pay their "Fair Share" for the provision of the necessary infrastructure and other support services that will be required to serve the development.

- **Land Use & Community Development Element Policy 22.** The City of Huntington Park shall work with the Huntington Park Police Department and the Los Angeles County Fire Department to ensure that sufficient resources continue to be available to meet the existing and projected service demands.

- **Land Use & Community Development Element Policy 23.** The City of Huntington Park shall require all new development, including commercial, industrial, and residential development to install fire protection systems, including automatic sprinkler systems.

- **Land Use & Community Development Element Policy 24.** The City of Huntington Park shall enhance public crime prevention awareness through the development of new or expanded educational programs (in both Spanish and English) that address personal safety awareness, neighborhood watch programs, and the City shall take into account public safety in the design of new developments.

ISSUE: INTERAGENCY COORDINATION AND COOPERATION

- **Land Use & Community Development Element Policy 25.** The City of Huntington Park shall cooperate with surrounding jurisdictions in the review and implementation of larger development projects in the region.

- **Land Use & Community Development Element Policy 26.** The City of Huntington Park shall work with public agencies in the region so as to avoid the duplication of services.

- **Land Use & Community Development Element Policy 27.** The City of Huntington Park shall coordinate with the Los Angeles Unified School District as it expands and upgrades existing educational facilities.

- **Land Use & Community Development Element Policy 28.** The City of Huntington Park shall work with the library system to identify the service needs.

ISSUE: INFRASTRUCTURE

- **Land Use & Community Development Element Policy 29.** The City of Huntington Park shall work closely with local water purveyors in determining future area needs to identify and implement water conservation programs.

- **Land Use & Community Development Element Policy 30**. The City of Huntington Park shall ensure that adequate water and sewer service is available as new development occurs.

- **Land Use & Community Development Element Policy 31.** The City of Huntington Park shall continue to require the use of drought-resistant landscaping to reduce water use.

- **Land Use & Community Development Element Policy 32.** The City of Huntington Park shall strive to correct identified storm drain deficiencies and develop a long-range program for replacing aging drainage system components.

ISSUE: SOLID WASTE COLLECTION, DISPOSAL, & RECYCLING

- **Land Use & Community Development Element Policy 33.** The City of Huntington Park shall work closely with the County of Los Angeles and other responsible agencies so as to reduce solid waste generated in the City.

- **Land Use & Community Development Element Policy 34.** The City of Huntington Park shall explore the creation of City-managed recycling drop-off stations in the City. The new recycling stations must adhere to all City Codes and requirements.

- **Land Use & Community Development Element Policy 35.** The City of Huntington Park shall encourage waste reduction, recycling, and use of recycled materials within City government.

- **Land Use & Community Development Element Policy 36.** The City of Huntington Park shall encourage composting as an alternative to disposal for solid wastes.

MOBILITY & CIRCULATION ELEMENT POLICIES

ISSUE: LOCAL STREET SYSTEM

- **Mobility & Circulation Element Policy 1.** The City of Huntington Park shall design and employ appropriate traffic control measures to ensure City streets and roads function with safety and efficiency and shall coordinate street system improvements and signalization with regional transportation efforts.

- **Mobility & Circulation Element Policy 2.** The City of Huntington Park shall design local, collector, and residential streets to discourage their use as through traffic routes.

- **Mobility & Circulation Element Policy 3.** The City of Huntington Park shall require the traffic impacts of major new developments include a traffic impact analysis to identify measures to mitigate the traffic impacts.

- **Mobility & Circulation Element Policy 4.** As new development or redevelopment occurs, the City of Huntington Park shall limit driveway access onto arterial streets, restrict travel through adjacent residential neighborhoods, and provide bus turnouts where appropriate along heavily traveled arterials.

ISSUE: REGIONAL TRANSPORTATION

- **Mobility & Circulation Element Policy 5.** The City of Huntington Park shall support completion of planned improvements to the Long Beach Freeway (I-710).

- **Mobility & Circulation Element Policy 6.** The City of Huntington Park shall coordinate the development of arterial streets with the Los Angeles County Congestion Management Plan to assure that arterial streets will be compatible with those of neighboring jurisdictions.

- **Mobility & Circulation Element Policy 7.** The City of Huntington Park shall promote regional mobility and transportation efforts including the provision of transit and support the Eco-Rapid Transit Authority and Metro's West Santa Ana Branch.

- **Mobility & Circulation Element Policy 8.** The City of Huntington Park shall coordinate the development of goods movement system that will reduce the impact of trucks on the local traffic and the street infrastructure.

ISSUE: TRAFFIC REDUCTION

- **Mobility & Circulation Element Policy 9.** The City of Huntington Park shall support the implementation of employer traffic demand management (TDM) as required in the City's TDM Ordinance.

- **Mobility & Circulation Element Policy 10.** The City of Huntington Park shall require that proposals for major new developments include submission of a TDM plan to the City, including monitoring and enforcement provisions.

- **Mobility & Circulation Element Policy 11.** The City of Huntington Park shall promote ridesharing through publicity and outreach to the public.

Mobility & Circulation Element Policy 12. The City of Huntington Park shall encourage employers to reduce vehicular trips by offering employees incentives such as reduced rate transit passes as well as apportioning preferred parking for ridesharing.

ISSUE: PUBLIC TRANSPORTATION

- **Mobility & Circulation Element Policy 13.** The City of Huntington Park shall work with the MTA to develop improved connections to the Blue Line and encourage the MTA to upgrade its transit station located at Slauson Avenue.

- **Mobility & Circulation Element Policy 14.** The City of Huntington Park shall work with the MTA to identify needs for additional local and express bus service to Huntington Park.

- **Mobility & Circulation Element Policy 15.** The City of Huntington Park shall require new development to provide transit facilities, such as bus shelters and turn-outs, where deemed necessary and if space is available.

ISSUE: ALTERNATIVE FORMS OF TRANSPORTATION

- **Mobility & Circulation Element Policy 16.** The City of Huntington Park shall provide for safety of pedestrians and bicycles in the planning and construction of new roadway and transit projects.

- **Mobility & Circulation Element Policy 17.** The City of Huntington Park shall maintain existing pedestrian facilities and require new development to provide pedestrian access to existing public walkways.

- **Mobility & Circulation Element Policy 18**. The City of Huntington Park shall work with adjacent jurisdictions and the MTA to develop a network of on-street bike lanes or off-street bike paths.

- **Mobility & Circulation Element Policy 19.** The City of Huntington Park shall encourage the provision of an accessible and secure area for bicycle storage at all new and existing developments.

ISSUE: PARKING

- **Mobility & Circulation Element Policy 20.** The City of Huntington Park shall review the City's off-street parking requirements and revise as necessary to conform to actual parking demands.

- **Mobility & Circulation Element Policy 21.** Joint use of parking facilities may be granted as part of an area plan or site plan in the City of Huntington Park, depending on the peak parking generation of the permitted uses in the planning area.

- **Mobility & Circulation Element Policy 22.** The City of Huntington Park shall establish a parking overlay zone and designate appropriate areas of the Land Use Plan Map to facilitate the development of parking facilities through such methods as alley vacation and lot consolidation.

- **Mobility & Circulation Element Policy 23.** The City of Huntington Park shall explore the feasibility of on-street parking restrictions in certain areas of the City.

ISSUE: TRUCK TRAFFIC

- **Mobility & Circulation Element Policy 24.** The City of Huntington Park shall limit primary truck routes to major arterials to lessen the impacts to the residential neighborhoods.

- **Mobility & Circulation Element Policy 25.** The City of Huntington Park shall maintain truck routes to appropriate design standards to safely accommodate truck volumes.

- **Mobility & Circulation Element Policy 26.** The City of Huntington Park shall require all truck parking and queuing to occur outside of the public rights-of-ways.

- **Mobility & Circulation Element Policy 27.** The City of Huntington Park will continue to require truck loading areas that do not interfere with nearby traffic circulation.

RESOURCE MANAGEMENT ELEMENT POLICIES

ISSUE: REDUCE AIR POLLUTION

- **Resource Management Element Policy 1.** The City of Huntington Park shall endorse regional and local air quality and transportation management plans in order to reduce air pollution emissions and vehicular trips.

- **Resource Management Element Policy 2**. The City of Huntington Park shall participate in regional and statewide measures to address global warming.

- **Resource Management Element Policy 3.** The City of Huntington Park shall encourage the improvement of existing, and the development of new, shuttle, and transit systems to reduce vehicular trips and air pollution.

- **Resource Management Element Policy 4.** The City of Huntington Park shall encourage the use of energy conservation devices in project design and construction to increase energy efficiency and decrease pollution emissions from energy production and use.

ISSUE: CONSERVE & PROTECT WATER RESOURCES

- **Resource Management Element Policy 5.** The City of Huntington Park shall protect groundwater resources from depletion and pollution.

- **Resource Management Element Policy 6.** The City of Huntington Park shall reduce water consumption by providing water conservation techniques and by using reclaimed water, water-conserving appliances, and drought-resistant landscaping when feasible.

- **Resource Management Element Policy 7.** The City of Huntington Park shall comply with Statewide measures that are designed to promote a reduction in water use.

- **Resource Management Element Policy 8.** The City of Huntington Park shall implement a water conservation ordinance that includes the installation of xeriscape and water-conserving plumbing fixtures.

ISSUE: ENERGY CONSERVATION

- **Resource Management Element Policy 9.** The City of Huntington Park shall encourage innovative site planning and building designs which minimize energy consumption by taking advantage of sun/shade patterns, prevailing winds, landscaping, and building materials.

- **Resource Management Element Policy 10.** The City of Huntington Park shall establish, update, and implement building code requirements in accordance with State Title 24 energy and low impact development (LID) regulations.

- **Resource Management Element Policy 11.** The City of Huntington Park shall promote the use of solar panels as a mean to reduce electricity usage.

- **Resource Management Element Policy 12.** The City of Huntington Park shall promote the use of energy-efficient lighting throughout the City.

ISSUE: MAN-MADE AND NATURAL RESOURCES

- **Resource Management Element Policy 13.** The City of Huntington Park shall promote the preservation of important historic resources in the City, including but not limited to, the ongoing implementation of the City's Historic Preservation Ordinance.

- **Resource Management Element Policy 14.** The City of Huntington Park shall comply with the requirements of AB-52 requiring consultation with local Native American tribes in the review of new development proposals.

- **Resource Management Element Policy 15**. The City of Huntington Park shall encourage the use of California native vegetation in the landscaping of larger developments.

- **Resource Management Element Policy 16.** The City of Huntington Park shall strive to maintain parkway landscaping throughout the City.

ISSUE: OPEN SPACE, PARKS, & RECREATIONAL FACILITIES

- **Resource Management Element Policy 17.** The City of Huntington Park shall provide an active and passive park system and recreational facilities, based on the distribution of population within the City so as to serve the needs of residents of all ages, economic levels, and physical conditions.

- **Resource Management Element Policy 18**. The City of Huntington Park shall upgrade existing park facilities to improve park use and appearance and shall utilize opportunities for joint use of public facilities for recreational purposes, such as schools, utility easements, and abandoned railroad right-of-ways.

- **Resource Management Element Policy 19.** The City of Huntington Park shall encourage the development of common and private open space and recreational facilities within multi-family developments to increase recreational opportunities.

- **Resource Management Element Policy 20.** The City of Huntington Park shall coordinate local open space development with regional open space opportunities to satisfy a wide range of recreational demands.

HEALTH & SAFETY ELEMENT POLICIES

ISSUE: SEISMIC HAZARDS

- **Health & Safety Element Policy 1.** The City of Huntington Park shall continue to implement the City's seismic hazard abatement program for existing un-reinforced buildings.

- **Health & Safety Element Policy 2.** In areas with liquefaction potential, the City of Huntington Park shall require review of soils and geologic conditions, and if necessary, on-site borings, to determine liquefaction susceptibility of the proposed site.

- **Health & Safety Element Policy 3.** The City of Huntington Park shall maintain and periodically review emergency procedures for earthquakes in the City's Disaster Response Plan.

- **Health & Safety Element Policy 4.** The City of Huntington Park shall promote earthquake preparedness within the community by participation in quake awareness programs, including distribution of brochure materials in Spanish and English. The City will encourage property owners to anchor buildings to their foundations, bolt water heaters to walls, and implement other preventive measures.

ISSUE: FLOODING

- **Health & Safety Element Policy 5.** The City of Huntington Park shall work with the Los Angeles County Department of Public Works to identify and construct needed local and regional storm drain improvements to relieve local flooding problems in Huntington Park.

- **Health & Safety Element Policy 6.** The City of Huntington Park shall support the Army Corps of Engineers to expand the capacity of the Rio Hondo and Los Angeles River channels.

- **Health & Safety Element Policy 7**. The City of Huntington Park shall prepare and maintain a master drainage plan.

- **Health & Safety Element Policy 8**. The City of Huntington Park shall require local drainage-related improvements to be implemented as part of new development approvals.

ISSUE: FIRE

- **Health & Safety Element Policy 9.** The City of Huntington Park shall enforce building code requirements for new construction that ensure provision of adequate fire protection.

- **Health & Safety Element Policy 10.** The City of Huntington Park shall maintain mutual aid agreements with surrounding jurisdictions for fire protection.

- **Health & Safety Element Policy 11.** The City of Huntington Park shall maintain an ongoing fire inspection program to reduce fire hazards associated with older buildings, critical facilities, public assembly facilities, and industrial and commercial buildings.

- **Health & Safety Element Policy 12.** The City of Huntington Park shall maintain and periodically review procedures for managing fire emergencies in the City's Disaster Response Plan.

ISSUE: HAZARDOUS MATERIALS

- **Health & Safety Element Policy 13.** The City of Huntington Park shall locate new and existing land uses involved in production, storage, transportation, handling, and/or disposal of hazardous materials a safe distance from other land uses that may be sensitive to such activities.

- **Health & Safety Element Policy 14.** The City of Huntington Park shall coordinate with Los Angeles County in sponsoring regular household hazardous waste disposal programs to enable residents to bring backyard pesticides, cleaning fluids, paint cans, and other common household toxics to a centralized collection center for proper disposal.

- **Health & Safety Element Policy 15.** The City of Huntington Park shall cooperate with the County in local implementation of applicable portions of the Los Angeles Hazardous Waste Management Plan.

- **Health & Safety Element Policy 16.** The City of Huntington Park shall consult with companies operating underground pipelines, as well as the Public Utilities Commission and Office of Pipeline Safety, to determine the likelihood of explosion or rupture in case of accident or earthquake and shall ensure that the Fire Department and other disaster response agencies have access to route, depth, and shut-off information about each line.

ISSUE: EMERGENCY PREPAREDNESS

- **Health & Safety Element Policy 17**. The City of Huntington Park shall maintain and regularly update the City's Disaster Response Plan.

- **Health & Safety Element Policy 18.** The City of Huntington Park shall hold emergency drills to test the effectiveness of emergency preparedness plans.

- **Health & Safety Element Policy 19.** The City of Huntington Park shall periodically inspect emergency shelters to ensure that equipment and supplies are available and operational.

- **Health & Safety Element Policy 20.** The City of Huntington Park shall sponsor and support bilingual public education programs on emergency preparedness and disaster response. The City will distribute information about emergency planning to community groups, schools, churches, and business associations.

ISSUE: TRANSPORTATION NOISE

- **Health & Safety Element Policy 21.** The City of Huntington Park shall ensure the inclusion of noise mitigation measures in the design of new roadway projects in Huntington Park.

- **Health & Safety Element Policy 22.** The City of Huntington Park shall enforce City, State, and Federal noise standards, especially those for mufflers and modified exhaust systems.

- **Health & Safety Element Policy 23.** The City of Huntington Park shall monitor noise from buses and other heavy vehicles in residential areas. If necessary, the City will consider alternate circulation routes for those types of vehicles.

- **Health & Safety Element Policy 24**. The City of Huntington Park shall discourage through-traffic in residential neighborhoods.

ISSUE: NOISE & LAND USE

- **Health & Safety Element Policy 25.** The City of Huntington Park shall ensure acceptable noise levels near schools, hospitals, convalescent homes, and other noise-sensitive areas.

- **Health & Safety Element Policy 26.** The City of Huntington Park shall establish standards for all types of noise not already governed by local ordinances or preempted by State or Federal law.

- **Health & Safety Element Policy 27.** The City of Huntington Park shall require noise-reduction techniques in site planning, architectural design, and construction where noise reduction is necessary.

- **Health & Safety Element Policy 28**. The City of Huntington Park shall discourage and, if necessary, prohibit the location of noise-sensitive land uses in noisy environments.

ISSUE: NON-TRANSPORTATION CONTROL MEASURES

- **Health & Safety Element Policy 29.** The City of Huntington Park shall review the City's existing noise ordinances and revise them as necessary to better regulate noise-generating uses. The City will ensure strict enforcement.

- **Health & Safety Element Policy 30.** The City of Huntington Park shall consider adoption of a comprehensive City Noise Ordinance to regulate hours of operation and control excessive noise from lawn blowers, trimmers, construction activity, street sweepers, machinery, and other disturbances.

- **Health & Safety Element Policy 31.** The City of Huntington Park shall reduce noise generated by building activities by requiring sound attenuation devices on construction equipment.

- **Health & Safety Element Policy 32.** The City of Huntington Park shall establish and maintain coordination among the agencies involved in noise abatement.

HOUSING ELEMENT POLICIES

ISSUE AREA: HOUSING CONSERVATION

- **Housing Element Policy 1.** The City of Huntington Park shall promote the maintenance of the existing housing units and shall require property owners to maintain their housing so the units are safe, healthful, and aesthetically pleasing.

- **Housing Element Policy 2.** The City of Huntington Park shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished.

- **Housing Element Policy 3**. The City of Huntington Park shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing.

- **Housing Element Policy 4.** The City of Huntington Park, where possible, shall work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements.

ISSUE AREA: DEVELOPMENT OF NEW HOUSING

- **Housing Element Policy 5.** The City of Huntington Park shall encourage an adequate supply of dwelling units to meet the needs of all income groups through its General Plan.

- **Housing Element Policy 6.** The City of Huntington Park shall promote the development of new owner-occupied housing units to meet the housing demand for moderate and upper income households.

- **Housing Element Policy 7.** The City of Huntington Park shall continue to cooperate with other public agencies and NGOs as a means to promote the existing emergency and transitional housing in certain areas of the City.

- **Housing Element Policy 8.** The City of Huntington Park shall ensure that new residential projects are kept at a scale (number of units, height, etc.) compatible in design with adjacent residential areas.

ISSUE AREA: IDENTIFICATION OF ADEQUATE SITES

- **Housing Element Policy 9.** The City of Huntington Park shall assist developers in the identification of land suitable for housing developments for medium- and lower-income families and individuals.

- **Housing Element Policy 10.** The City of Huntington Park shall explore opportunities for new residential development within residentially zoned areas.

- **Housing Element Policy 11.** The City of Huntington Park shall implement new land use designations, such as Mixed Use, for key areas of the City that could accommodate such development.

ISSUE AREA: REMOVAL OF GOVERNMENTAL CONSTRAINTS

- **Housing Element Policy 12.** The City of Huntington Park shall continue to review and streamline administrative procedures for processing development permits and establish finite time limits for such approvals so as to minimize the time, costs, and uncertainty associated with development.

- **Housing Element Policy 13.** The City of Huntington Park shall periodically review and update development codes and standards to minimize their impact on new development.

- **Housing Element Policy 14.** The City of Huntington Park shall explore innovative strategies that will facilitate the planning and design review process while providing clear and consistent direction to housing developers and property owners.

- **Housing Element Policy 15.** The City of Huntington Park shall continue to cooperate with other public agencies and the adjacent cities in identifying strategies to promote and facilitate new housing construction.

ISSUE AREA: EQUAL HOUSING

- **Housing Element Policy 16.** The City of Huntington Park shall ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units.

- **Housing Element Policy 17.** The City of Huntington Park shall ensure adequate housing and high quality community services for all persons regardless of income, age, race, sex, marital status, or ethnic background.

- **Housing Element Policy 18**. The City of Huntington Park shall vigorously oppose those prejudices, practices, and market behaviors that result in housing discrimination.

- **Housing Element Policy 19.** The City of Huntington Park shall cooperate with other public agencies involved in the enforcement of laws aimed at promoting access to housing (fair housing laws) and non-discrimination.

1.5 AMENDING & THE ONGOING REVIEW OF THE GENERAL PLAN



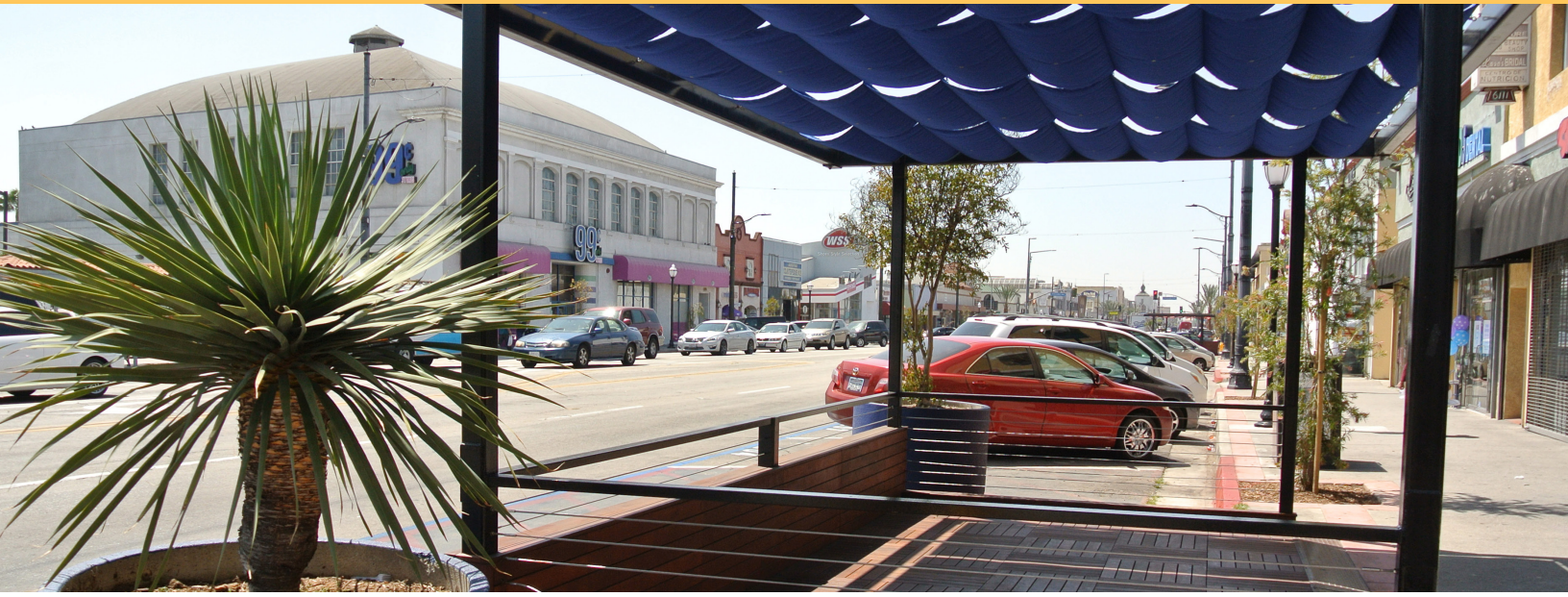
California Government Code Section 65400 requires the City to annually review the General Plan and the corresponding Implementation Plan. An annual report should be prepared for review and approval by the Planning Commission/City Council and forwarded to the State Office of Planning and Research and the State Housing and Community Development office on or before October 1 of each year. The annual review report is intended to provide information on how the General Plan is being implemented. As a "living document," the General Plan is reviewed and periodically amended to reflect changes in the housing market, the economy, etc. Should individual elements require amendment, these amendments can be adopted up to four times per year after noticed public hearings.

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LAND USE & COMMUNITY DEVELOPMENT ELEMENT

2.1 INTRODUCTION



SCOPE OF THE LAND USE & COMMUNITY DEVELOPMENT ELEMENT

The City has been largely urban since the Second World War and new development that has taken place in the City involved the redevelopment of existing developed parcels. In 1970, the City's population was 33,482. According to the most recent Census figures, the City's current population is 61,348. This represents an increase of 27,866 persons or 83% in the past five decades. This nearly doubling in population has been absorbed within the City, there were no large areas of vacant land that were developed or no annexations of unincorporated land. This growth occurred without the benefit of expanded or new roadways, new waterlines or sewer facilities, or new open space areas or parks. The underling city service and infrastructure framework essentially is unchanged from the time when the City's population was less than half of the current levels.

The Land Use and Community Development Element serves as a long-range guide for development and planning in the City of Huntington Park and indicates the location and extent of existing and future development throughout the City. The Element identifies those areas where existing and future land uses will be permitted. According to the State planning law, this Element must:

- Designate the distribution, location, and extent of land uses for housing, business, industry, open space, recreation, and public facilities;
- Establish standards of population density and building intensity for each land use category covered by the General Plan; and,
- Identify land uses in those areas subject to development constraints, such as flooding.

The primary objective of the Land Use and Community Development Element is to assist in the management of future growth, to improve the City's physical appearance, and to minimize land use conflicts. Additionally, the State General Plan Guidelines indicate this Element must focus on the following issues:

- Promote a balanced and functional mix of land uses consistent with the community's values;
- Reflect those opportunities and constraints identified in other elements of the General Plan that may affect land use and development; and,
- Assist in reducing the potential for loss of life, injury, property damage, and economic and social dislocation resulting from natural hazards.

This Element also emphasizes sustainable development by coordinating growth and new development in a comprehensive manner so as to avoid incremental and uncoordinated decision making that lacks vision. Growth is targeted in those areas of the City where growth may be accommodated while maintaining the residential neighborhoods, and ensuring quality development.

RELATIONSHIP TO THE GENERAL PLAN

The Land Use and Community Development Element will serve as a blueprint for land use and development within the City of Huntington Park and sets forth policies and programs concerning physical development within the community. The Element addresses a wide range of issues regarding existing and future development, land use compatibility, the availability of public services and infrastructure, public safety, and the conservation of resources of concern to the community. The scope and content of this Land Use and Community Development Element is governed by State law (Section 65302(a) of the Government Code). According to State law, the policies included in this Element must reflect the policies contained within the other General Plan Elements.

- The Housing Element contains policies for residential development that are considered in the Land Use and Community Development Element.

- The Mobility and Circulation Element provides for the development of a transportation framework that will support the ultimate land uses and development anticipated under the Land Use Plan.

- The Health and Safety Element identifies hazards that need to be considered in future land use planning. This Element is also used as a guide to establish noise mitigation.

2.2 BACKGROUND FOR PLANNING



OVERVIEW OF LAND USE & DEVELOPMENT

Huntington Park was largely developed by the 1930's. As a result, the City is an urbanized community that was essentially fully developed prior to the Second World War. Land use and development characteristics are summarized in below.



- The City contains a variety of uses with residential development being the most extensive type of use. Single-family, medium density, and high density residential are the most dominant type of use in the central portion of the City, which is bounded by Randolph Street to the north, the west of side of Stafford Avenue to the west, Florence Avenue to the South, and Bissell Street to the east. Single-family residential development is also found in the southern portion of the City.



- The northeastern portion of the City is generally occupied by high density residential development. High density residential is generally concentrated west of Rugby Avenue, east of Regent Street, south of Randolph Street, and north of Florence Avenue. In addition, medium density residential is located north of Randolph Street.

- Commercial uses are concentrated along major arterial routes including Pacific Boulevard, Slauson Avenue, Florence Avenue, and Gage Avenue. Neighborhood commercial uses are also located within the southeastern section of the City.





- Industrial uses generally occupy the western portion of the City, with a small pocket located along both sides of the Union Pacific Railroad right-of-way (ROW) in the northeastern section of the City.

Table 2-1 summarizes the distribution of land uses and development in the City.

Table 2-1: Distribution of Existing Land Uses in the City

Land Use Category And Description	Area (In acres)	% of City
Residential (Single Family, Condominiums, Duplex, Triplexes, Fourplexes, and Apartments)	1,942.99	77.8%
Commercial (Lots, Stores, Retail, Gas Stations, Auto Repair, Service Stations)	199.44	8.0%
Industrial (Warehouse/Lumber yard)	65.81	2.6%
Miscellaneous Public Use (Church, Schools, Parks, Auditoriums, Clubs, Lodges, Hospitals, Hotels)	42.7	1.7%
Manufacturing	101.37	4.1%
Clubs and Lodges	5.59	0.2%
Private Utilities	35.21	1.4%
Office Buildings	14.42	0.6%
Vacant (Residential, Commercial, and Industrial)	90.41	3.6%
Total	2,497.94	100.0%

Source: Blodgett Baylosis Environmental Planning, 2016.

OVERVIEW OF EXISTING RESIDENTIAL DEVELOPMENT

Residential development is the predominant land use in the City. Various sections of the City are occupied by different residential land uses, which are separated by density. The southeast portion of the City is dominated by single-family residential. Single-family uses extend as far north as Gage Avenue and as far south as the City's southern border with South Gate and unincorporated Walnut Park. In addition, single-family residential uses extend as far west as the west side of Passaic Street to Salt Lake Avenue to the east. Medium density residential uses are separated by Randolph Street and extend just north of Gage Avenue. The aforementioned section of medium density residential is bounded by Templeton Street to the west and by the east side of Bissell Street to the east. Three pockets of medium density residential are located between Slauson Avenue to the north and Randolph Street to the south. One last pocket of medium density residential is located north of Slauson Avenue along the north side of 58th Street and extends to the City's northern border with Vernon. High density residential is concentrated within the northeastern portion of the City and to the east and west of the downtown area. The concentration of high density residential located to the east of downtown is generally bounded by Randolph Street to the north, Seville Avenue to the west, Florence Avenue to the south, and the eastern side of Mountain View Avenue to the east. The second concentration of high density residential located to the west of downtown is generally bounded by Randolph Street to the north, Florence Avenue to the south, Rugby Avenue to the east, and Regent Street to the west. One small pocket of high density residential is located north of Florence Avenue, west of Salt Lake Avenue, and south of Saturn Avenue.

OVERVIEW OF EXISTING COMMERCIAL DEVELOPMENT

Commercial uses are concentrated along major arterial routes including Pacific Boulevard, Slauson Avenue, Florence Avenue, Santa Fe Avenue, and Gage Avenue. Strips of neighborhood commercial uses are located within the southeastern section of the City along both sides of State Street and California Avenue. Pacific Boulevard serves as the City's main commercial thoroughfare. Much of the City's commercial uses are concentrated along Pacific Boulevard, Florence Avenue, and Gage Avenue. The City's Downtown is located along Pacific Boulevard. The Downtown area is bounded on the north by Randolph Street, on the south by Florence Avenue, on the east by

Miles Avenue, and on the west by Rugby Avenue. Strip commercial centers are generally located along Florence Avenue.

INDUSTRIAL DEVELOPMENT

The City's industrial area is located within the northern and western portion of the City. Industrial land uses extend from the City's northern border with Vernon along Slauson Avenue and 52nd Street, and westerly to the City's border with unincorporated Los Angeles County along Wilmington Avenue. The industrial sector is generally bounded by Santa Fe Avenue, Pacific Boulevard, and the City of Vernon to the east and Randolph Street to the south.

INFRASTRUCTURE - WATER

The City of Huntington Park is served by four water companies which obtain their supply of water from two sources: groundwater from local wells and water supplied by the Metropolitan Water District. The four water companies are listed below.

- **Maywood Mutual Water Company.** The Maywood Mutual Water Company serves the northeastern portion of the City. The service boundaries extend east to west from Maywood Avenue to the City's border with Maywood, and north to south from Slauson Avenue to Randolph Avenue. Approximately 70% of the Maywood Mutual Water Company's costumers reside in Huntington Park.

- **Walnut Park Mutual Water Company.** The Walnut Park Mutual Water Company serves the odd-numbered side of Walnut Street (addresses 2901-3501 Walnut Street).

- **Golden State Water Company.** The City of Huntington Park is located within the Central Basin West service area of the Golden State Water Company. Golden State Water Company serves the western portion of the City. The service boundaries extend from Slauson Avenue to the north to Florence Avenue to the south, and from the City's western border with Florence-Graham to the west to Alameda Street to the east.

- **Severn Trent Services.** Severn Trent is the City's main provider of water and operates multiple wells in the City, including Well Numbers 12, 14, and 17.

INFRASTRUCTURE - SEWERS

The City of Huntington Park Public Works Department maintains the City's sewer system. Sewage generated by the City is conveyed to regional sewage treatment facilities maintained and operated by the Los Angeles County Sanitation District (LACSD). Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant provides primary and secondary treatment for approximately 280 million gallons per day (mgd) and has a total permitted capacity of 400 mgd. Thus, a remaining capacity of 120 mgd is available for future development in the region.

INFRASTRUCTURE - STORM DRAINAGE

There is minimal flood risk in the City of Huntington Park (Zone X), as indicated in the Federal Emergency Management Agency's Flood Insurance Rate Program. The Los Angeles River Channel is a 500-foot wide concrete channel that is designed to handle the storm water runoff from the Los Angeles area. The river is located north and east of the City approximately 1.90 miles to the east. The maintenance of the river is the responsibility of the Los Angeles County Department of Public Works, Flood Control District. Flooding and inundation hazards are described in the Safety Element. The majority of the storm drains in the City are owned and maintained by the Los Angeles County Flood Control District. The storm drains extend along major arterials and connect directly to the Los Angeles River to the east.

UTILITIES & COMMUNICATIONS

Natural gas service to the City is provided by the Southern California Gas Company (a subsidiary of SEMPRA Energy) and electricity is provided by the Southern California Edison (SCE) Company. Southern California Gas Company serves more than 21 million residents throughout Central and Southern California. The SCE maintains overhead and underground lines in the City to serve the energy demands of local residents and businesses.

LIBRARY FACILITIES

The Huntington Park Library is located at 6518 Miles Avenue and is part of the County of Los Angeles Public Library system. The library was first established in 1913 and has relocated three times in the years 1924, 1931, and finally in 1970 to its current location in the Civic Center. The library is approximately 33,482 square feet and has a meeting room with a maximum capacity of 84 persons. Amenities include a children's area, a teen space, a 24-hour book drop, a household battery recycling site, an American Indian resource center, in-person and telephone research assistance, a photocopier, live homework help, a homework center, a family place, story time kits, and a Learning Express Library for teens.





SCHOOL FACILITIES

The City of Huntington Park is served by the Los Angeles Unified School District, which operates a total of 24 schools in the City. Approximately nine of the public schools in the City are charter schools. The City has a total of ten elementary schools, five middle schools, seven high schools, and two preschool/ early education centers. Huntington Park is also within the service boundaries of East Los Angeles Community College (ELAC). **Table 2-2** indicates the address of those schools that currently serve Huntington Park residents.

Table 2-2: Schools that Serve the City Residents

School	Address
Aspire Antonio Maria Lugo Academy	6100 Carmelita Ave.
Aspire Ollin University Preparatory Academy	2540 East 58th St.
Acadamia Moderna	2410 Broadway
Alliance Collins Family College-Ready High	2071 Saturn Ave.
Aspire Centennial College Preparatory Academy	2079 Saturn Ave.
Aspire Junior College Academy	6724 South Alameda St.
Aspire Pacific Academy	2565 58th St.
Aspire Titan Academy	6720 South Alameda St.
Chester W. Nimitz Middle School Science/Tech/Math Magnet	6021 Carmelita Ave.
Chester W. Nimitz Middle	6021 Carmelita Ave
Henry T. Gage Middle	2880 East Gage Ave.
Henry T. Gage Middle School Science/Tech/Math Magnet	2880 East Gage Ave
Hope Street Elementary	7560 State St.
Huntington Park Elementary	6055 Corona Ave.
Huntington Park Elementary Dual Language Spanish	6055 Corona Ave.
Huntington Park New Elementary #7 LAUP	6055 Corona Ave.
Huntington Park Senior High	6020 Miles Ave.
Linda Esperanza Marquez High A Huntington Park Institute of Applied Medicine	6361 Cottage St.
Linda Esperanza Marquez High B LIBRA Academy	6361 Cottage St.
Linda Esperanza Marquez High C School of Social Justice	6361 Cottage St.
Lucille Roybal-Allard Elementary	3232 Saturn Ave.
Middleton Cal State Preschool Program	2410 Zoe Ave.
Middleton Primary Center	2410 Zoe Ave.
Middleton Street Elementary	6537 Malabar St.
Miles Avenue Early Education Center	2855 Saturn Ave.
Miles Avenue Elementary	6720 Miles Ave.

Table 2-2: Schools that Serve the City Residents (continued)

Miles Avenue Elementary Dual Language Spanish	6720 Miles Ave.
Miles Avenue Elementary Science/Tech/Math Magnet	6720 Miles Ave.
Pacific Boulevard	2660 East 57th St.
PREPA TEC – Los Angeles	2665 Clarendon Ave.
Renuovo Elementary School	3154 East Gage Ave.
Renuovo Leadership Academy	3154 East Gage Ave
San Antonio Continuation	2911 Belgrave Ave.
San Antonio Elementary	6222 State St.
San Antonio Elementary Science/Tech/Math Magnet	6220 State St.
St. Matthias Elementary School	7130 Cedar St.
State Street Early Education Center	3210 Broadway
Source: Los Angeles Unified School District.	

POLICE & FIRE FACILITIES

Police protection for the City is provided by the Huntington Park Police Department (HPPD) that consists of 57 sworn personnel and 62 civilian employees for a total of 119 full-time employees. The department also has 25 part-time employees. The City of Huntington Park has had police protection since it's incorporation in 1906. The HPPD was relocated twice, once in 1933 following the Long Beach earthquake, and a second time in 1950 upon the completion of the Civic Center. In addition, the City operates a 22 bed Type I Jail which houses unsentenced prisoners prior to their transfer to the County facilities.

The City of Huntington Park contracts its fire serves through the Los Angeles County Fire Department. The Los Angeles County Fire Department operates two fire stations in the City: Fire Station 164, located at 6301 South Santa Fe Avenue, serves as the area's battalion headquarters (Huntington Park is serviced by Los Angeles County Fire Department-Battalion 13); and Fire Station 165, located at 3255 Saturn Avenue.

2.3 PLANNING VISION



The City of Huntington Park, with the implementation of the Land Use and Community Development Element, seeks to promote an orderly pattern of quality future development to achieve a complete and controlled balance of growth among land uses. The following objectives will be realized through the implementation of the policies and programs contained in the Land Use and Community Development Element:

- To promote orderly development within the City while, at the same time, ensuring that sustainability is the cornerstone of this future development;
- To provide for a variety of housing opportunities for all residents of the City of Huntington Park;
- To maintain and conserve the existing residential neighborhoods in the community while providing for a variety of housing opportunities for all residents;
- To increase employment opportunities in the City;

- To promote the development of a wide range of commercial uses to meet the needs of the local and regional marketplace;

- To ensure a strong industrial and commercial tax base to finance public improvements and services; and,

- To promote quality design and sustainable development along the City's major commercial corridors.

The City's adopted land use and sustainability policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for the Land Use and Community Development Element.

LAND USE & COMMUNITY DEVELOPMENT ELEMENT POLICIES

ISSUE: LAND USE DIVERSITY

- **Land Use & Community Development Element Policy 1.** The City of Huntington Park shall maintain and preserve those industrial and commercial areas of the City while preventing land use conflicts through comprehensive land use planning and environmental review.

- **Land Use & Community Development Element Policy 2.** The City of Huntington Park shall promote mixed-use development (residential, retail, and commercial uses) in key activity areas of the City as indicated on the Land Use Policy Map.

- **Land Use & Community Development Element Policy 3.** The City of Huntington Park shall continue to support the development of senior housing in locations with convenient access to commercial uses, services, and public transportation.

- **Land Use & Community Development Element Policy 4.** The City of Huntington Park shall continue to permit single room occupancy (SROs) uses in the Central Business District and SRO/Commercial Mixed Use Overlay as a means to provide affordable housing.

ISSUE: NEW DEVELOPMENT & LAND USE COMPATIBILITY

- **Land Use & Community Development Element Policy 5.** The City of Huntington Park shall require that multi-family development provide adequate buffers (such as decorative walls and landscaped setbacks) to prevent impacts on surrounding neighborhoods due to noise, traffic, parking, light and glare, and differences in scale as a means to ensure privacy and to provide visual compatibility.

- **Land Use & Community Development Element Policy 6.** The City of Huntington Park shall require that new developments are properly designed to minimize potential land use conflicts and environmental impacts.

- **Land Use & Community Development Element Policy 7.** The City of Huntington Park shall ensure that new industrial development does not lead to any environmental impacts related to contamination, excessive noise, air pollution, and truck traffic.

- **Land Use & Community Development Element Policy 8.** The City of Huntington Park shall develop and implement an amortization program to require legal non-conforming uses to meet current building code and zoning requirements.

ISSUE: EXPANSION & DIVERSIFICATION OF ECONOMIC BASE

- **Land Use & Community Development Element Policy 9.** The City of Huntington Park shall encourage the growth and expansion of local businesses through a streamlined permit approval processes.

- **Land Use & Community Development Element Policy 10.** The City of Huntington Park shall actively promote the City as a place for businesses to locate through marketing, advertising, and cooperation with the local Chamber of Commerce.

- **Land Use & Community Development Element Policy 11.** The City of Huntington Park shall target certain businesses and industries that will benefit the local market.

- **Land Use & Community Development Element Policy 12.** The City of Huntington Park shall maintain, market, and further develop the Pacific Boulevard corridor as a regional retail destination.

ISSUE: URBAN DESIGN

- **Land Use & Community Development Element Policy 13.** The City of Huntington Park shall require that new and rehabilitated residential, commercial, and light industrial development located adjacent to pedestrian and recreational amenities provide linkages to those amenities including ground-level access; pedestrian-oriented ground-floor uses; and locating on-site parking away from pedestrian-oriented areas.

- **Land Use & Community Development Element Policy 14.** The City of Huntington Park shall oversee the preparation of urban design guidelines that, together with the City's Zoning Ordinance, will serve as a design guide for new development and rehabilitation.

- **Land Use & Community Development Element Policy 15.** The City of Huntington Park shall establish a consistent design vocabulary for all public signage, including fixture type, lettering, colors, symbols, and logos.

- **Land Use & Community Development Element Policy 16.** The City of Huntington Park shall locate distinctive public signage and landscaping for key entry points into the City and will require that signage on commercial structures be compatible and integrated with the surrounding area.

ISSUE: REVITALIZATION AND NEW DEVELOPMENT

- **Land Use & Community Development Element Policy 17.** The City of Huntington Park shall use various land use and development incentives to facilitate the revitalization of underutilized or blighted properties consistent with the adopted land use map..

- **Land Use & Community Development Element Policy 18.** The City of Huntington Park shall continue to require property maintenance through continued Code Enforcement efforts.

- **Land Use & Community Development Element Policy 19.** The City of Huntington Park shall continue to pursue funding sources to assist in the implementation of existing residential and commercial rehabilitation programs.

- **Land Use & Community Development Element Policy 20.** The City of Huntington Park shall continue to encourage the restoration and rehabilitation of properties eligible for inclusion on the National Register of Historic Places and will support tax credit incentives of the National Trust for Historic Preservation.

ISSUE: DEVELOPMENT AND PUBLIC SERVICES

- **Land Use & Community Development Element Policy 21.** The City of Huntington Park shall require that new development(s) pay their "Fair Share" for the provision of the necessary infrastructure and other support services that will be required to serve the development.

- **Land Use & Community Development Element Policy 22.** The City of Huntington Park shall work with the Huntington Park Police Department and the Los Angeles County Fire Department to ensure that sufficient resources continue to be available to meet the existing and projected service demands.

- **Land Use & Community Development Element Policy 23.** The City of Huntington Park shall require all new development, including commercial, industrial, and residential development to install fire protection systems, including automatic sprinkler systems.

- **Land Use & Community Development Element Policy 24.** The City of Huntington Park shall enhance public crime prevention awareness through the development of new or expanded educational programs (in both Spanish and English) that address personal safety awareness, neighborhood watch programs, and taking into account public safety in the design of new developments.

ISSUE: DEVELOPMENT AND PUBLIC SERVICES

- **Land Use & Community Development Element Policy 21.** The City of Huntington Park shall require that new development(s) pay their "Fair Share" for the provision of the necessary infrastructure and other support services that will be required to serve the development.

- **Land Use & Community Development Element Policy 22.** The City of Huntington Park shall work with the Huntington Park Police Department and the Los Angeles County Fire Department to ensure that sufficient resources continue to be available to meet the existing and projected service demands.

- **Land Use & Community Development Element Policy 23.** The City of Huntington Park shall require all new development, including commercial, industrial, and residential development to install fire protection systems, including automatic sprinkler systems.

- **Land Use & Community Development Element Policy 24.** The City of Huntington Park shall enhance public crime prevention awareness through the development of new or expanded educational programs (in both Spanish and English) that address personal safety awareness, neighborhood watch programs, and taking into account public safety in the design of new developments.

ISSUE: INTERAGENCY COORDINATION AND COOPERATION

- **Land Use & Community Development Element Policy 25.** The City of Huntington Park shall cooperate with surrounding jurisdictions in the review and implementation of larger development projects in the region.

- **Land Use & Community Development Element Policy 26.** The City of Huntington Park shall work with public agencies in the region so as to avoid the duplication of services.

- **Land Use & Community Development Element Policy 27.** The City of Huntington Park shall coordinate with the Los Angeles Unified School District as it expands and upgrades existing educational facilities.

- **Land Use & Community Development Element Policy 28.** The City of Huntington Park shall work with the library system to identify the service needs.

ISSUE: INFRASTRUCTURE

- **Land Use & Community Development Element Policy 29.** The City of Huntington Park shall work closely with local water purveyors in determining future area needs to identify and implement water conservation programs.

- **Land Use & Community Development Element Policy 30**. The City of Huntington Park shall ensure that adequate water and sewer service is available as new development occurs.

- **Land Use & Community Development Element Policy 31.** The City of Huntington Park shall continue to require the use of drought-resistant landscaping to reduce water use.

- **Land Use & Community Development Element Policy 32.** The City of Huntington Park shall strive to correct identified storm drain deficiencies and develop a long-range program for replacing aging drainage system components.

ISSUE: SOLID WASTE COLLECTION, DISPOSAL, & RECYCLING

- **Land Use & Community Development Element Policy 33.** The City of Huntington Park shall work closely with the County of Los Angeles and other responsible agencies so as to reduce solid waste generated in the City.

- **Land Use & Community Development Element Policy 34.** The City of Huntington Park shall explore the creation of City-managed recycling drop-off stations in the City. The new recycling stations must adhere to all City Codes and requirements.



- **Land Use & Community Development Element Policy 35.** The City of Huntington Park shall encourage waste reduction, recycling, and use of recycled materials within City government.

- **Land Use & Community Development Element Policy 36.** The City of Huntington Park shall encourage composting as an alternative to disposal for solid wastes.

LAND USE & COMMUNITY DEVELOPMENT PROGRAMS

The following programs will implement the policies outlined in the previous section.

- **Building Code Review Program.** The City of Huntington Park will periodically review, and if necessary, update the Uniform Building Code (UBC) to reflect current technology and regulations. This review will be undertaken by designated individuals to identify appropriate changes to the UBC that should be considered. Amendments to the City's building code will then be made, as appropriate. This program's implementation strategy is summarized below:

    - **Source of Funding:** General Fund or other available resources.
    - **2019-2024 Program Objectives:** To undertake an annual review.
    - **Agency Responsible for Implementation:** Community Development Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Capital Improvement Planning.** The City's Capital Improvement Program (CIP) is a five-year plan that indicates the timing of major capital expenditures. Individual projects are reviewed and ranked on an annual basis and may include streetscape upgrades, installation of traffic signals, slurry seal for streets, sidewalk repair, and sewer line upgrades. The City will continue to update, review, and implement its CIP to consider transportation-related improvements. This program's implementation strategy is summarized below:

- **Source of Funding:** General Fund or other available resources.
- **2019-2024 Objectives:** To review and update the CIP
- **Agency Responsible for Implementation:** Community Development Department.
- **Implementation Schedule:** The program is ongoing and will be continued.

- **Code Enforcement.** Code enforcement is an integral part of the City's efforts to improve the appearance of substandard structures, properties, and signage. Community code enforcement efforts (funding and staffing) will continue to be the primary means to ensure that properties are well maintained. The objective of the City's Code Enforcement Program, in regard to housing, is to bring substandard units into compliance with City codes. Potential code violations are identified based on exterior windshield surveys and complaints reported to the City. The City's Code Enforcement Officers work closely with the Community Development staff and property owners to identify units in need of housing assistance. In order to address the continuing problem of illegal units, the Code Enforcement Officer surveys the City to identify such units, notifies property owners that they are in violation of City law, and enforces the steps necessary to bring their properties into compliance with City codes. These efforts result in improved maintenance of housing units throughout the City. Property owners are also informed of any rehabilitation loans or grants that are available as a means to correct code violations. This program's implementation strategy is summarized below:

  - **Source of Funding:** General Fund or other available resources.
  - **2019-2024 Program Objectives:** To maintain the existing service level
  - **Agency Responsible for Implementation:** Community Development Department.
  - **Implementation Schedule:** The program is ongoing and will be continued.

- **Design Guidelines and Review.** The City shall continue to implement its current design review procedures. The purpose of the design review process is to ensure that building design, architecture, and site layouts are compatible with surrounding development. The design review process is an important component of development review. This process may be used to consider a potential development's impact on the architectural integrity of historically significant structures and sites. This program's implementation strategy is summarized below:

    - **Source of Funding:** General Fund or other available resources.
    - **2019-2024 Program Objectives:** To complete design guidelines for the areas plans by 2020.
    - **Agency Responsible for Implementation:** Community Development Department.
    - **Implementation Schedule:** he program will commence at the adoption of the General Plan.

- **Environmental Review.** The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects, as well as those that will have the potential to adversely impact the environment. Land use and development are among the issue areas that will be addressed in the venvironmental analysis. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures that may be recommended as part of the environmental review process. This program's implementation strategy is summarized below:

    - **Source of Funding:** General Fund or other available resources.
    - **2019-2024 Objectives:** To maintain the existing service level
    - **Agency Responsible for Implementation:** Community Development Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Nonconforming Ordinance.** The City shall review, and if required, revise its Nonconforming Ordinance on an ongoing basis to ensure that it meets the current objectives of the community. The initial step will require City staff to review the existing Nonconforming Ordinance. Staff shall prepare a report that will be submitted to the City council and planning commission describing provisions of the ordinance and any problems that have been experienced related to its implementation. This program's implementation strategy is summarized below:

    - **Source of Funding:** General Fund or other available resources.
    - **2019-2024 Program Objectives:** To maintain the existing service level
    - **Agency Responsible for Implementation:** Community Development Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Zoning Conformity Program.** The City will continue to review the zoning ordinance and map to ensure that the development standards are consistent with those identified in the Land Use and Community Development Element. The City will also initiate appropriate changes to the zoning map to ensure conformity between the Land Use and Community Development Element and zoning map. This program's implementation strategy is summarized below:

    - **Source of Funding:** General Fund and Community Development Block Grant (CDBG).
    - **2019-2024 Program Objectives:** To maintain the existing service level
    - **Agency Responsible for Implementation:** Community Development Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.

2.4 PLANNING IMPLEMENTATION



The land use map (**Exhibit 2-1**) indicates the location and extent of permitted development in the City. With the City of Huntington Park completely urbanized (the City's current population is 61,348), the land use map's focus is on the conservation, maintenance, the rehabilitation of existing development, and the identification of opportunities for redevelopment in the City. California planning law calls for conformity between the land use map and the zoning map. This consistency provision is important, since the zoning ordinance serves as the primary implementation tool of the Land Use and Community Development Element. State law indicates that local governments have a "reasonable amount of time" to amend their zoning ordinance to ensure consistency. The majority of the earlier inconsistencies between the City's General Plan and zoning map were resolved as part of the previous General Plan update. The Land Use and Community Development Element, through this update, focuses on those areas where there is an opportunity for a change in land use and development. The focus of the City's future planning efforts relative to land use and development will be directed toward accomplishing the following objectives:

- To retain the existing desirable land uses while providing for a more compatible land use pattern in the City;

- To ensure that the land use map accurately reflects the development and land use objectives of the community;

- To make sure the boundaries for the various land use designations correspond to the boundaries of the various zone districts to ensure consistency; and,

- To correct any potential inconsistencies between the land use plan and the zoning map.

LAND USE DESIGNATIONS

The Land Use and Community Development Element indicates the location and extent of development and land uses throughout the City. The land use categories, or "designations," indicate the type of development that is permitted for specific areas of the City. State law requires that these land use designations include a description of standards for *development intensity* and *population density*. The reason for these standards is to ensure that the types of development permitted under the various land use designations are understood by the public, decision-makers, property owners, and prospective developers. According to the California General Plan Guidelines, the land use map is a spatial representation of the City's land use policy. The map meets the State's requirement (Section 65302(a)) that calls for…

> *"...the designation of the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste and liquid waste disposal facilities, and other categories of public and private land use."*

BASE GENERAL PLAN AND ZONING DISTRICTS

The Huntington Park Zoning Code and Zoning Map are the primary implementation ordinances of the Land Use and Community Development Element. The zoning map and ordinance indicate the specific land uses allowed in the City and establish regulations and standards for use and development. The City's Zoning Code consists of eight base zone districts that include the following: R-L, R-M, R-H, C-P, C-N, C-G, MPD, and OS. The major base zone districts that regulate land uses and development are listed below:

- **Residential Development.** Three zones, R-L, R-M, and R-H, are applicable to residential development. The R-L (Residential, Low) zone generally applies to single-family detached residential development. The R-M (Residential, Medium) zone generally applies to higher density single-family residential development, duplexes, and lower density multiple-family developments. Finally, the R-H (Residential, High) zone applies to higher density multiple-family developments.

- **Commercial Development.** Three zones, C-P, C-N, and C-G, are applicable to commercial development. The C-P (Commercial, Professional) zone generally applies to office, medical, and professional services. The C-N (Commercial, Neighborhood) zone generally applies to small neighborhood-serving commercial and retailing uses. Finally, the C-G zone applies to larger commercial centers and districts.

- **Industrial Development.** A single zone, MPD, Industrial Planned Development is applicable to industrial development.

Table 2-3: City of Huntington Park Land Use Designations

Zone (General Plan Designation)	Uses	Density (DU/acre or FAR)	Min. Lot Size	Min. Lot Coverage	Max. Height
R-L (Residential, Low)	Single-family	8.7 DU/Ac.	5,000 sq. ft.	45%	35 ft.
R-M (Residential, Medium)	Single-family, Duplex	17.4 DU/Ac.	5,000 sq. ft.	55%	35 ft.
R-H (Residential, High)	Condominiums, Apartments	20.0 DU/Ac.	5,000 sq. ft.	65%	45 ft.
C-P (Commercial Professional)	Offices, Medical, Services	1 to 1 FAR	5,000 sq. ft.	None	40 ft.
C-N (Commercial, Neighborhood)	Small Commercial	1 to 1 FAR	5,000 sq. ft.	None	30 ft.
C-G (Commercial, General)	Retail and Commercial	1 to 1 FAR	5,000 sq. ft.	None	40 ft.
MPD (Industrial Planned Dev.)	Manufacturing	2 to 1 FAR	5,000 sq. ft.	None	None
OS (Open Space)	Incidental to Primary Use	None	None	None	None
Source: Huntington Park Zoning Code, 2016					

Exhibit 2-1: A Generalized Land Use Map of the City

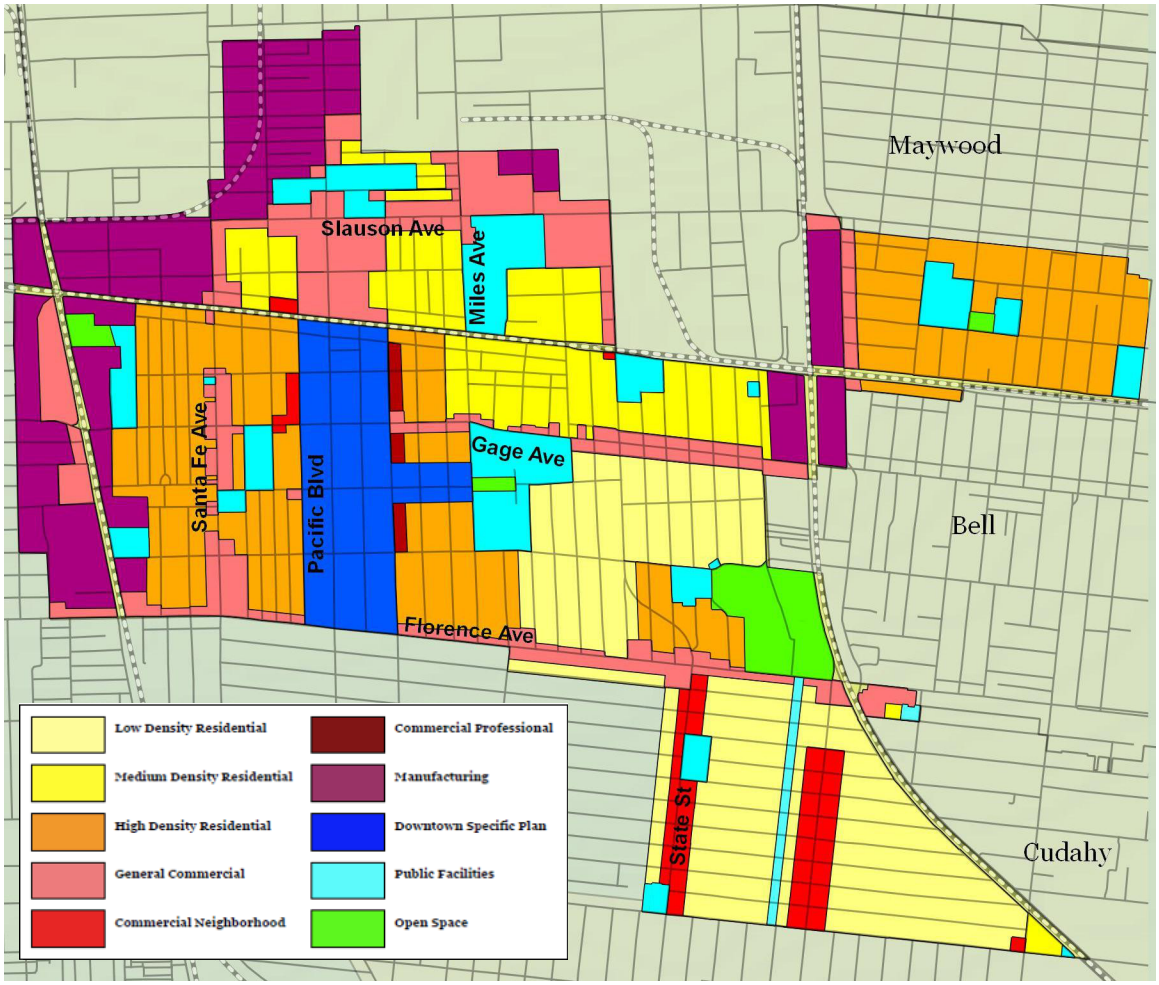


Exhibit 2-1 is land use map indicating the location and extent of permitted development and land uses in the City.

OVERLAY ZONE DISTRICTS

In addition to the aforementioned base zone districts, the City of Huntington Park Zoning Code includes a number of *overlay zones*. Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone that identifies special provisions in addition to those in the underlying base zone. An overlay zone can share common boundaries with the base zone or cut across base zone boundaries. Special regulations or incentives are included in the overlay zone to facilitate certain regulations in the geographic area that is subject to the overlay zone. The overlay zones included in the City of Huntington Park Zoning Code are outlined below:

- **Medium Density Overlay Zone.** The purpose of this overlay zoning district is to provide for multi-family residential units up to 17.42 units per acre within the underlying commercial zoning district. The Medium Density Overlay zoning district identifies parcels that are suitable for the development of medium density housing, either as the primary use on the parcel or in conjunction with other uses.

- **Parking Overlay Zone.** The purpose of this overlay zoning district is to provide for the identification of areas where private owners and/or the City are encouraged to acquire property for off-street parking facilities. The Parking Overlay Zone designates parcels which are suitable for off-street parking facilities.

- **Senior Citizen Housing Overlay Zone.** The purpose of this overlay zoning district is to provide for senior citizen housing at up to 225 dwelling units per acre, generally located in high-rise developments with shared open space, meeting facilities, and reduced parking requirements. Single Room Occupancy (SRO) facilities are also allowed at up to 400 units per acre.

- **Single Room Occupancy Overlay Zone.** The purpose of this overlay zoning district is to provide for alternative types of residential living opportunities to help meet the needs of the community. All Single Room Occupancy (SRO) facilities allowed under this overlay zoning district shall be developed/operated in compliance with the provisions/standards contained in Chapter 3, Article 1 (Single Room Occupancy Facilities).

- **Special Use Overlay Zone.** The purpose of this overlay zoning district is to accommodate adult-oriented businesses in certain areas of the City while minimizing the negative secondary effects, to the extent feasible, on surrounding areas.

- **Affordable Housing Overlay Zone.** The purpose of this zoning district is to facilitate the development of affordable family housing at densities up to seventy (70) dwelling units per acre. Senior citizen housing at a density of 225 units per acre and single room occupancy (SRO) facilities at a density of 400 units per acre is also permitted.

- **Historic District Overlay District**. The purpose of this zoning district is to preserve historic structure within this area of the City, and facilitate the development of affordable family housing at densities up to seventy (70) dwelling units per acre. Senior citizen housing at a density of 225 units per acre and single room occupancy (SRO) facilities at a density of 400 units per acre is also permitted.

The City's overlay zones are summarized in **Table 2-4.**

Table 2-4: City of Huntington Park Zoning Ordinance, Special, & Overlay Zones

Zone	Uses	Density (DU/acre or FAR)	Min. Lot Size	Min. Lot Coverage	Max. Height
Medium Density Overlay Zone	Medium Density Housing	17.424 DU/Ac.	5,000 sq. ft.	55%	35 ft.
Parking Overlay Zone	Off-Street Parking	None	None	None	None
Special Use Overlay Zone	Adult Use Overlay	1 to 1 FAR	5,000 sq. ft.	None	None
Affordable Housing Overlay Zone	Affordable Housing	70 DU/Ac.	The Base Zone regulations will apply.		
	Senior Housing	225 DU/Ac.			
	SRO Housing	400 DU/Ac.			
Historic District Overlay Zone	Preserve historic districts.	The Base Zone regulations will apply.			
Source: Huntington Park Zoning Code, 2015.					

SPECIFIC PLAN

The City has adopted a single specific plan, the Downtown Specific Plan (DTSP), which is applicable to the central business district or downtown. The purpose of the DTSP is to create a unique and identifiable downtown area for Huntington Park that is an economically vibrant, pedestrian-oriented destination. The DTSP builds upon and refines, economic development strategies developed specifically for the downtown area focusing on beautification of public spaces and streetscapes and storefront. An overall goal of the DTSP is the orderly development of downtown area consistent with the City's General Plan along with the community's vision for the area.

The DTSP covers an area of approximately 85 acres in the City of Huntington Park's Downtown. The DTSP area extends from Randolph Street in the north to Florence Avenue in the south. The eastern boundary is generally Seville Avenue, except for an area that extends along Zoe Avenue to Miles Avenue, and the western boundary is Rugby Avenue. Pacific Boulevard occupies the central portion of the DTSP area and is considered the City's Central Business District. The DTSP divides the downtown area into four Districts (refer to **Exhibit 2-2**). Within each District there is particular vision for future development. Land use and development standards, as well as

design guidelines, give direction for each of these Districts to achieve the future state envisioned by the community. The four Districts are as follows:

- **District A – Gateway.** District A encompasses parcels at the intersections of Randolph Street with Pacific Boulevard and Rita Avenue and Florence Avenue with Rugby Avenue, Pacific Boulevard, Rita Avenue, and Seville Avenue.

- **District B – Festival.** District B encompasses all parcels fronting on Pacific Boulevard, except those parcels at the intersections with Randolph Street and Florence Avenue contained in District A as described above.

- **District C – Neighborhood.** All parcels between Rugby Avenue and Seville Avenue that are not included in District A or District B are part of District C, except for select parcels at the intersection of Seville Avenue and Zoe Avenue.

- **District D – Zoe.** District D encompasses those parcels bordering Zoe Avenue from the alley separating Rita Avenue and Seville Avenue to the intersection with Miles Avenue.

The DTSP offers methods to identify, preserve, and restore architecturally significant buildings while promoting clean, organized, and attractive merchandise display areas, storefronts, and building signage in order to prompt a stronger local identity and to beautify the area. New street improvements, including enhanced paving patterns and a cohesive collection of street furnishings, integrate with an effective way-finding system to create a unique commercial destination. In addition, new development standards provide opportunities for development to occur and thrive while design guidelines encourage and promote quality development. It is the City's intent through this planning and design assignment to continue revitalization trends, set forth a vision for this unique area, and provide an implementation strategy that is creative, realistic, and attractive to private investment.

Exhibit 2-2: Map of the Downtown Specific Plan (DTSP)

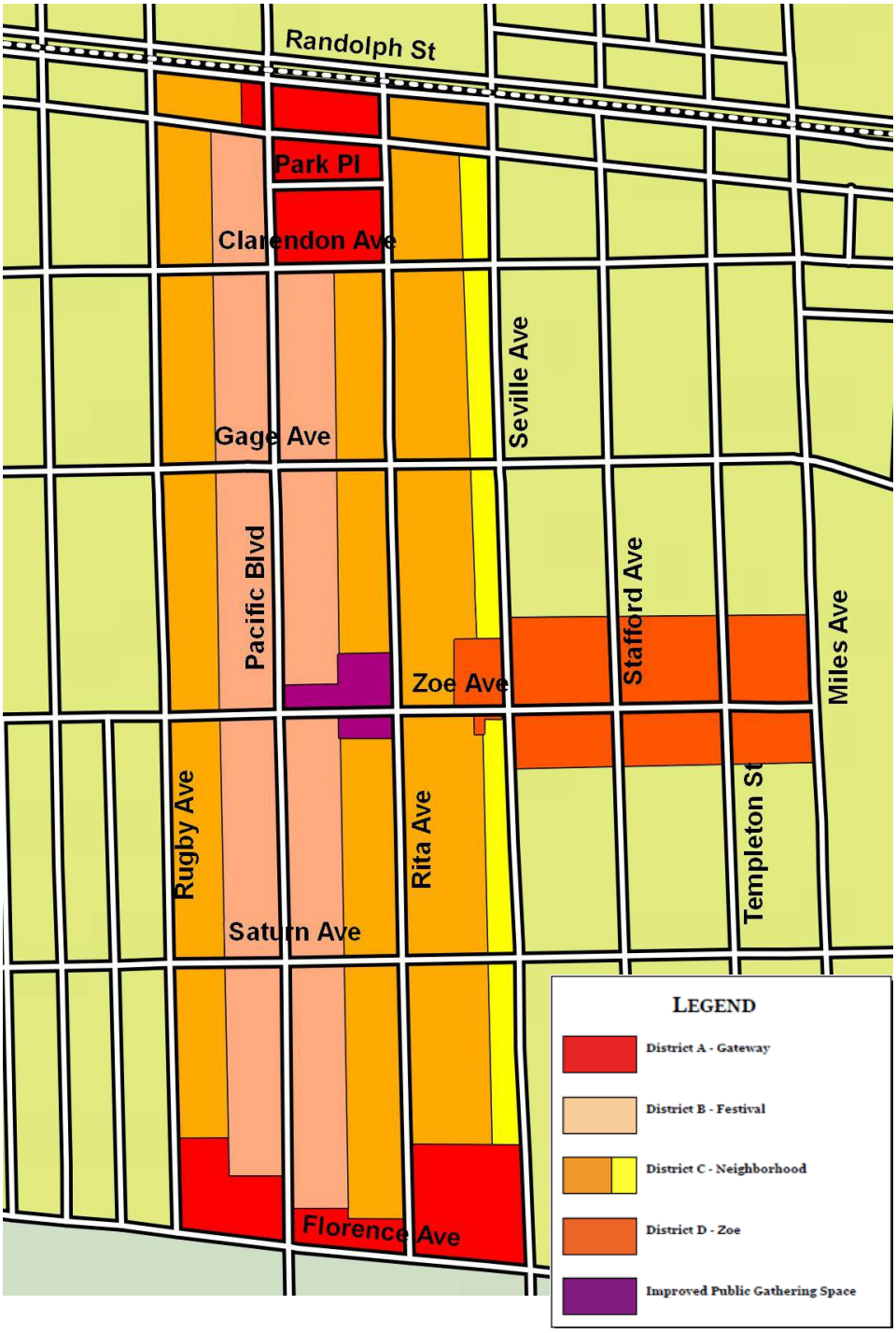


Exhibit 2-3: Map of the TOD Target Areas

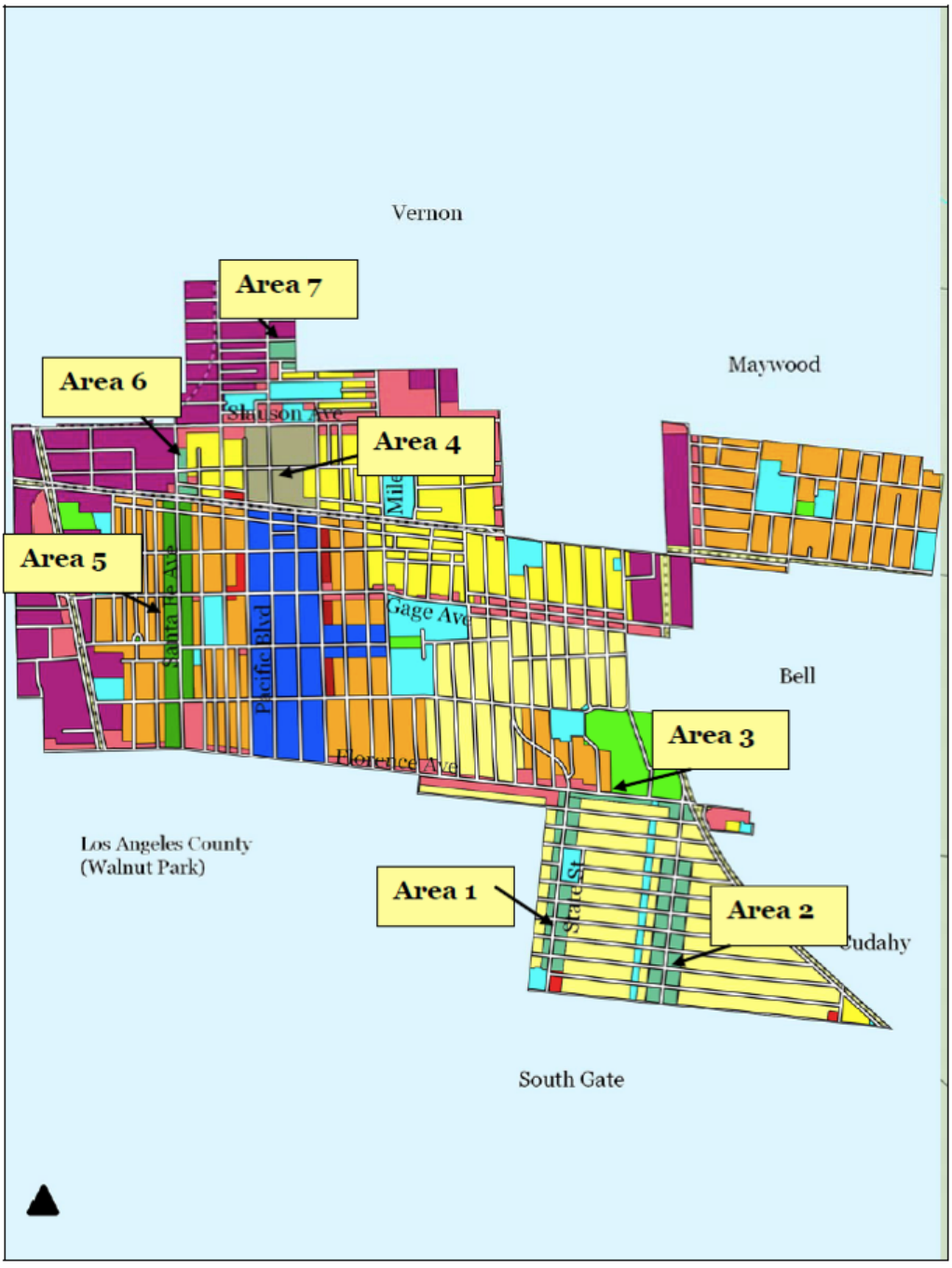


Exhibit 2-4: TOD Area 1 Map

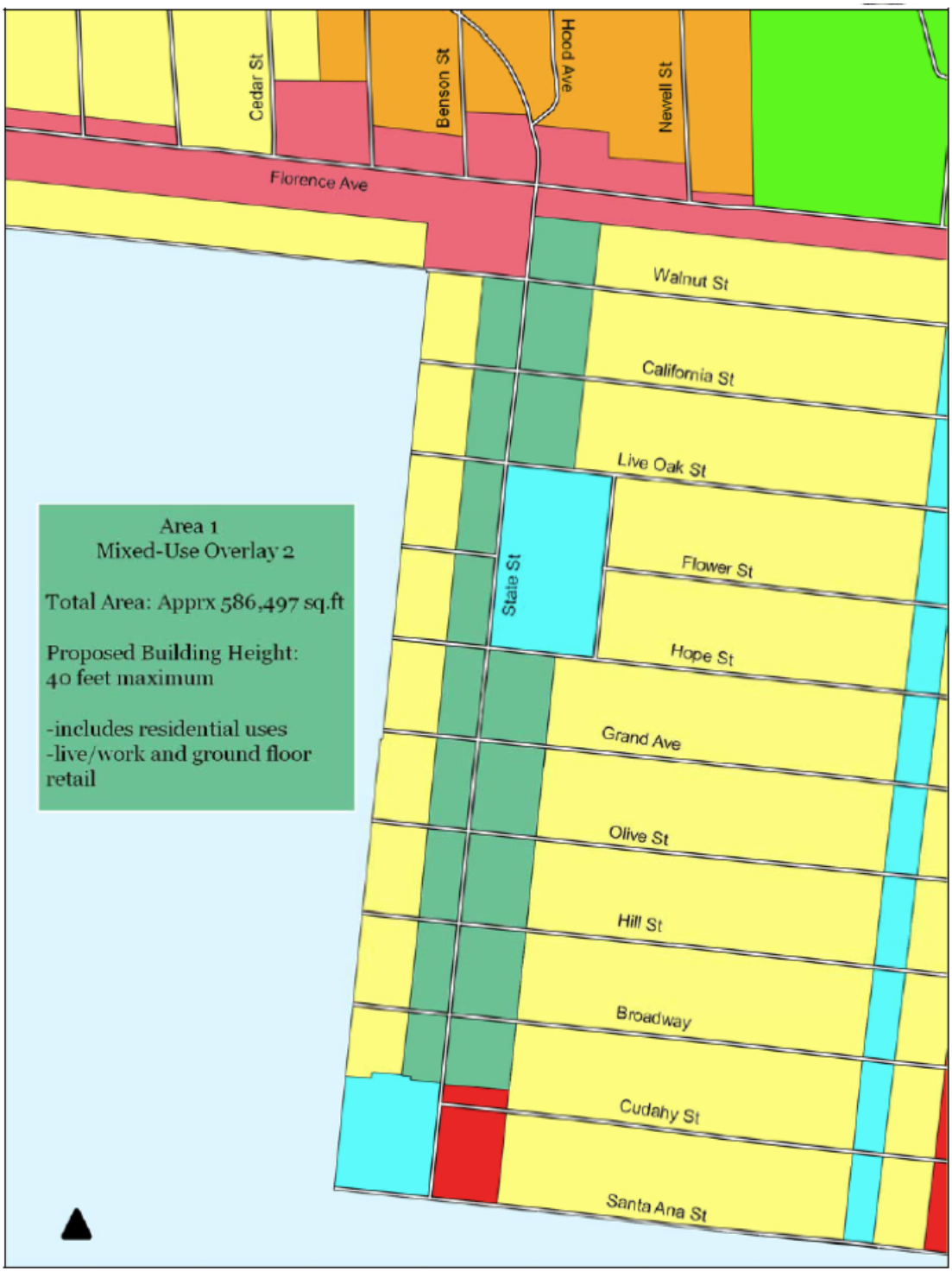


Exhibit 2-5: TOD Area 2 Map

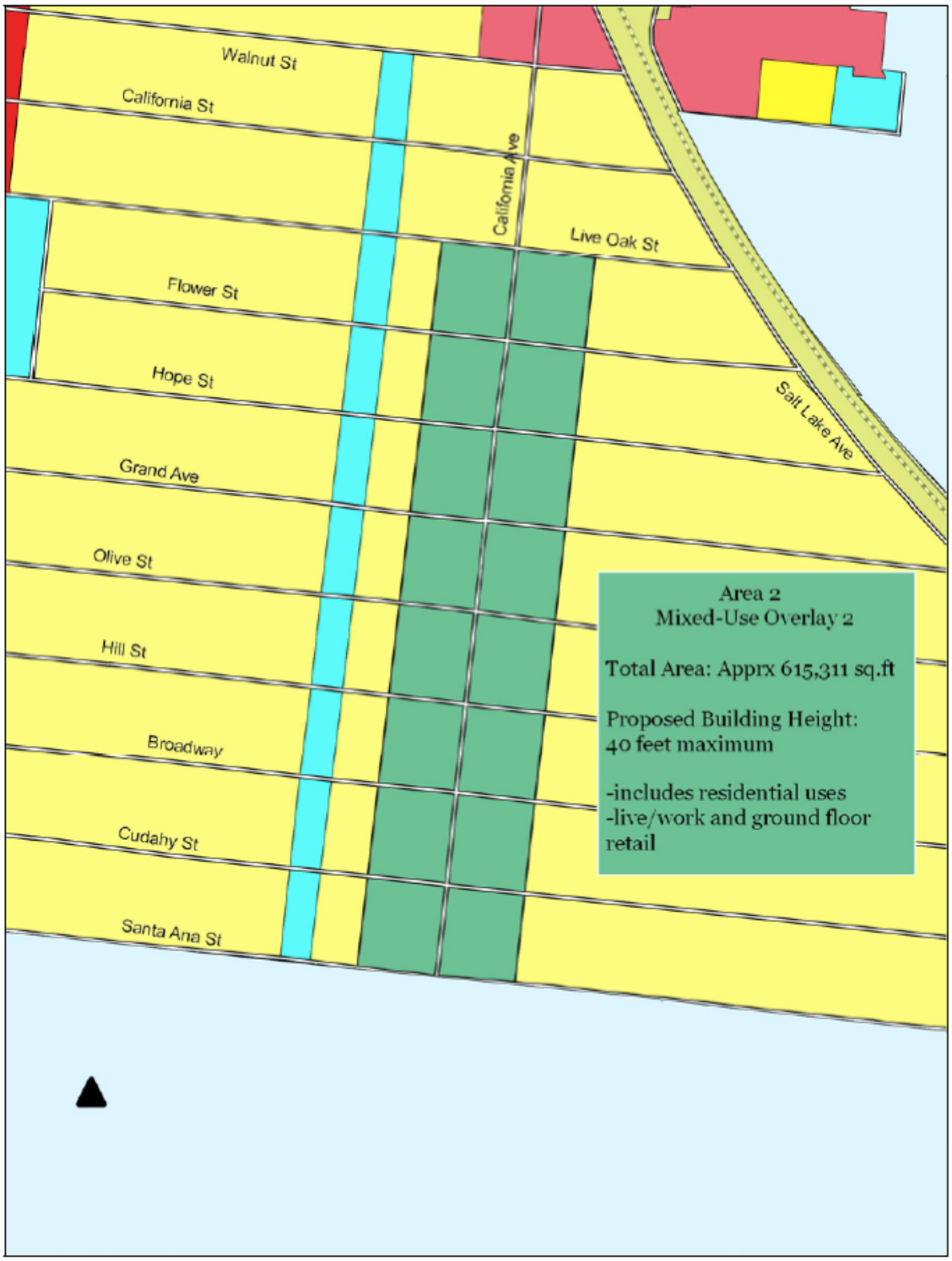


Exhibit 2-6: TOD Area 3 Map



Exhibit 2-7: TOD Area 4 Map

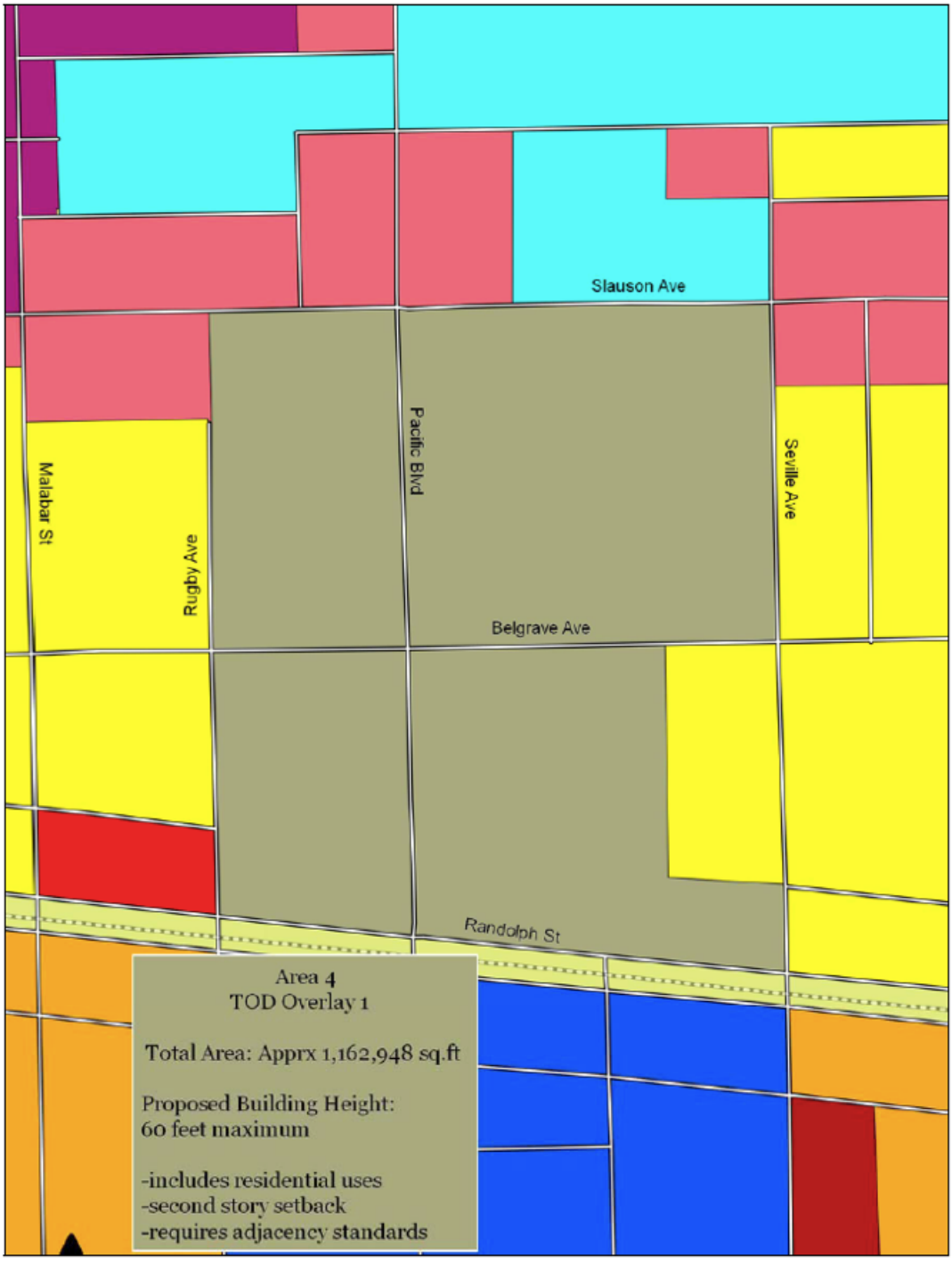


Exhibit 2-8: TOD Area 5 Map

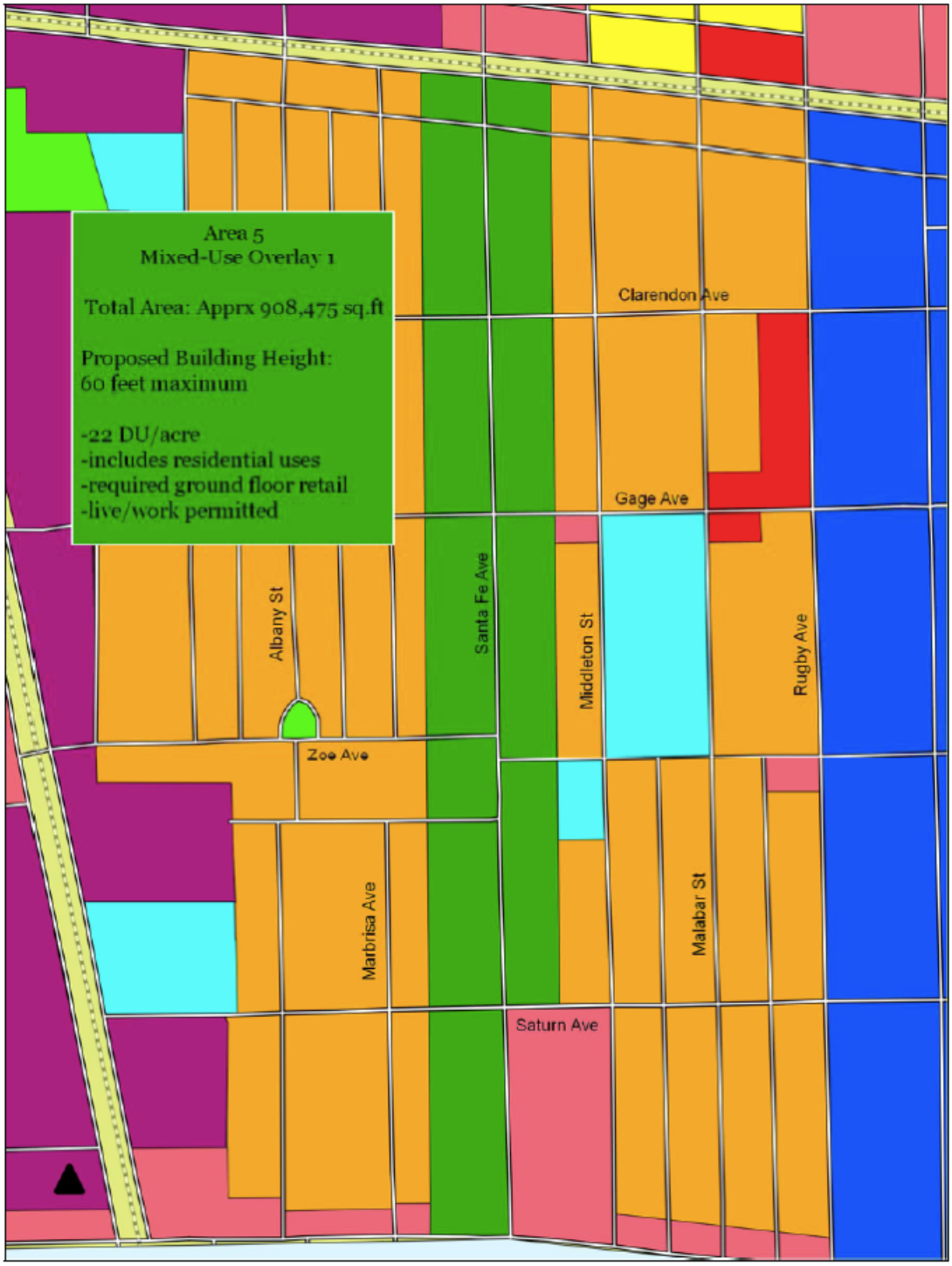


Exhibit 2-9: TOD Area 6 Map

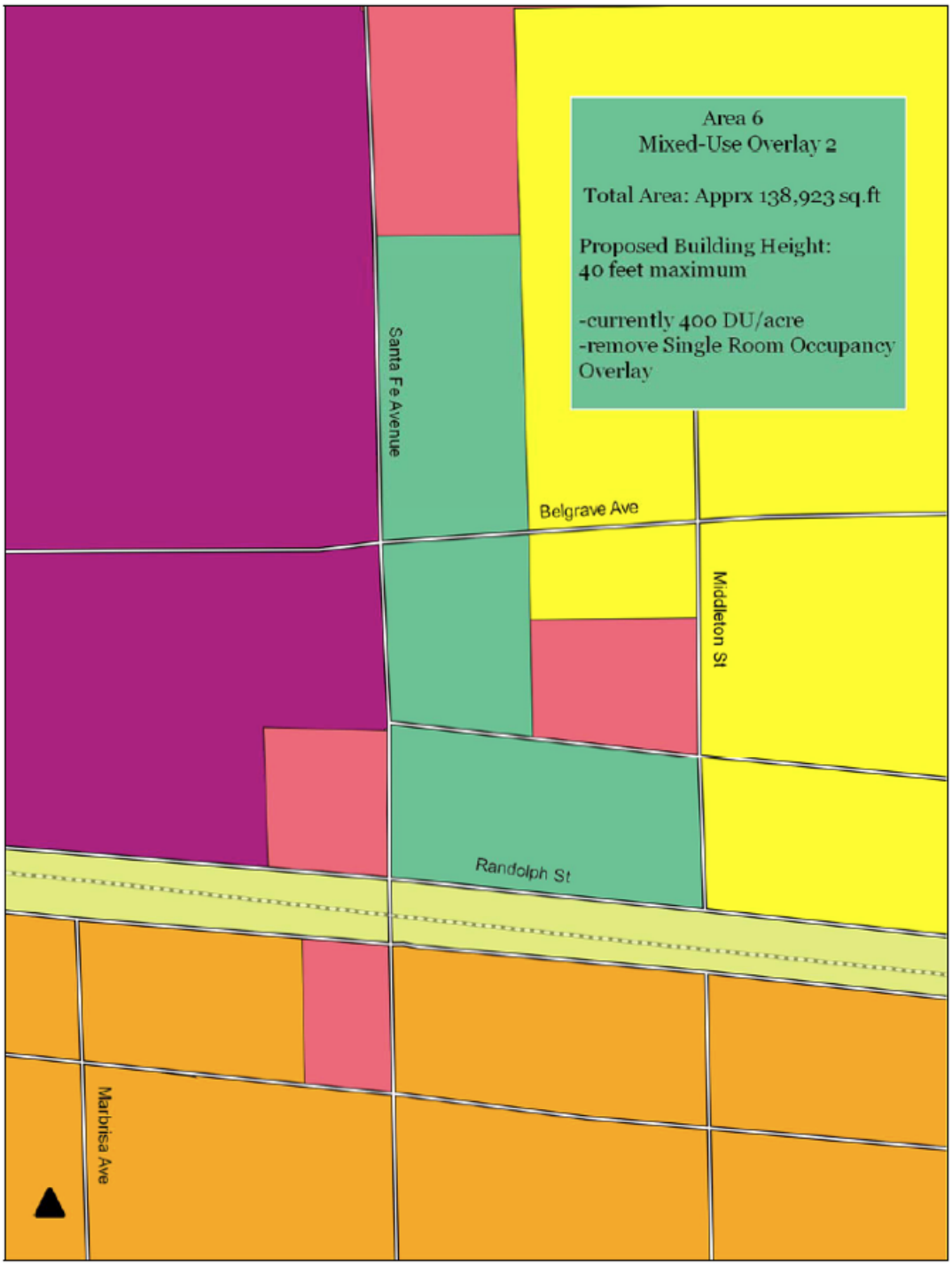
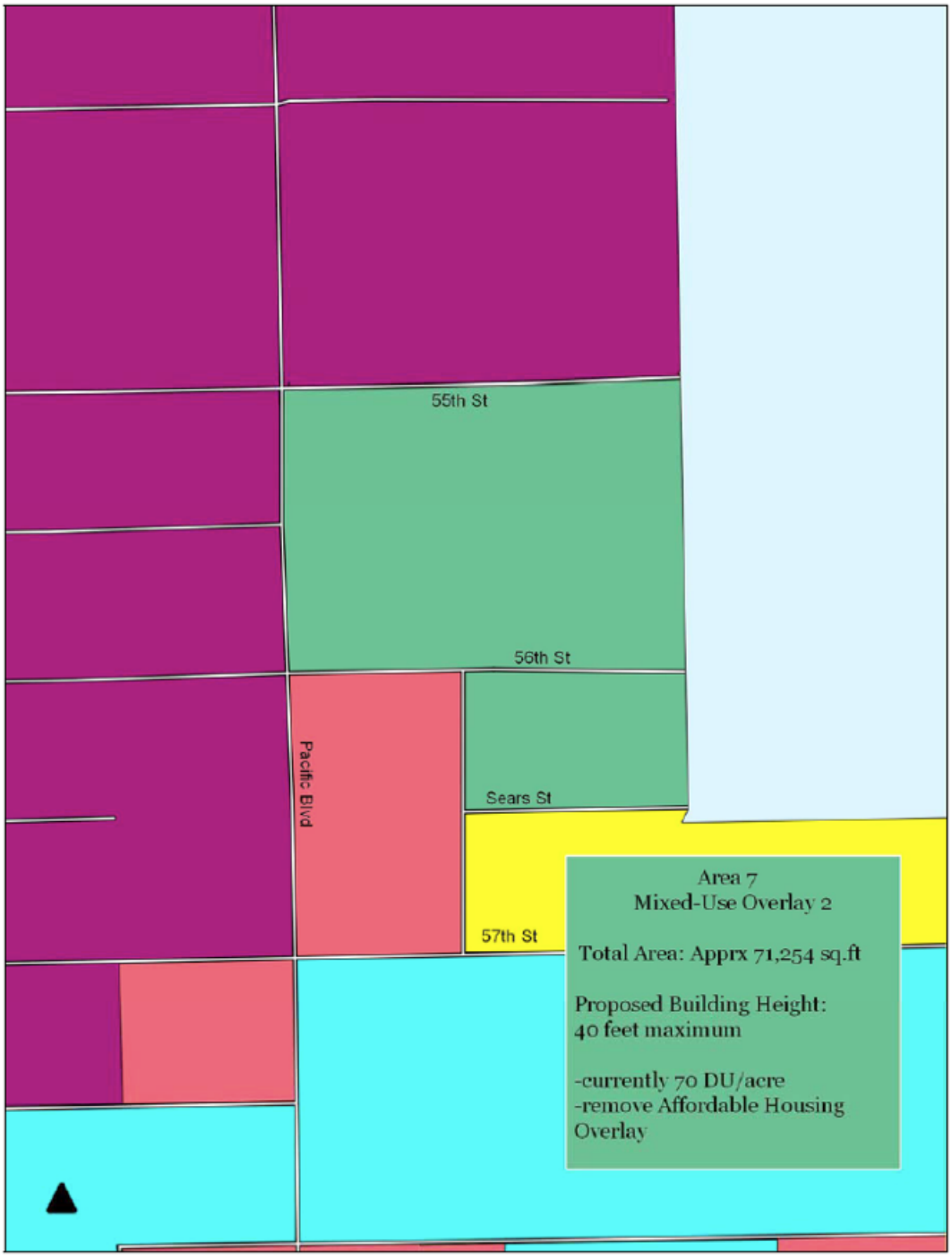


Exhibit 2-10: TOD Area 7 Map

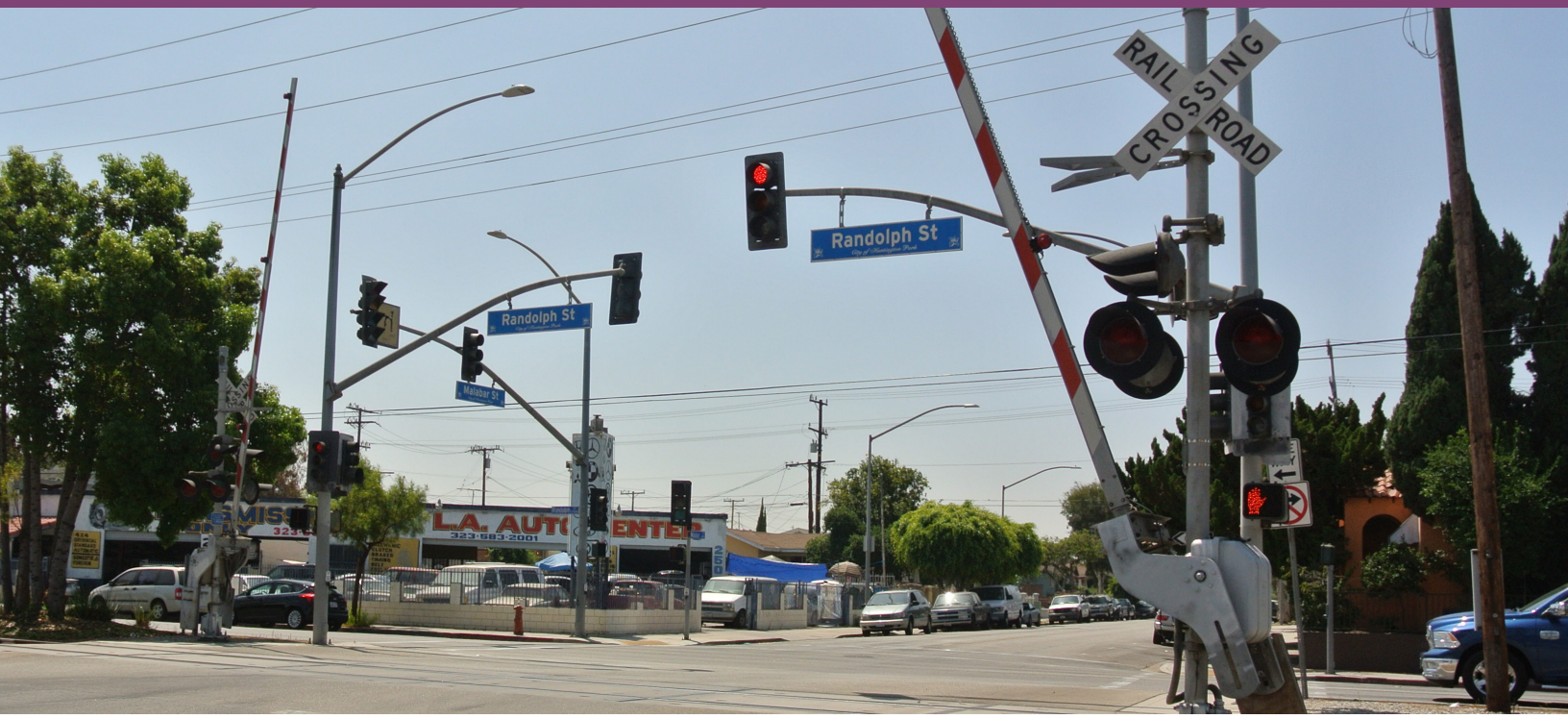


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MOBILITY & CIRCULATION ELEMENT

3.1 INTRODUCTION



This Mobility and Circulation Element of the Huntington Park General Plan is one of seven State-mandated General Plan elements and is intended to serve as a guide in the ongoing improvements to the City's roadway and transportation facilities and infrastructure. New development in the City and in the surrounding communities will place additional demands on the City's roadways in the coming years. The purpose of this Element is to provide for the development of a safe and efficient circulation system for the City. According to California Government Code Section 65302(b), this Element must identify the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other facilities, all correlated with the Land Use and Sustainable Development Element.

RELATIONSHIP TO THE GENERAL PLAN

This Element provides the planning framework for the roadway system that will be needed to accommodate existing and projected demand resulting from the land uses and development permitted under the Land Use & Sustainable Development Element.

- Traffic forecasts in this Mobility and Circulation Element are also used to determine future traffic noise levels within the Safety Element.

- The Mobility and Circulation Element, together with the Health and Safety Element, indicate emergency evacuation routes and minimum road widths required to accommodate emergency vehicles.

- Finally, this Mobility and Circulation Element is responsive to regional transportation plans, such as the Congestion Management Program, which focuses on the development of a regional transportation system to accommodate the future traffic demands within the region.

The remainder of the Mobility & Circulation Element consists of the following sections:



- **Background for Planning** describes existing traffic and circulation characteristics in the City.

- **Mobility and Circulation Policies and Programs** articulate City policies and implementing programs that are related to land use and economic development.

- **Mobility and Circulation Plan** indicates the location and extent of future development permitted in the City, as well as standards for this development.

3.2 BACKGROUND FOR PLANNING



MAJOR ROADWAYS

The major roadway system in the City and surrounding area was designed to accommodate commuter traffic in Huntington Park and the surrounding communities. Regional access to the City of Huntington Park is readily available through the Long Beach (I-710) Freeway, which has interchanges at Atlantic Boulevard and Florence Avenue. Major streets in the City include Florence Avenue, Slauson Avenue, and Gage Avenue, which are east-west arterials. Pacific Boulevard, Alameda Street, Santa Fe Avenue, State Street, and Miles Avenue/Soto Street are north-south arterials. Local collector streets in the City are primarily lined with residential uses. Major roadways in the City are described below.



- **Alameda Street** is designated as a Major Arterial and traverses Huntington Park in a north to south orientation through the western portion of the City. The Alameda Corridor, a 20-mile long rail cargo expressway, extends through the center of Alameda Street, thus splitting the street into two north-south segments. The western segment has a curb-to-curb width of 47 feet with two travel lanes provided in each direction and left-turn pockets at major intersections. Parking is prohibited on both sides of the street. The eastern segment is smaller in width - 18 feet - and has one travel lane in each direction. Parking is permitted on both sides of the street; however, certain portions along the western side of the street feature diagonal parking stalls. Alameda Street passes through the industrial part of the City. The daily traffic volumes for this roadway, between Slauson Avenue and Florence Avenue, range from 20,600 average daily trips (ADT) to 26,400 ADT.

- **Santa Fe Avenue** is another major north-south Major Arterial located in the western portion of the City. Santa Fe Avenue provides arterial access to/from downtown Los Angeles. The street has a curb-to-curb width of 65 feet and provides two travel lanes in each direction. There are left-turn pockets at major intersections and parking is generally permitted on both sides of the street. Land uses along Santa Fe Avenue are generally neighborhood-serving retail/commercial uses and single-family residential uses. The daily traffic volumes for this roadway, between Randolph Street and Florence Avenue, range from 26,600 ADT to 27,000 ADT.

- **Pacific Boulevard** is also a Major Arterial that extends in a north-south orientation and is the primary anchor for the City's historic Downtown. The street has a curb-to-curb width of 90 feet with two travel lanes provided in each direction. There are left-turn pockets at major intersections. Parking is provided along both sides of the street as diagonal stalls. The daily traffic volumes for this roadway, between 52nd Street and Florence Avenue, range from 17,500 ADT to 18,100 ADT.

- **Miles Avenue** is a Secondary Arterial that run in a north-south direction through the City and terminates at Florence Avenue. This street transitions into Soto Street at its northern terminus. Miles Avenue is a four-lane (two lanes in each direction) undivided roadway with on-street parking permitted on both sides of the street. Land uses along Miles Avenue are generally single-family residential with City Hall, Miles Avenue Elementary School, and Henry T. Gage Middle School located on the east side of the street, between Gage Avenue and Saturn Avenue.

- **Florence Avenue** is an east-west Major Arterial roadway with two lanes in each direction with a two-way left-turn lane (TWLTL) serving as a median, with left turn pockets at major intersections. On-street parking is permitted on both sides of the street. Land uses along Florence Avenue are primarily retail/commercial uses. This roadway extends along the City's southerly side. The average daily traffic volumes for the segment of Florence Avenue, between Alameda Avenue and Miles Avenue, range from 31,900 ADT to 33,000 ADT.



- **Slauson Avenue** is also a Major Arterial with four-lanes (two lanes in each direction) that extends through the northerly portion of the City. Slauson Avenue also has a TWLTL serving as a median, with left turn pockets at major intersections. On-street parking is permitted on both sides of the street. Land uses also Slauson Avenue are primarily retail/commercial with some light industrial uses along the north side of the roadway. The traffic volumes on this arterial total approximately 45,000 vehicles per day.

- **Gage Avenue** is a four-lane east-to-west undivided Second Arterial roadway located in the central city area. Residential and commercial land uses front Gage Avenue along its length and parking is permitted on both sides of the street. Gage Avenue carries approximately 23,400 to 27,600 vehicles per day.

Other collector streets that serve the City are identified below.

- **Saturn Avenue** is designated as a collector roadway with two travel lanes in each direction.

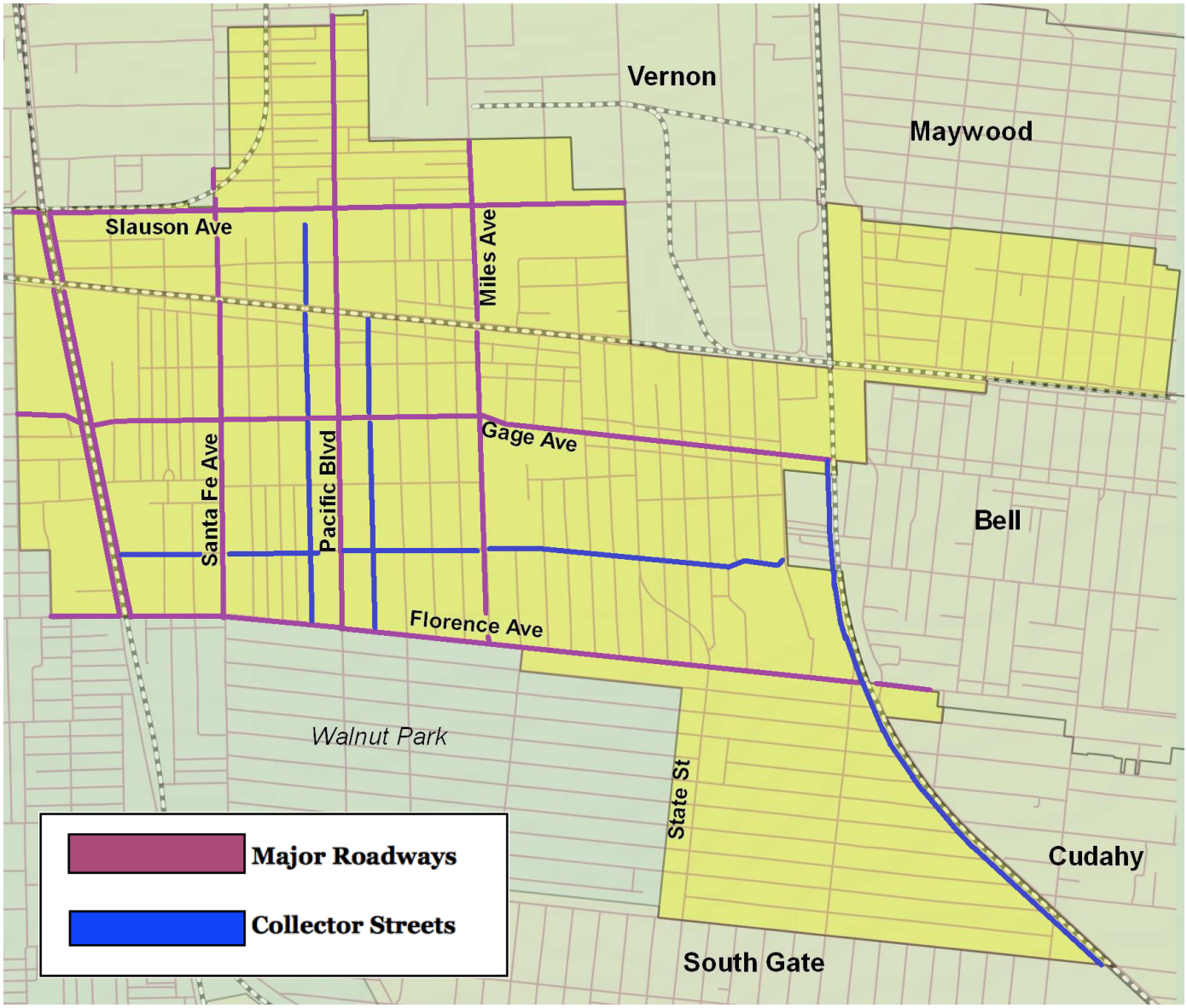
- **Rita Avenue** is designated as a collector roadway with two travel lanes in each direction.

- **Rugby Avenue** is designated as a collector roadway with two travel lanes in each direction.

- **Salt Lake Avenue** is designated as a collector roadway with two travel lanes in each direction.

The remaining roadways in the City are local streets, providing one travel lane in each direction. **Exhibit 3-1** illustrates the roadway system that serves the City of Huntington Park.

Exhibit 3-1: Roadway System in the City



INTERSECTION LEVELS OF SERVICE

Evaluating the ability of the circulation system to serve existing and projected traffic demands requires the establishment of suitable "performance criteria." These performance criteria serve as a means by which traffic volumes are compared to circulation infrastructure (roadway segments and intersections), and the adequacy of that infrastructure to accommodate existing or projected traffic volumes. Performance criteria have a policy component, which establishes a desired "Level of Service," and a technical component, which provides a more quantified measure. A qualitative measure, *Level of Service*, or *LOS*, is often used in describing the operating condition of a roadway segment or intersection. The LOS is a sliding scale (A through F), in which LOS A represents optimal traffic conditions, while LOS F equates to significant congestion and is generally considered to represent an unacceptable condition. A more quantitative measure used to define an intersection's level of service employs a ratio of the intersection's design capacity (as measured in traffic volumes) and the existing and/or projected traffic volumes. This method, referred to as the *Intersection Capacity Utilization*, or *ICU*, is correlated to LOS definitions in **Table 3-1**.

- Santa Fe Avenue/Slauson Avenue (LOS E in PM peak hour)
- State Street/Florence Avenue (LOS E in both peak hours)

Table 3-1: Levels of Service

LOS	Traffic Flow Quality	ICU Value
A	Free flow; no traffic signal phase is fully utilized by traffic, and no vehicles wait longer than one red phase.	0.0-.61
B	Stable flow; an occasional signal phase is fully utilized, and a substantial number of phases are approaching full use.	.61-70
C	Stable flow; occasionally, drivers may have to wait through more than one signal cycle; most drivers feel somewhat restricted, but not exceptionally so.	.71-80
D	Approaching unstable flow; approaching vehicles may be substantially delayed during short periods within the peak period, but enough signal cycles occur with lower demand to permit periodic clearances of developing queues, thus preventing excessive queues.	.81-90
E	Unstable flow (at capacity); there may be long queues of vehicles and delays may be great.	.91 - 1.00
F	Forced flow; congestion on the cross street or downstream intersections restricts or prevents the movement of traffic at the intersection.	Above 1.00
Source: City of Huntington Park. 2016.		

Table 3-2: Intersection Levels of Service

Intersection	Control	AM Peak Hour		PM Peak Hour	
		LOS[1]	V/C or Delay[2]	LOS[1]	V/C or Delay[2]
1. Wilmington Avenue/Randolph Street (North)	stop-control	A	9.2	A	9.1
2. Wilmington Avenue/Randolph Street (South)	stop-control	B	12	B	10.7
3. Wilmington Avenue/Gage Avenue	signal	B	0.695	B	0.623
4. Alameda Street (West)/Slauson Avenue	signal	D	0.822	D	0.821
5. Alameda Street (East)/Slauson Avenue	stop-control	C	21.9	C	22.6
6. Alameda Street (West)/Randolph Street (North)	signal	A	0.505	A	0.398
7. Alameda Street (East)/Randolph Street (North)	stop-control	A	9.7	A	9.4
8. Alameda Street (West)/Randolph Street (South)	signal	B	0.667	B	0.668
9. Alameda Street (East)/Randolph Street (South)	stop-control	A	9.8	B	10.7
10. Alameda Street (West)/Gage Avenue	signal	D	0.832	D	0.825
11. Alameda Street (East)/Gage Avenue	stop-control	C	17.1	B	13.4
12. Alameda Street/Florence Avenue	signal	E	0.910	E	0.905
13. Santa Fe Avenue/Slauson Avenue	signal	D	0.875	E	0.904
14. Santa Fe Avenue/Randolph Street (North)	signal	B	0.627	B	0.607
15. Santa Fe Avenue/Randolph Street (South)	signal	B	0.651	B	0.643
16. Santa Fe Avenue/Gage Avenue	signal	D	0.894	D	0.887
17. Santa Fe Avenue/Florence Avenue	signal	D	0.845	D	0.855
18. Pacific Boulevard/Slauson Avenue	signal	D	0.827	C	0.739
19. Pacific Boulevard/Randolph Street (North)	signal	A	0.561	A	0.459
20. Pacific Boulevard/Randolph Street (South)	signal	A	0.562	A	0.481
21. Pacific Boulevard/Gage Avenue	signal	C	0.775	B	0.642
22. Pacific Boulevard/Florence Avenue	signal	D	0.833	C	0.775
23. Miles Avenue/Slauson Avenue	signal	D	0.858	D	0.844
24. Miles Avenue/Randolph Street (North)	signal	B	0.673	A	0.597
25. Miles Avenue/Randolph Street (South)	signal	A	0.594	B	0.620
26. Miles Avenue/Gage Avenue	signal	C	0.799	C	0.708

Table 3-2: Intersection Levels of Service (continued)

Intersection	Control	AM Peak Hour		PM Peak Hour	
		LOS[1]	V/C or Delay[2]	LOS[1]	V/C or Delay[2]
27. Miles Avenue/Florence Avenue	signal	D	0.840	D	0.873
28. Boyle Avenue/Slauson Avenue	signal	E	0.920	E	0.964
29. Boyle Avenue/Randolph Street (North)	stop-control	A	0	A	0
30. Boyle Avenue/Randolph Street (South)	signal	D	0.888	C	0.708
31. State Street/Gage Avenue	signal	E	0.908	D	0.898
32. State Street/Florence Avenue	signal	E	0.971	E	0.933
33. State Street/Santa Ana Street	signal	C	0.749	C	0.748
34. Salt Lake Avenue/Florence Avenue (West)	signal	D	0.839	D	0.868
35. California Avenue/Santa Ana Street	signal	D	0.844	D	0.834
36. Salt Lake Avenue/Gage Avenue	signal	C	0.744	C	0.748
37. Salt Lake Avenue/Florence Avenue (East)	signal	D	0.884	C	0.708
38. Maywood Avenue/Randolph Street (North)	signal	B	0.602	A	0.393
39. Maywood Avenue/Randolph Street (South)	signal	A	0.575	A	0.581
40. Maywood Avenue/Gage Avenue	signal	B	0.611	A	0.527

[1] Level of Service, based on Intersection Capacity Utilization (ICU) for signalized intersections and Highway Capacity Manual (HCM) for unsignalized intersections.
[2] Volume-to-capacity ratio for signalized intersections; or delay in seconds/vehicle for unsignalized intersections.

TRUCK ROUTES

The City of Huntington Park has restricted trucks to major roadways in the City. These include Slauson Avenue, Florence Avenue, Gage Avenue, Santa Fe Avenue, and Alameda Street. Trucks are prohibited on residential streets except for emergencies or local deliveries. **Exhibit 3-2** shows truck routes in the City.

BIKEWAYS

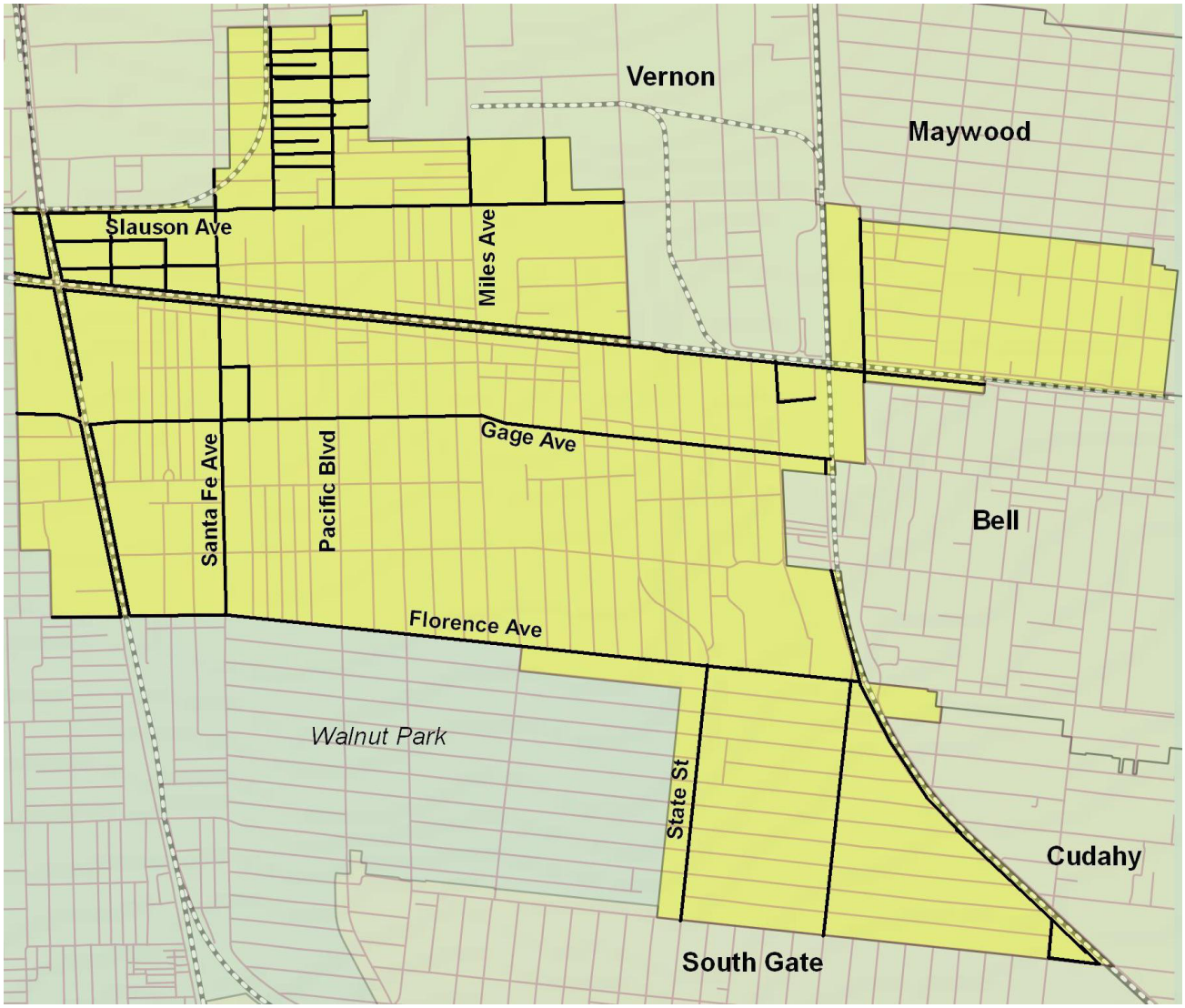
A Class I bikeway (trail dedicated exclusively for the use of bicyclists) extends along the banks of the Los Angeles River channel. This bikeway begins at Atlantic Avenue, near the northern end of the City and goes south to the City of Long Beach, connecting to the Shoreline Trail. The Class I bikeway along the Rio Hondo River meets the Los Angeles River trail where the two rivers connect, south of Huntington Park. A striped bike lane on Randolph Street connects to the Los Angeles River trail and extends west to the western boundary of the City.

PUBLIC TRANSPORTATION



The Los Angeles County Metropolitan Transportation Authority (MTA) buses run along major streets in the City including Pacific Boulevard, Florence Avenue, Gage Avenue, and Santa Fe Avenue. MTA buses passing through Huntington Park include Routes 60, 102, 108-358, 110, 111-311, 251, 254, 611, 612, 751, and 760. These routes pass through all major arterial roadways in the City and provide connections to most communities and major activity centers throughout the region. The MTA Metro Blue Line is a commuter rail service serving downtown Los Angeles and areas to the south down to Long Beach. The Blue Line is operated through Prop A funds with a fixed fare for any length of the trip. Bus routes complement the Blue Line, and several park-and-ride and kiss-and-ride lots have been developed along the route to encourage use of the Blue Line.

Exhibit 3-2: Truck Routes



AIRPORTS

The Los Angeles International Airport (LAX) is approximately 13 miles west of the City. LAX provides air transportation to the entire region. Airplanes over the City of Huntington Park fly within the air space 2,000 to 7,000 feet above the City. The Long Beach Municipal Airport is located approximately 11 miles south of the City and provides additional air transportation services for local businesses and industries. The Compton Airport, located approximately 6.77 miles southwest of Huntington Park, is a County-owned airport used for general aviation of small planes. Other regional airports are located approximately 25 to 45 miles from the City and include John Wayne Airport, Long Beach Airport, and Ontario Airport.

HARBORS, PORTS, AND RAIL TRANSIT

The nearest harbor facilities to Huntington Park are located in the Ports of Los Angeles and Long Beach. In addition, the Alameda Corridor, a 20-mile long rail cargo expressway, traverses through the western portion of the City. The Alameda Corridor extends through the center of Alameda Street and provides Los Angeles with direct rail access to the Ports of Los Angeles and Long Beach. The portion of the Alameda Corridor that traverses the City is located within the 33-foot deep Mid-Corridor Trench. The Atchison, Topeka and Santa Fe (AT&SF) tracks are used by the Amtrak trains and Metrolink commuter trains. Amtrak operates trains daily with service between San Diego and Santa Barbara. Metrolink serves the station with four northbound trains and four southbound trains in the AM and PM peak periods, respectively. The Metrolink trains travel from downtown Los Angeles to Orange County and Oceanside.



3.3 POLICIES AND PROGRAMS



MOBILITY & CIRCULATION ELEMENT ISSUES

The City of Huntington Park, with the implementation of the Land Use & Sustainable Development Element, seeks to promote an orderly pattern of quality future development to achieve a complete and controlled balance of growth among land uses. The following issues are the focus of this Mobility and Circulation Element policies:

- Local Street System;
- Regional Transportation;
- Traffic Reduction
- Public Transportation;
- Alternative Forms of Transportation;
- Parking; and,
- Truck Traffic.

The City's adopted land use and sustainability policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for the Land Use and Sustainability Element.

ISSUE: LOCAL STREET SYSTEM

- **Mobility & Circulation Element Policy 1.** The City of Huntington Park shall design and employ appropriate traffic control measures to ensure City streets and roads function with safety and efficiency and shall coordinate street system improvements and signalization with regional transportation efforts.

- **Mobility & Circulation Element Policy 2.** The City of Huntington Park shall design local, collector, and residential streets to discourage their use as through traffic routes.

- **Mobility & Circulation Element Policy 3.** The City of Huntington Park shall require the traffic impacts of major new developments include a traffic impact analysis to identify measures to mitigate the traffic impacts.

- **Mobility & Circulation Element Policy 4.** As new development or redevelopment occurs, the City of Huntington Park shall limit driveway access onto arterial streets, restrict travel through adjacent residential neighborhoods, and provide bus turnouts where appropriate along heavily traveled arterials.

ISSUE: REGIONAL TRANSPORTATION

- **Mobility & Circulation Element Policy 5.** The City of Huntington Park shall support completion of planned improvements to the Long Beach Freeway (I-710).

- **Mobility & Circulation Element Policy 6.** The City of Huntington Park shall coordinate the development of arterial streets with the Los Angeles County Congestion Management Plan to assure that arterial streets will be compatible with those of neighboring jurisdictions.

- **Mobility & Circulation Element Policy 7.** The City of Huntington Park shall promote regional mobility and transportation efforts including the provision of transit and support the Eco-Rapid Transit Authority and Metro's West Santa Ana Branch.

- **Mobility & Circulation Element Policy 8.** The City of Huntington Park shall coordinate the development of goods movement system that will reduce the impact of trucks on the local traffic and the street infrastructure.

ISSUE: TRAFFIC REDUCTION

- **Mobility & Circulation Element Policy 9.** The City of Huntington Park shall support the implementation of employer traffic demand management (TDM) as required in the City's TDM Ordinance.

- **Mobility & Circulation Element Policy 10.** The City of Huntington Park shall require that proposals for major new developments include submission of a TDM plan to the City, including monitoring and enforcement provisions.

- **Mobility & Circulation Element Policy 11.** The City of Huntington Park shall promote ridesharing through publicity and outreach to the public.

- **Mobility & Circulation Element Policy 12.** The City of Huntington Park shall encourage employers to reduce vehicular trips by offering employees incentives such as reduced rate transit passes as well as apportioning preferred parking for ridesharing.

ISSUE: PUBLIC TRANSPORTATION



- **Mobility & Circulation Element Policy 13.** The City of Huntington Park shall work with the MTA to develop improved connections to the Blue Line and encourage the MTA to upgrade its transit station located at Slauson Avenue.

- **Mobility & Circulation Element Policy 14.** The City of Huntington Park shall work with the MTA to identify needs for additional local and express bus service to Huntington Park.

- **Mobility & Circulation Element Policy 15.** The City of Huntington Park shall require new development to provide transit facilities, such as bus shelters and turn-outs, where deemed necessary and if space is available.

ISSUE: ALTERNATIVE FORMS OF TRANSPORTATION

- **Mobility & Circulation Element Policy 16.** The City of Huntington Park shall encourage employers to reduce vehicular trips by offering employees incentives such as reduced rate transit passes.

- **Mobility & Circulation Element Policy 17.** The City of Huntington Park shall provide for safety of pedestrians and bicycles in the planning and construction of new roadway and transit projects.

- **Mobility & Circulation Element Policy 18.** The City of Huntington Park shall maintain existing pedestrian facilities and require new development to provide pedestrian access to existing public walkways.

- **Mobility & Circulation Element Policy 19**. The City of Huntington Park shall work with adjacent jurisdictions and the MTA to develop a network of on-street bike lanes or off-street bike paths.

- **Mobility & Circulation Element Policy 20.** The City of Huntington Park shall encourage the provision of an accessible and secure area for bicycle storage at all new and existing developments.

ISSUE: PARKING



- **Mobility & Circulation Element Policy 21.** The City of Huntington Park shall review the City's off-street parking requirements and revise as necessary to conform to actual parking demands.

- **Mobility & Circulation Element Policy 22.** Joint use of parking facilities may be granted as part of an area plan or site plan in the City of Huntington Park, depending on the peak parking generation of the permitted uses in the planning area.

- **Mobility & Circulation Element Policy 23.** The City of Huntington Park shall establish a parking overlay zone and designate appropriate areas of the Land Use Plan Map to facilitate the development of parking facilities through such methods as alley vacation and lot consolidation.

- **Mobility & Circulation Element Policy 24.** The City of Huntington Park shall limit primary truck routes to major arterials to lessen the impacts to the residential neighborhoods.

ISSUE: TRUCK TRAFFIC

- **Mobility & Circulation Element Policy 25.** The City of Huntington Park shall limit primary truck routes to major arterials to lessen the impacts to the residential neighborhoods.

- **Mobility & Circulation Element Policy 26.** The City of Huntington Park shall maintain truck routes to appropriate design standards to safely accommodate truck volumes.

- **Mobility & Circulation Element Policy 27.** The City of Huntington Park shall require all truck parking and queuing to occur outside of the public rights-of-ways.

- **Mobility & Circulation Element Policy 28.** The City of Huntington Park shall allow for adequately sized truck loading areas which do not interfere with nearby traffic circulation.

MOBILITY & CIRCULATION ELEMENT PROGRAMS

This section of the Mobility & Circulation Element identifies those programs that will be effective in the implementation of the policies identified in the previous section. Each program is summarized below. Under each program, specific information regarding its implementation is listed, including the source of funding, the program objectives, the agency or City responsible for the program's implementation, and the timing of the program's implementation.

- **Caltrans Coordination.** The City will coordinate efforts with Caltrans to upgrade area freeways. The purpose of this undertaking is to ensure that the City is fully appraised of the improvement efforts in the early stages of planning and design. The City will continue to work with Caltrans and the Metropolitan Transportation Authority (MTA), as appropriate, and will request to be on all notification lists for future projects that may impact Huntington Park.

    - **Source of Funding:** General Fund or other sources.
    - **2019-2024 Program Objectives:** To continue with the ongoing dialogue and planning.
    - **Responsible Agency:** Community Development Department
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Capital Improvement Planning.** The City's Capital Improvement Program (CIP) is a five-year plan that indicates the timing of major capital expenditures. Individual projects are reviewed and ranked on an annual basis and may include streetscape upgrades, installation of traffic signals, slurry seal for streets, sidewalk repair, and sewer line upgrades. The City will continue to update, review, and implement its CIP to consider transportation-related improvements.

- **Source of Funding:** General Fund or other sources.
- **2019-2024 Program Objectives:** The City will review its CIP on an annual basis.
- **Responsible Agency:** Community Development Department
- **Implementation Schedule:** The program is ongoing and will be continued.

- **Enforcement of Truck Parking**. The City of Huntington Park Police Department will enforce laws concerning trucks using non-designated truck routes, illegal on-street parking, and other traffic laws.

    - **Source of Funding:** General Fund or other sources.
    - **2019-2024 Program Objectives:** The program will continue to be implemented.
    - **Responsible Agency:** Police Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Environmental Review.** The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects, as well as those that will have the potential to adversely impact the environment. Land use and development are among the issue areas that will be addressed in the environmental analysis. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures that may be recommended as part of the environmental review process.

    - **Source of Funding:** General Fund or other sources.
    - **2019-2024 Program Objectives:** To continue the CEQA review of qualifying projects.
    - **Responsible Agency:** Community Development Department
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Residential Parking Program**. The City will review existing parking standards and regulations applicable to the residential neighborhoods. This program will consider the feasibility of additional on-street parking restrictions and a permit parking program as a means to eliminate the storage of extra vehicles on city streets.

    - **Source of Funding:** General Fund or other sources.
    - **2019-2024 Program Objectives:** The program will continue to be implemented.
    - **Responsible Agency:** Police Department and Community Development Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Signalization.** The City will strive to provide optimum signalization on major thoroughfares to maximize circulation efficiency, such as participation in a regional signalization program. City staff will outline both the need and strategy for improved signalization.

    - **Source of Funding:** General Fund or other sources.
    - **2019-2024 Program Objectives:** To maintain the existing service level.
    - **Responsible Agency:** Public Works.
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Truck Route Planning.** The City will work with other cities, public agencies, and stakeholders to establish a system of truck route plans for the sub-region.

    - **Source of Funding:** General Fund or other sources.
    - **2019-2024 Program Objectives:** To maintain and update on an annual basis.
    - **Responsible Agency:** Public Works and Community Development Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Transit Centers.** Transit centers consisting of bus turnouts and loading areas, weatherproof shelters, information centers, emergency phones, and, in some areas, park-and-ride facilities, will be implemented as part of new development.

    - **Source of Funding:** General Fund for planning (grants will also be applied for to assist in long-range planning).
    - **2019-2024 Program Objectives:** To develop and implement a comprehensive plan for the creation of new transit centers.
    - **Responsible Agency:** Community Development Department
    - **Implementation Schedule:** The program is ongoing and will be continued.

3.4 MOBILITY & CIRCULATION PLAN



The Mobility & Circulation Plan for the City of Huntington Park supports the land use and development objectives outlined in the Land use and Sustainable Development Element. The Circulation Plan is discussed in this section.

ROADWAY CLASSIFICATIONS

The roadway classification system described herein is used to identify the function of each roadway in the City. The classification system provides a logical framework for the design and operation of roadways serving Huntington Park. The functional classification system permits residents, staff, and elected officials to identify the preferred characteristics of each street. If the observed characteristics of a street change from the functional classification, then actions may be taken to return the street to its originally intended use or to change the roadway classification in response to increased traffic demand. In the latter instance, certain additional roadway improvements may be required to accommodate the roadway's new functional classification and the corresponding standards.

The primary circulation system in the City of Huntington Park serves two distinct and equally important functions: 1) providing access to individual properties, and 2) the transport of people and goods into and through the City. The design and operation of each roadway depends on the importance placed on each of these functions. For example, some roadways are designed to carry larger traffic volumes and generally have more lanes, higher speed limits, and fewer curb-cuts or driveways. The roadway system in Huntington Park has been defined using a classification system that describes a hierarchy of roadway types. The categories of roadways included in this classification system differentiate the size, function, and capacity of each type of roadway. Streets in the City of Huntington Park are classified according to their primary function that are described below.

- **Major Arterials.** The main function of a Major Arterial is to provide regional, subregional, and intra-city travel service. Through-traffic comprises the bulk of traffic volumes on major arterial roadways. These streets typically provide three traffic lanes in each direction, and the lanes may be separated by either a median strip or a two-way, left-turn lane. Major arterial roadways typically contain 84 feet of paving within a 100-foot right-of-way. Lanes are 12 feet wide, and the center median or turn lane is 16 feet wide.

- **Collector Streets.** A Collector Street provides circulation in a defined geographic area of the City and connects this area to secondary streets, arterials, and freeways. Most traffic uses collector streets to move to roadways carrying intra-city or through-traffic.

- **Local Streets.** Local streets are subordinate to the basic circulation network described above, yet constitute the majority of the City's streets. These streets provide access to individual parcels and only provide circulation within a neighborhood block. Local streets in Huntington Park are generally 40 to 50 feet wide, with a pavement width of between 24 to 30 feet. Most streets have been improved with curbs, gutters, and sidewalks.

Table 3-3: Roadway Classifications and Standards

	Major	Secondary	Collector	Local
Travel Lanes	4-6	2-4 lanes	2 lanes	2 lanes
Parking Lanes	0-2	0-2 lanes	0-2 lanes	0-2 lanes
Volumes ADT	20,000-greater	10,000 or greater	Up to 10,000	2,000 or less
ROW width	100 ft.	80 ft.	60 ft.	40-50 ft.
Pavement Width	84 ft.	64 ft.	40 ft.	24-30 ft.
Note: ADT refers to average daily traffic volumes. ROW refers to right-of-way.				

Table 3-3 summarize the standards generally applicable to each roadway classification.

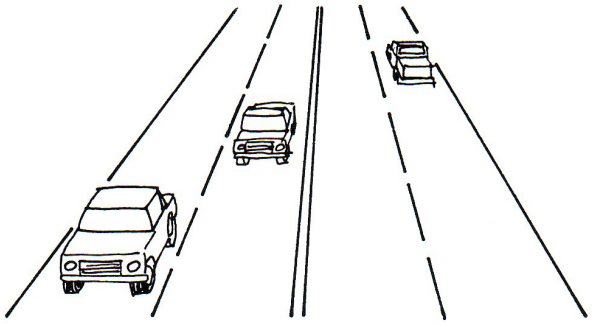
ROADWAY PERFORMANCE STANDARDS

Evaluating the ability of the circulation system to serve existing and projected traffic demands requires the establishment of suitable "performance criteria." These performance criteria serve as a means by which traffic volumes are compared to circulation infrastructure (roadway segments and intersections), and the adequacy of that infrastructure to accommodate existing or projected traffic volumes. A qualitative measure, *Level of Service*, or *LOS*, is often used in describing the operating condition of a roadway segment or intersection. The LOS is a sliding scale (A through F), in which LOS A represents optimal traffic conditions, while LOS F equates to significant congestion and is generally considered to represent an unacceptable condition. The City of Huntington Park has established LOS "D" as a target LOS standard, and LOS "E" as a threshold standard. The City recognizes that not all intersections within Huntington Park can meet the target LOS D. In these instances, the City Council must find that the improvements necessary to meet the target LOS D are not feasible because of one or more of the following reasons: 1) the cost of the necessary improvements exceeds available funding sources; 2) the design of the necessary improvements is not compatible with the surrounding land uses; or 3) the design of the necessary improvements is contrary to other established City policies. The LOS definitions are illustrated in **Exhibit 3-3.**

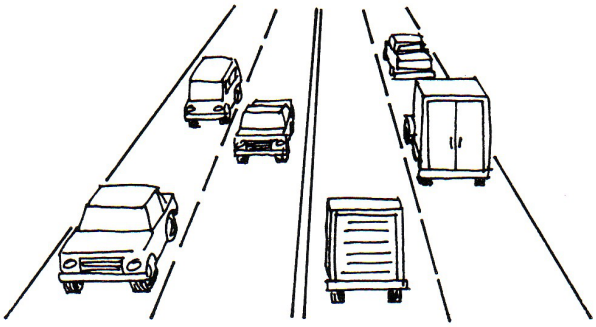
Table 3-4: Levels of Service

LOS	Traffic Flow Quality	ICU Value
A	Free flow; no traffic signal phase is fully utilized by traffic, and no vehicles wait longer than one red phase.	0.0-.61
B	Stable flow; an occasional signal phase is fully utilized, and a substantial number of phases are approaching full use.	.61-70
C	Stable flow; occasionally, drivers may have to wait through more than one signal cycle; most drivers feel somewhat restricted, but not exceptionally so.	.71-80
D	Approaching unstable flow; approaching vehicles may be substantially delayed during short periods within the peak period, but enough signal cycles occur with lower demand to permit periodic clearances of developing queues, thus preventing excessive queues.	.81-90
E	Unstable flow (at capacity); there may be long queues of vehicles and delays may be great.	.91 - 1.00
F	Forced flow; congestion on the cross street or downstream intersections restricts or prevents the movement of traffic at the intersection.	Above 1.00
Source: City of Huntington Park. 2016.		

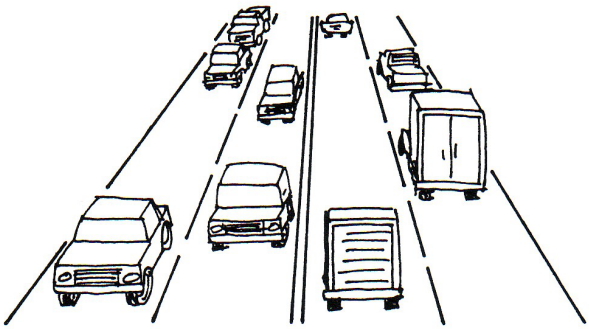
Exhibit 3-3: Intersection Level of Service



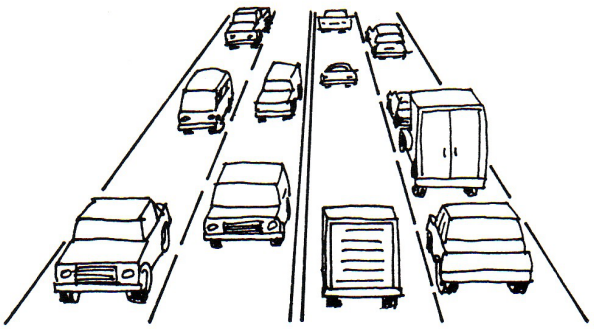
Level of Service A
Free flow in which there is little or no restriction on speed or maneuverability.



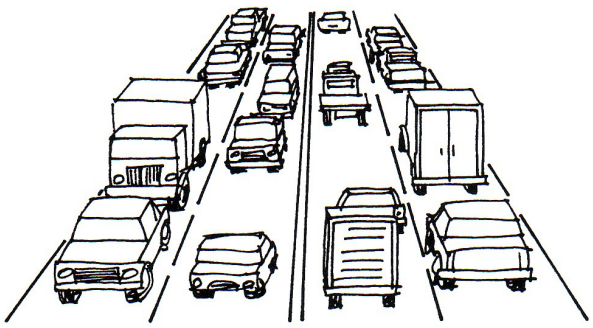
Level of Service B
Stable flow though operating speed is beginning to be restricted by other traffic.



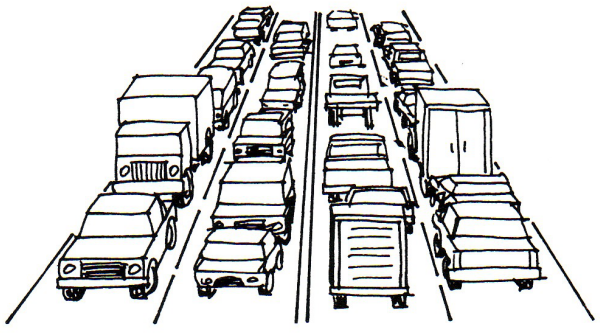
Level of Service C
Stable flow though drivers are becoming restricted in their freedom to select speed, change lanes or pass.



Level of Service D
Tolerable average operating speeds are maintained but are subject to considerable sudden variation.



Level of Service E
Speeds and flow rates fluctuate and there is little independence on speed selection or ability to maneuver.



Level of Service F
Speeds and flow rates are below those attained in Level E and may, for short periods, drop to zero.

Table 3-5: Future Intersection Levels of Service

Intersection	Control	AM Peak Hour		PM Peak Hour	
		LOS[1]	V/C or Delay[2]	LOS[1]	V/C or Delay[2]
1. Wilmington Avenue/Randolph Street (North)	stop-control	A	9.2	A	9.1
2. Wilmington Avenue/Randolph Street (South)	stop-control	B	12	B	10.7
3. Wilmington Avenue/Gage Avenue	signal	B	0.695	B	0.623
4. Alameda Street (West)/Slauson Avenue	signal	D	0.822	D	0.821
5. Alameda Street (East)/Slauson Avenue	stop-control	C	21.9	C	22.6
6. Alameda Street (West)/Randolph Street (North)	signal	A	0.505	A	0.398
7. Alameda Street (East)/Randolph Street (North)	stop-control	A	9.7	A	9.4
8. Alameda Street (West)/Randolph Street (South)	signal	B	0.667	B	0.668
9. Alameda Street (East)/Randolph Street (South)	stop-control	A	9.8	B	10.7
10. Alameda Street (West)/Gage Avenue	signal	D	0.832	D	0.825
11. Alameda Street (East)/Gage Avenue	stop-control	C	17.1	B	13.4
12. Alameda Street/Florence Avenue	signal	E	0.910	E	0.905
13. Santa Fe Avenue/Slauson Avenue	signal	D	0.875	E	0.904
14. Santa Fe Avenue/Randolph Street (North)	signal	B	0.627	B	0.607
15. Santa Fe Avenue/Randolph Street (South)	signal	B	0.651	B	0.643
16. Santa Fe Avenue/Gage Avenue	signal	D	0.894	D	0.887
17. Santa Fe Avenue/Florence Avenue	signal	D	0.845	D	0.855
18. Pacific Boulevard/Slauson Avenue	signal	D	0.827	C	0.739
19. Pacific Boulevard/Randolph Street (North)	signal	A	0.561	A	0.459
20. Pacific Boulevard/Randolph Street (South)	signal	A	0.562	A	0.481
21. Pacific Boulevard/Gage Avenue	signal	C	0.775	B	0.642
22. Pacific Boulevard/Florence Avenue	signal	D	0.833	C	0.775
23. Miles Avenue/Slauson Avenue	signal	D	0.858	D	0.844

Table 3-5: Future Intersection Levels of Service (continued)

Intersection	Control	AM Peak Hour		PM Peak Hour	
		LOS[1]	V/C or Delay[2]	LOS[1]	V/C or Delay[2]
28. Boyle Avenue/Slauson Avenue	signal	E	0.920	E	0.964
29. Boyle Avenue/Randolph Street (North)	stop-control	A	0	A	0
30. Boyle Avenue/Randolph Street (South)	signal	D	0.888	C	0.708
31. State Street/Gage Avenue	signal	E	0.908	D	0.898
32. State Street/Florence Avenue	signal	E	0.971	E	0.933
33. State Street/Santa Ana Street	signal	C	0.749	C	0.748
34. Salt Lake Avenue/Florence Avenue (West)	signal	D	0.839	D	0.868
35. California Avenue/Santa Ana Street	signal	D	0.844	D	0.834
36. Salt Lake Avenue/Gage Avenue	signal	C	0.744	C	0.748
37. Salt Lake Avenue/Florence Avenue (East)	signal	D	0.884	C	0.708
38. Maywood Avenue/Randolph Street (North)	signal	B	0.602	A	0.393
39. Maywood Avenue/Randolph Street (South)	signal	A	0.575	A	0.581
40. Maywood Avenue/Gage Avenue	signal	B	0.611	A	0.527

[1] Level of Service, based on Intersection Capacity Utilization (ICU) for signalized intersections and Highway Capacity Manual (HCM) for unsignalized intersections.
[2] Volume-to-capacity ratio for signalized intersections; or delay in seconds/vehicle for unsignalized intersections.

Table 3-5 indicates the Future Level of Service and Volume-to-Capacity Ratio for major intersections in the City. The volumes shown in Table 3-5 reflect anticipated volumes from future development, as well as ambient growth in traffic consistent with that assumed in the Los Angeles County Congestion Management Plan (CMP).

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RESOURCE MANAGEMENT ELEMENT



4.1 INTRODUCTION



SCOPE OF RESOURCE MANAGEMENT ELEMENT

The Resource Management Element of the Huntington Park General Plan conforms to the requirements for the open space and conservation elements. In the Huntington Park General Plan, these mandated elements have been combined into a single Resource Management Element. This Resource Management Element outlines conservation programs that address resource utilization, resource preservation, and the regulation of activities that could affect these resources. This Resource Management Element also focuses on the maintenance of open space areas and the provision of parks and recreational facilities.

This Resource Management Element focuses on those natural resources in Huntington Park that must be considered in future planning and development in the City. The Element focuses on a number of issues including earth and water resources, cultural resources, air quality, and parks and open space. Natural and cultural resources in the

City are limited and are often non-renewable. As a result, these resources should be carefully preserved and managed to prevent potential misuse and ensure their future availability. The City of Huntington Park has identified important local resources and the necessary preservation programs as a means to prevent their destruction and exploitation and to ensure that conservation efforts are consistent and equitable.

RELATIONSHIP TO THE GENERAL PLAN

The Resource Management Element of the Huntington Park General Plan meets the requirements for a conservation element and an open space element in the General Plan. This Resource Management Element complies with regulations in Sections 65302(d) and 65302(e) of the California Government Code and the State Mining and Reclamation Act (SMARA). The Element identifies significant resources within the City and establishes a plan for their conservation, management, or preservation.
The Resource Management Element also fulfills the requirements of Section 65560 to 65570 of the California Government Code regarding the preparation of an open space element. This Element contains a local open space plan for the comprehensive and long-range preservation and conservation of the City's remaining open space. All future development projects, including the acquisition and disposal of open space lands, shall be consistent with the open space plan.

In addition, Public Resources Code Section 5076 requires the open space element to consider demands for trail-oriented recreational use along with specific open space programs. For example, there is a potential for the addition of a new bikeway trail that will extend from the City to the existing regional trail located along the Los Angeles River. In addition, there are a number of other State-mandated issues, such as the utilization of rivers, harbors, forests, that are not applicable to the City of Huntington Park and thus, they will not require further consideration in this Element. Open space and recreation issues are also addressed in this Resource Management Element because the remaining open space resources are valuable resources for both outdoor recreation and scenic enjoyment.

The policies contained in this Resource Management Element build upon those contained in other elements of the Huntington Park General Plan. The Land Use Element designates specific areas for open space and conservation areas. The Health and Safety Element identifies areas with constraints that should be preserved in open space for public health and safety reasons.

4.2 PLANNING BACKGROUND

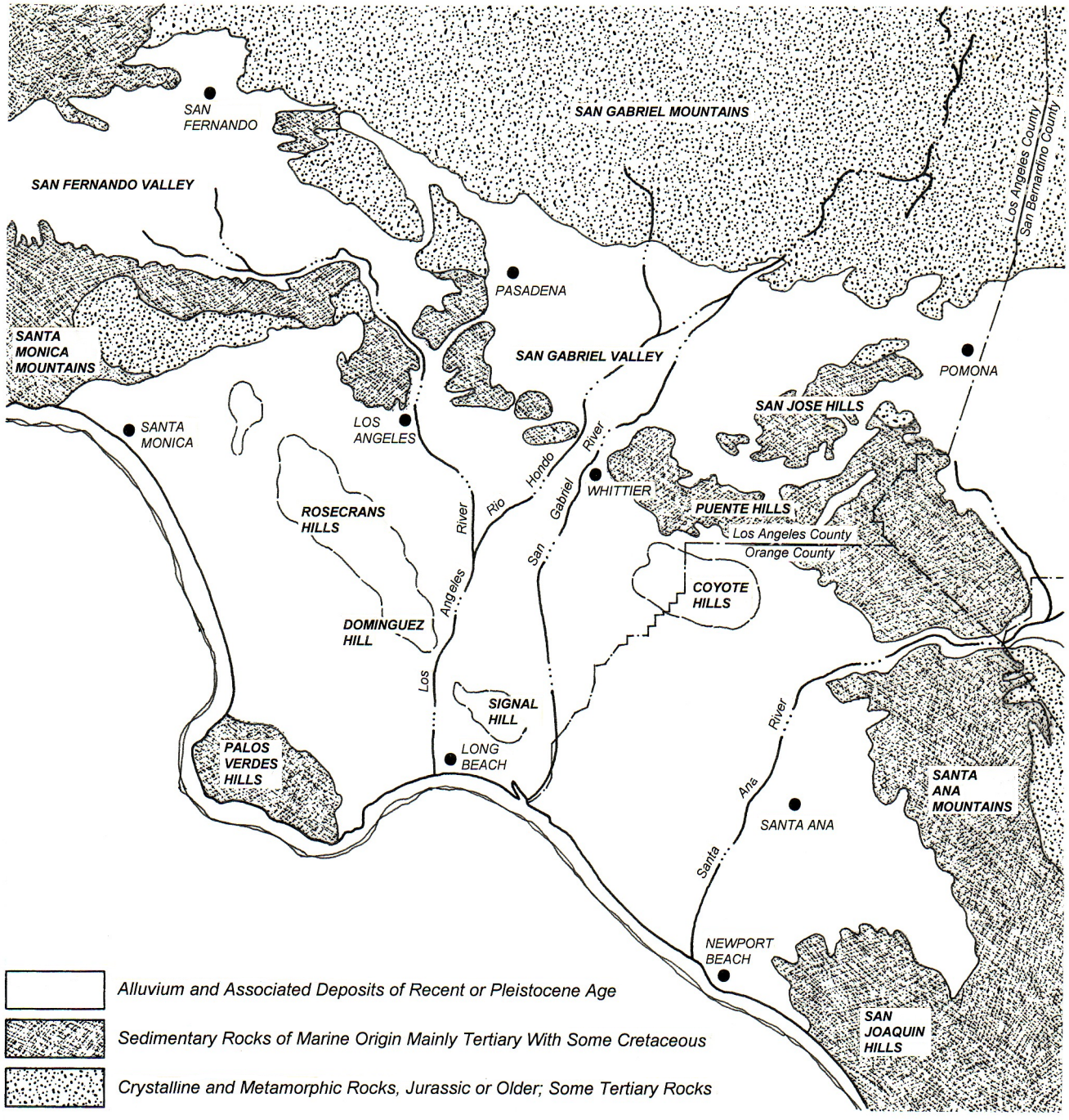


NATURAL SETTING

The City of Huntington Park is centrally located within the coastal plain of the Los Angeles basin. The Los Angeles Basin is bounded by mountainous areas on three sides: the San Gabriel Mountains to the east, the Santa Monica Mountains to the north, and the Santa Ana Mountains to the south. The basin is also traversed by three major river systems including the Los Angeles River, the San Gabriel River, and the Rio Hondo River. The area's geomorphology is illustrated **Exhibit 4-1**.

The topography of the Los Angeles basin is a result of long periods of deformation associated with faulting and uplift, the deposition of river-borne sediments, and periodic changes in sea levels, and erosion. Prior to 1825 and between 1867 and 1868, the Los Angeles River flowed westerly from the Los Angeles Narrows (between the Elysian and Repetto Hills) through the Ballona gap. The soils in the area are typical of the sediments that were deposited in the broad alluvial plain on which Huntington Park and the surrounding communities are located. These alluvial materials and rocks are

Exhibit 4-1: Regional Geomorphology



of recent age (15,000 years ago) and are unconsolidated and uncemented. Underneath the alluvium is the Lakewood Formation, which features stream type alluvium and floodplain fine-grained sediments on the upper layer (consisting 40 to 80% of the deposits) and gravels and coarse sands with discontinuous lenses of sandy silt and clay in the lower layers. Beneath the Lakewood Formation is the San Pedro Formation. The San Pedro Formation consists of San Pedro sand, Timms Point silt, and Lomita silt approximately 1,050 feet thick. The Lakewood and San Pedro Formation are deposits of the Pleistocene age (one to three million years ago). More detailed discussion of the underlying soil formations is provided under Groundwater Resources.

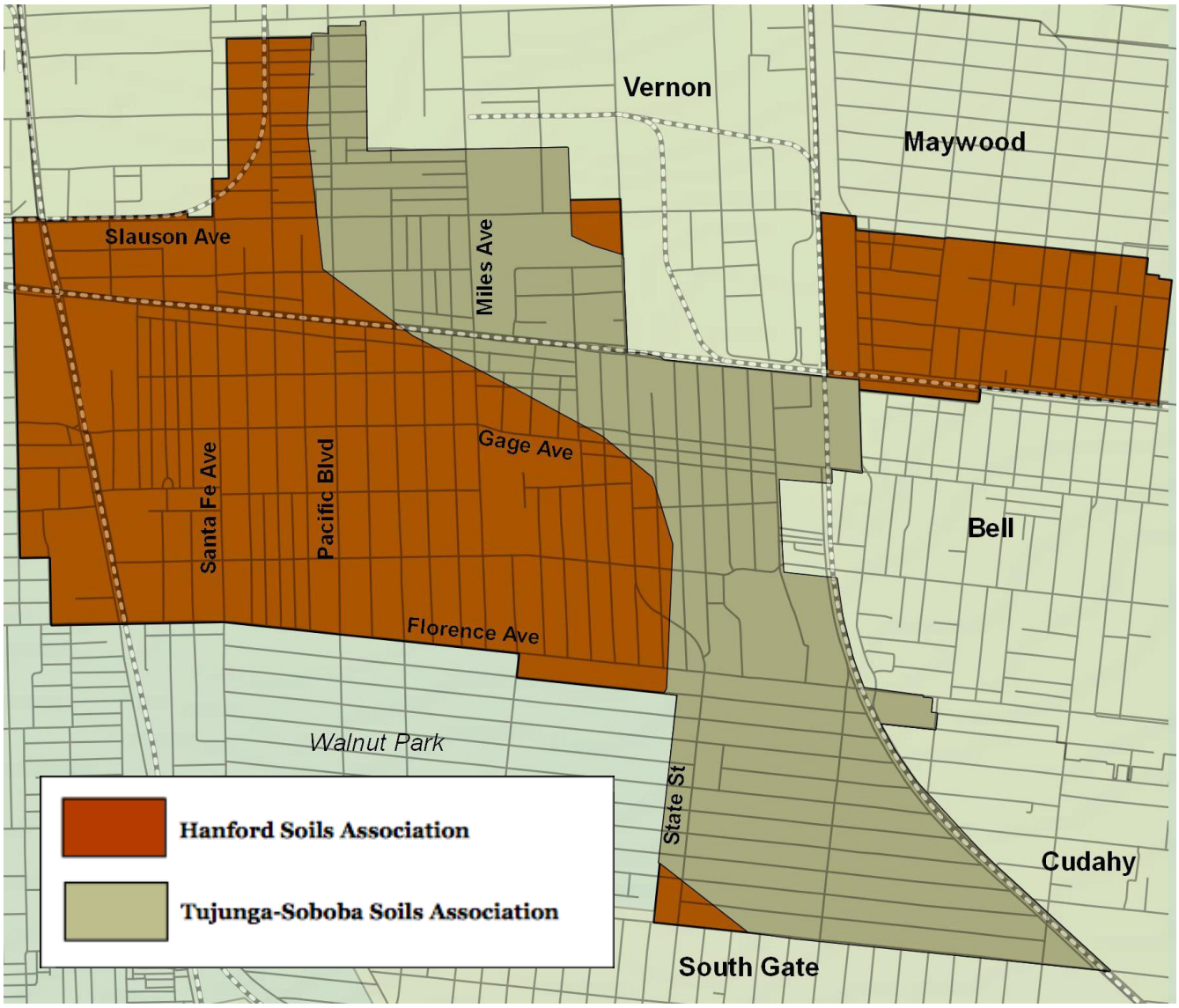
SOIL RESOURCES

A generalized soils map for Los Angeles County that was prepared by the United States Department of Agriculture, Soil Conservation Service identifies the surface soils in Los Angeles County according to their characteristics and qualities. A soil association is defined by the predominant soil series in a group of soils and each association has different properties and characteristics such as soil composition, surface texture, slope, arrangement, sequence of layers, or other characteristics. The General Soil Map for Los Angeles County indicates that soils in the City of Huntington Park consist of the Hanford soil association and soils of the Tujunga-Soboba association. Each soil association is described in detail below:

- The **Hanford association** consists of 85 percent Hanford soils, 10% Yolo soils and 5% Hesperia soils. Hanford soils are pale-brown coarse sandy loam on the surface with a light yellowish brown coarse sandy loam and gravelly loam coarse sand substratum. These soils are over 60 inches deep, well drained and slightly acidic to mildly alkaline. Hanford soils have moderately rapid subsoil permeability and moderate inherent fertility. The Hanford soils association was placed into Class II, which are soils described as having some limitations. Hanford soils are at a slight risk for erosion; however, the City is completely developed and the underlying soils were disturbed in order to facilitate previous construction activities. The soils are not prone to shrinking and swelling because shrinking and swelling is influenced by the amount of clay present in the underlying soils. Clay is not present in the composition of Hanford soils. Moreover, Hanford soils are described as being used almost exclusively for residential and industrial development, as evident by the current level of urbanization present within the City.

- The **Tujunga-Soboba association** consists of 60% Tujunga soils, 30% Soboba soils and 10% of unnamed sandy and cobbly materials in the beds of intermittent streams. This association, over 60 inches deep, is excessively drained and has rapid subsoil permeability. The Tujunga-Soboba association has a very low inherent fertility and is used extensively for residential development, but is also suitable for recreational and industrial uses. Tujunga soils are brownish-gray or grayish-brown sand or loamy fine sand on the surface and have a stratified substratum. These soils are slightly acid to mildly alkaline and water holding capacity is four to five inches for 60 inches of depth. Tujunga soils have slow runoff capability and a slight erosion hazard, although soils of the Tujunga Soboba Association have a moderate to high wind erosion risk. Lastly, Tujunga-Soboba soils are not prone to shrinking and swelling because clay is not present in the composition of Tujunga Soboba soils. The location of the two different soils within the City is shown in **Exhibit 4-2**.

Exhibit 4-2: Generalized Soils Map



MINERAL RESOURCES

The City is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there is one abandoned well located within the City. The well was formerly owned by Occidental Petroleum Corporation and was located at the intersection of Benedict Way and Bissell Street. The well was abandoned on June 5, 1967. No other well extraction activities are located within City boundaries nor are there any significant mineral resources.

GROUNDWATER RESOURCES

The City of Huntington Park is located within the central section of the Downey Plain and is underlain by the Central groundwater basin. Water-bearing deposits found beneath the Downey plain include unconsolidated and semi-consolidated marine and non-marine alluvial sediments that yield significant amounts of groundwater. The Central Basin is bounded on the north by the Elysian and Repetto Hills; on the northeast by the Merced and Puente Hills; on the east by the Los Angeles County line and on the southwest by the Newport-Inglewood fault along the Rosecrans, Dominguez, Signal, and Bixby Ranch Hills.

Groundwater resources in the Central Basin consists of a body of shallow, unconfined, and semi-perched water on the upper part of the alluvial deposits; the principal body of fresh groundwater within the Recent and Pleistocene deposits; and salt water under the freshwater resources. Groundwater basins are recharged by surface and subsurface flows from the bordering hills and mountains; by downward percolation of waters from major streams; by direct percolation of rain and artificial recharge at spreading basins or injection wells. Water-bearing deposits are unconsolidated and semi-consolidated alluvial sediments that hold water and allow water to pass through, and are referred to as aquifers. Non-water-bearing deposits are consolidated rocks and ground layers which provide limited water and form the boundaries between aquifers. The geologic structure underlying the Huntington Park area consists of a topmost layer of deposition from recent time (15,000 years ago), consisting of alluvium and the Gaspur Aquifer. Alluvium found on or near the surface of the City is 60 inches thick or less and contains poor quality water in small quantities. The Gaspur Aquifer consists of cobbles and

pebbles from the San Gabriel Mountains. The Lakewood Formation contains the Exposition, Gage, and Gardena aquifers and aquicludes.

- The **Exposition Aquifer** underlies the Gaspur aquifer and merges with it between the Los Angeles and San Gabriel Rivers. This aquifer is approximately 100 feet thick and consists of coarse gravel and clay, with fine deposits between sandy and gravelly beds.

- The **Gage Aquifer** underlies the Exposition aquifer and is approximately ten to 160 feet thick. This aquifer consists of fine to medium sand with varying amounts of coarse yellow sand and gravel. The Gardena Aquifer has coarser deposits than the Gage Aquifer, but these deposits are about the same age, thickness, and elevation. Both aquifers yield large amounts of water.

The San Pedro Formation contains five major aquifers interbedded with fine grained layers. These aquifers are the principal aquifers used for domestic water in the Los Angeles area and include the Hollydale, Jefferson, Lynwood, Silverado, and Sunnyside Aquifers.

- The **Hollydale Aquifer** is a discontinuous aquifer located underneath the Gage-Gardena Aquifer. This aquifer consists of shallow marine deposits, including yellow sands and gravel in the northeastern sections and grey, blue, and black sand with mud, clay, and marine shells near the Newport-Inglewood fault. It is found between 250 to 500 feet below mean sea elevation in an area located to the south of the City of Huntington Park. The Hollydale aquifer does not yield large amounts of water.

- The **Jefferson Aquifer** consists of sand with gravelly and clayey layers and has a maximum thickness of 14 feet. Near the City of Huntington Park, it is approximately 30 feet thick with a base 300 feet below mean sea level. Like the Hollydale aquifer, few wells tap into the Jefferson Aquifer.

- The **Lynwood Aquifer** consists of yellow, brown, and red coarse gravel, sand, silts, and clay, approximately 50 to 1,000 feet thick. The Rio Hondo and Pico faults have caused offsets on the Lynwood Aquifer in the Pico Rivera area. The Lynwood aquifer contains significant groundwater resources, with yields ranging from 200 to 2,100 gallons per minute.

- The **Silverado Aquifer** consists of yellow to brown coarse to fine sands and gravel interbedded with yellow to brown silts and clays. This aquifer is 500 feet thick and can be found at a maximum depth of 1,200 feet below mean sea level. It has also been considerably offset by all faults in the Los Angeles region. The Silverado aquifer is a major groundwater resource for the region, with a maximum yield of 4,700 gallons per minute.

- The **Sunnyside Aquifer** consists of coarse deposits of sand and gravel with interlayers of sandy clay and clay. Marine shells and marine type clays and shales are also found within this aquifer. The Sunnyside aquifer is 300 feet thick or less and has a maximum yield of 1,500 gallons per minute. It is also offset by many faults in the region.

Bedrock within the surrounding mountains and hills do not contain groundwater. Also, Pliocene age deposits in the region found 1,400 feet or more below the ground surface are not tapped by groundwater wells in the region due to their depth.

PLANT AND ANIMAL LIFE

The City of Huntington Park is completely urban and no longer supports any natural habitats including those that are considered to be ecologically sensitive. Increasing urbanization in the region has led to the loss of native plants and animal communities and only an occasional migratory flock of birds may be spotted. Animal and plant species in the City consist mainly of domesticated pets and rodents as well as plants used for landscaping purposes. The channelization of the Los Angeles River has also resulted in the loss of riparian habitats. A review of the California Department of Fish and Wildlife California Natural Diversity Database (CNDDB) Bios Viewer for the South Gate Quadrangle (the City of Huntington Park is listed under the South Gate Quadrangle) indicated that out of a total of 15 native plant and animal species, five are either threatened or endangered. These species include:

- The **Coastal California Gnatcatcher** is not likely to be found within the City due to the level of urbanization in the area and the lack of habitat suitable for the California Gnatcatcher. The absence of coastal sage scrub, the California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.

- The **least Bell's vireo** lives in a riparian habitat, with a majority of the species living in San Diego County. As a result, it is not likely that any least Bell's vireos will be encountered within the City.

- The **southwestern willow flycatcher's** habitat consists of marsh, brushy fields, and willow thickets. These birds are often found near streams and rivers and are not likely to be found within the City due to the lack of marsh and natural hydrologic features.

- The **western yellow-billed cuckoo** is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a western yellow-billed cuckoo is slim due to the level of urbanization present in the surrounding areas and the lack of riparian habitat.

- **California Orcutt Grass** is found near vernal pools throughout Los Angeles, Riverside, and San Diego counties. As indicated previously, the City is located in the midst of an urban area and is completely developed. There are no bodies of water located in the City that would be capable of supporting populations of California Orcutt grass.

CULTURAL RESOURCES

The greater Los Angeles Basin was previously inhabited by the Gabrielino-Tongva people, named after the San Gabriel Mission. The Gabrielino-Tongva tribe has lived in this region for around 7,000 years. Prior to Spanish contact, approximately 5,000 Gabrielino-Tongva people lived in villages throughout the Los Angeles Basin. Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. The Spaniards established missions in the area in the 1770's and the Gabrielino population started to decline. The Spaniards brought agriculture and cattle into Los Angeles and the missions became the population centers in the region.

The City of Huntington Park's initial development started with the establishment of Rancho San Antonio in 1809 by Antonio Maria Lugo. The Lugo family owned approximately 29,000 acres where their ranch was situated and maintained ownership of the ranch throughout the 19th century. By the turn of the 20th century the ranch dissolved and the land was distributed to various settlers and developers. Among those developers were two men, A.L. Burbank and E.V. Baker, who subdivided a 100-

acre portion of the former ranch. The two men were instrumental in laying the City's foundation by granting railroad tycoon Henry Huntington right-of-way access through their subdivision along Randolph Street in 1902. In addition, the City was renamed Huntington Park.

Very little development was found in the Huntington Park area prior to 1896. During that time, the Los Angeles River was not channelized and a few scattered single-family homes were found in the area. The City of Huntington Park was incorporated on September 1, 1906, with a population of 526 residents. The City developed as a suburban community, providing a centralized location for workers employed in Los Angeles and the surrounding industrial cities of Commerce, Vernon, and South Gate. The City's land use and development patterns were well established by the 1930's and a thriving downtown centered along Pacific Avenue was testament to the area's prosperity.

In 2006, the City of Huntington Park adopted a Historic Preservation Ordinance to preserve and protect historic assets located in the City. The City included the following criteria to determine eligibility for the designation of historic resources:

- **Historic Resource.** Historic Resource is a building, structure, site, object, landscape, sign, or contributing member to a Historic District that is significant in American history, architecture, engineering, archeology, or culture and is designated by the City according to the following criteria:
    - Associated with events that have made a significant contribution to the broad patterns of the history of the City, Region, State, or Nation;
    - Associated with the lives of persons who are significant in the history of the City, Region, State, or Nation;
    - Embodies the distinctive characteristics of a Historic Resource property type, period, architectural style, or method of construction, or that is a representation of the work of an architect, designer, engineer, or builder whose work is significant;
    - Has yielded, or may be likely to yield, information important in prehistory or history of the City, Region, State, or Nation.
- **Historic Designation.** A Historic Resource designation may include significant public or semi-public interior spaces and features. The criteria used to determine if an interior is significant includes the following:



- Historically the space has been open to the public;
- The materials, finishes, and/or detailing are intact or later alterations are reversible;
- The plan, layout, and features of the space are illustrative of its historic function;
- Its form and features articulates a particular concept of design; or,
- There is evidence of distinctive craftsmanship.

- **Historic Sign.** A Historic Sign shall include all signs designated historically significant by the Historic Preservation Commission and such sign meets the criteria described in Section 9-3.1806(A)(3). All other regulations described in Title 9, Chapter 3, Article 12 of this Code shall also apply.

- **Historic District.** A Historic District is an area that is geographically defined as possessing a concentration of Historic Resources or a thematically related grouping of properties, which contribute to each other and is designated by the City according to the procedures set forth by the National Register of Historic Places Bulletin #21: "Defining Boundaries for National Register Properties" and the following criteria:

    - The grouping of properties are unified by planned or physical development or a significant and distinguishable entity of Citywide importance; and,
    - The components of the properties may lack individual distinction but are important as a collection representing one or more of a defined historic, cultural, development, and/or architectural context(s).

Historic resources identified by the City are included in **Table 4-1** provided on the following page.

Table 4-1: Historical Structures

Structure	Address	Description
Warner Theater	6714 Pacific Blvd.	An Art Deco style theater located in the heart of Downtown Huntington Park. The theater was open to the public from the 1930's to the 1980's.
Civic Center	6550 Miles Ave.	A Spanish Colonial revival style complex built to accommodate the increased size of the City and demand for City services.
Garlow House	6610 Malabar St.	The first large townhouse built in 1903 by one of the City's founders.
Moore-Sanchez House	6727 Santa Fe Ave.	A Craftsman bungalow style house built in 1900. The house reflects the style of architecture that was prominent in the City at the turn of the 20th century.
St. Matthias Church	3095 East Florence Ave.	The church was built in 1951 and demonstrates the importance of the Catholic Church to the City's history and residents.
Laguna Residence	2743 East 57th St.	A Queen Anne style single-family dwelling built in 1890. Much of the house's interior is still intact.
Queen Anne	2458 Randolph St.	This Queen Anne style house was built circa 1890 and reflects the dominant style of architecture from 1880 to 1900.
Newell Residence	6700 Newell St.	A house that blends Craftsman style architecture with Colonial revival elements. The house was constructed in 1913.
Brownell-Carlson House	7030 Marconi St.	A Spanish Colonial Revival style house constructed in 1930.
Squire Residence	3247 Olive St.	Built in 1930, this house was the residence for two former mayors, William Cunningham and John Noguez.
Post Office	6606 Seville Ave.	This post office was the first free standing post office in the City. The Post Office incorporates elements of the Spanish Colonial Revival style into its Neo-Classical architectural style.
Malabar Street Historic District.	Malabar St.	The Malabar Street District consists of one- and two-story bungalows, duplexes, bungalow courts, and apartment buildings with varying period revival styles including Colonial, Spanish, Craftsman, Tudor, and Minimal Traditional. The street features mature trees located on the public right-of-way.
Craftsman Style single-family unit	6125 Rugby Ave.	A Craftsman style house built in 1910. This house represents the typical style of architecture that dominated the City during the early part of the 20th century.
Craftsman Style single-family unit	6139 Rugby Ave.	A Craftsman style house built in 1908. This house represents the typical style of architecture that dominated the City during the early part of the 20th century.
Craftsman Style single-family unit	6205 Rugby Ave.	A Craftsman style house built in 1909. This house represents the typical style of architecture that dominated the City during the early part of the 20th century.
Source: City of Huntington Park		



AIR QUALITY

The City of Huntington Park is located in the central portion of the South Coast Air Basin of California (SCAB). The basin covers approximately 6,600 square miles, encompassing Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The South Coast Air Basin is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east.

The South Coast Air Basin has a Mediterranean climate, characterized by warm summers, mild winters, infrequent rainfall, moderate daytime onshore breezes, and moderate humidity. Variations in rainfall, temperatures, and localized winds occur throughout the South Coast Air Basin due to the presence of various mountains and hills inland and the Pacific Ocean on the west. Rain also varies seasonally. Summers are often dry and four to five months can pass with no rain. In the winter, occasional storms often bring rain. Rainfall is lowest in the coastal plain and inland valleys, higher in the foothills, and highest in the mountain areas. Winters are cold but frost is rare, as

temperatures seldom fall below 28°F. The annual average daytime temperatures range from 84°F in August to 67°F in January, with temperatures often reaching 100°F during the summer months. Annual rainfall in Huntington Park is ten inches and occurs almost exclusively from late October to early April.

During summer, sunshine provides the energy for photochemical reactions between nitrogen oxides and reactive organic compounds which form ozone. Because of the long time period required to form ozone in the atmosphere, ozone concentrations are largely determined by transport patterns. With southwesterly winds occurring on most days in Huntington Park, the ozone transport route into the City is from sources to the west and southwest, and as far as the urban areas of Los Angeles. In turn, ozone pollutants emitted in Huntington Park are most likely to contribute to ozone levels in areas east of the City. Ozone concentrations in Huntington Park generally peak during the afternoon, after the noon sunlight has occurred and after the transport of reactive organic compounds from the Los Angeles area. Ozone levels are the greatest during the summer and early fall, when abundant sunshine exists.

Ozone and other contaminants from urban areas in the region move eastward in the South Coast Air Basin through the mountain passes and up the mountain slopes. These emissions pass through the Beaumont Pass and into the Low Desert area. In the winter, temperature inversions occur close to ground-level during the night and early morning hours. Thus, carbon monoxide (CO) and nitrogen oxide concentrations are highest during these times. CO transport is also limited by light wind speeds. Since CO is produced primarily from automobile exhaust, the highest concentrations are found in areas with heavy traffic.

Wind flow patterns affect air quality by directing pollutants downwind of their sources. Local meteorological conditions (such as light winds and shallow vertical mixing) and topographical features (such as surrounding mountain ranges) create areas of high pollutant concentrations by hindering dispersal. Temperature inversions are created by a semi-permanent subtropical high pressure cell over the Pacific Ocean that traps cool air near the ground with warm air from the ocean. These inversions hamper dispersion by trapping air pollutants in a limited atmospheric volume near the ground.
Air quality in the Southern California region is generally poor even with Federal, State, and local pollution controls. Ambient air quality standards set by State of California Air Resources Board and the Environmental Protection Agency to protect public health are

frequently violated. Ozone levels are being exceeded in the region more frequently than anywhere else in the nation.

Under predominant wind conditions, emissions generated in the City of Huntington Park are dispersed to the east and northeast during the day, and slowly drift southwest or south at night. Local emissions contribute to regional ozone concentrations downwind, but can, under stagnant meteorological conditions, add to localized levels of ozone and other pollutants. At the same time, local ozone concentrations are due to nitrogen dioxide and reactive organic compounds from areas west and southwest of the City. Levels of ozone exceed both National and State standards throughout the Basin. The Basin exceeds this standard more frequently than any other area in the United States and also records the highest peak readings. National and State standards for carbon monoxide are exceeded in more densely populated Los Angeles and Orange counties, but not in Riverside and San Bernardino counties.

The South Coast Air Quality Management District (SCAQMD) is a regional agency charged with the regulation of pollutant emissions and the maintenance of local air quality standards. The SCAQMD samples ambient air at over 32 monitoring stations in and around the Basin. Regulations on air pollution control focusing on the reduction of industrial emissions have been expanded to include automobile emissions. Recently, the regulations have included the use of alternatives to transportation, land planning, and energy sources, rather than on expanding technological controls. These actions are leading to greater participation by local governments in controlling air pollution.

BIKEWAYS

A bicycle master plan was prepared for the City and the final version was completed on February 4, 2014. The bicycle master plan identified the streets that would be part of the proposed bicycle network and categorized them according to class type. The aforementioned class types and their corresponding streets are described below:

- **Class I – Bike Path.** The two streets that are designated as Class I Bike Paths are Randolph Street and Salt Lake Avenue.

- **Class II – Bike Lane.** State Street and the portion of Pacific Boulevard that extends through Downtown are classified as Class II Bike Lanes.

- **Class III – Bike Route.** The streets that are designated as Class III Bike Routes include East 58th Street, Belgrave Avenue, Soto Street, the portion of Pacific Boulevard that extends north of Randolph Street, Malabar Street, Miles Avenue, Clarendon Avenue, Cottage Street, Gage Avenue, Zoe Avenue, Saturn Avenue, Albany Street (the bike route terminates at Chesley Park), Florence Avenue (this bike route begins at the Santa Fe Avenue and Florence Avenue intersection and extends west along Florence Avenue), Walnut Street, California Avenue, Santa Ana Street, Carmelita Avenue, and East 61st Street.

A striped bike lane on Randolph Street passes through Huntington Park, continues through the City of Bell and connects to the Los Angeles River trail. An additional Class I bikeway (trail dedicated exclusively for the use of bicyclists) extends along the banks of the Los Angeles River channel. The Los Angeles River Bikeway will eventually extend 52 miles from Canoga Park to Long Beach.

OVERVIEW OF OPEN SPACE AND PARK FACILITIES

Because of the developed character of the city, open space land is very limited. Virtually all of the parcels in the City have been developed and the remaining vacant parcels are limited to infill properties that are likely to be developed in the near term. The City of Huntington Park contains more than 31 acres of total park space, including a total of six parks and recreational facilities. The six park facilities are described below:

- **Chesley Park** is located at the corner of Zoe Avenue and Albany Street. The facility contains approximately 7,850 square feet of park space. Amenities include a playground, four grills, and picnic benches.

- **Robert Keller Park** is located at 6550 Miles Avenue, between City Hall and the Police Department. The park is approximately two acres in size and contains a concession stand, playground, and a picnic area with benches and grills.

- **Freedom Park** is located at the corner of Carmelita Street and 61st street at 3801 East 61st Street. Freedom Park contains approximately 2.5 acres of park space. Amenities include a recreation center, splash pad, two basketball courts, and a playground. This park also hosts an after-school program.

- **Salt Lake Park** is the largest park facility in the City with a total of 23 acres dedicated for open space and recreation. The park is located at the corner of Florence Avenue and Salt Lake Avenue at 3401 East Florence Avenue. The park fosters three recreational programs including a summer camp, youth and adult sports, and tiny tots.



- **Senior Citizen Park** is a 0.75-acre park located at 6923 Salt Lake Avenue. The park provides the following amenities: a picnic shelter with grill, benches, electrical outlets, and horseshoes.

- **Raul R. Perez Memorial Park** is a 4.47-acre park located at 6208 Alameda Street. The park provides a 4,488 square-foot community building, an indoor fitness room, a large room with kitchen for private events, a grass sports field with lights, outdoor basketball courts, a playground, a walking trail, and outdoor exercise equipment.

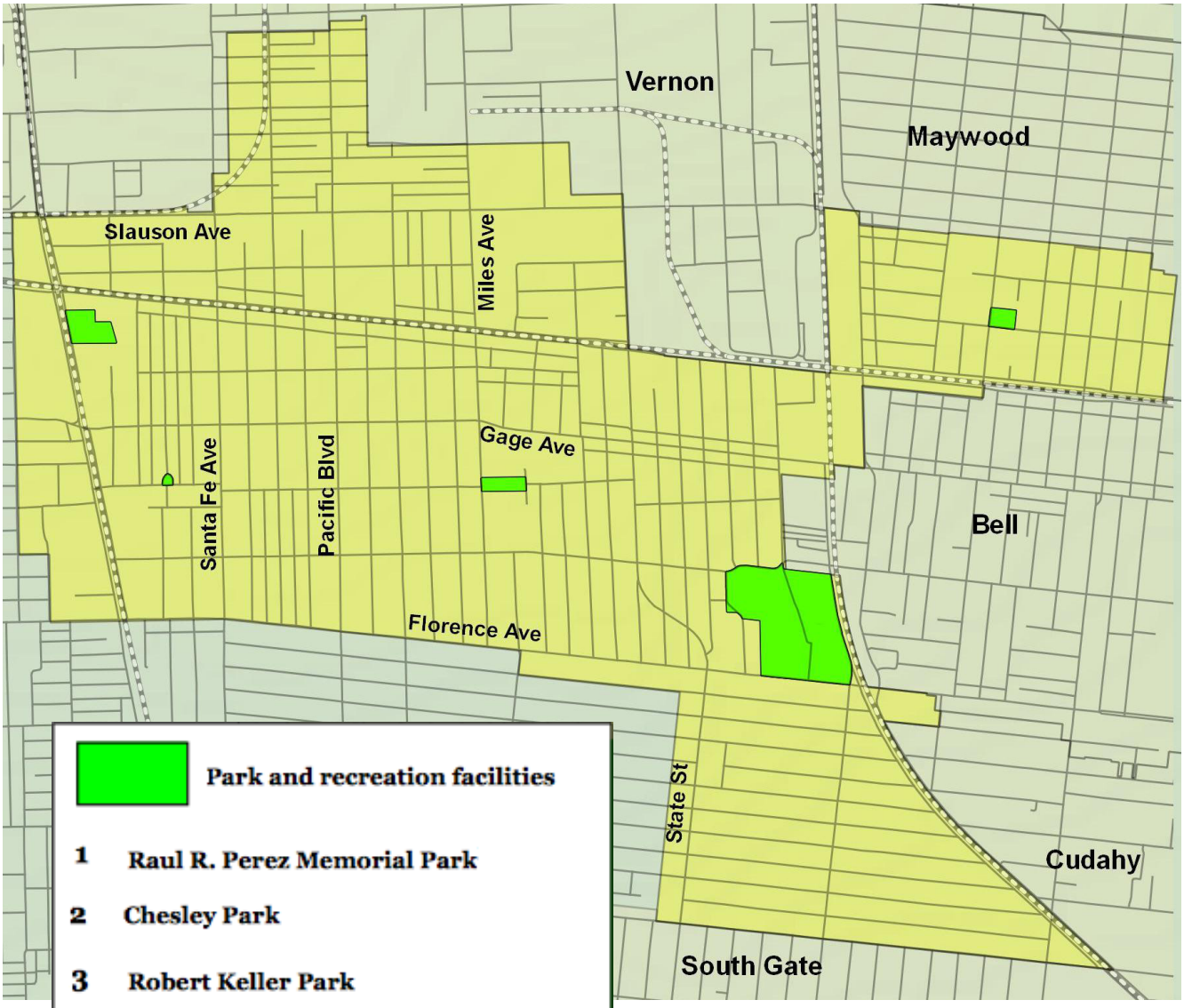
An additional park, Westside Park, was closed in 2008. In 2008 the City of Huntington Park completed a Parks and Recreation Master Plan, which serves as the blueprint for future park expansion, improvements, and policy decisions. The Parks and Recreation Master Plan identified several key conditions that will be continued to be addressed in the years to come. The City currently provides approximately 0.52 acres of parkland space for every 1,000 residents, which is less than the statewide park acreage standards of five acres of parkland for every 1,000 residents. The existing park facilities in the City are shown in **Exhibit 4-3**.

STREET TREES AND LANDSCAPING



Title 7 (Public Works) Chapter 5 – Street Trees of the City of Huntington Park municipal code serves as the City's "Tree Ordinance." The ordinance was established with the intent on aiding in the improvement and beautification of the City's commercial and business areas, most notably Pacific Boulevard. The ordinance also provides protection for trees located in the public right-of-way. Parkway trees are located along Miles Avenue, Pacific Boulevard, and Malabar Street. Many of the residential street right-of-ways are lined with street trees.

Exhibit 4-3: Parks and Recreational Facilities Map



4.3 PLANNING VISION

The City of Huntington Park, with the implementation of the Resource Management Element, seeks to promote an orderly pattern of quality future development to achieve a complete and controlled balance of growth among land uses. The following issues will be addressed with the implementation of the policies and programs contained in the Resource Management Element:

- To promote the maintenance and preservation of open space resources for recreation;
- To promote the development and provision of passive open space resource conservation;
- To promote the conservation and preservation of cultural resources for the benefit of future generations; and,
- To promote the conservation and preservation of important natural resources.

The City's resource management policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for this Resource Management Element.

RESOURCE MANAGEMENT ELEMENT POLICIES

ISSUE: REDUCE AIR POLLUTION

- **Resource Management Element Policy 1.** The City of Huntington Park shall endorse regional and local air quality and transportation management plans in order to reduce air pollution emissions and vehicular trips.
- **Resource Management Element Policy 2**. The City of Huntington Park shall participate in regional and statewide measures to address global warming.

- **Resource Management Element Policy 3.** The City of Huntington Park shall encourage the improvement of existing, and the development of new shuttle and transit systems to reduce vehicular trips and air pollution.

- **Resource Management Element Policy 4.** The City of Huntington Park shall encourage the use of energy conservation devices in project design and construction to increase energy efficiency and decrease pollution emissions from energy production and use.

ISSUE: CONSERVE & PROTECT WATER RESOURCES

- **Resource Management Element Policy 5.** The City of Huntington Park shall protect groundwater resources from depletion and pollution.

- **Resource Management Element Policy 6.** The City of Huntington Park shall reduce water consumption by providing water conservation techniques and by using reclaimed water, water-conserving appliances, and drought-resistant landscaping when feasible.

- **Resource Management Element Policy 7.** The City of Huntington Park shall comply with Statewide measures that are designed to promote a reduction in water use.

- **Resource Management Element Policy 8.** The City of Huntington Park shall implement a water conservation ordinance that includes the installation of xeriscape and water-conserving plumbing fixtures.

ISSUE: ENERGY CONSERVATION

- **Resource Management Element Policy 9.** The City of Huntington Park shall encourage innovative site planning and building designs which minimize energy consumption by taking advantage of sun/shade patterns, prevailing winds, landscaping, and building materials.

- **Resource Management Element Policy 10.** The City of Huntington Park shall establish, update, and implement building code requirements in

accordance with State Title 24 energy and low impact development (LID) regulations.

- **Resource Management Element Policy 11.** The City of Huntington Park shall promote the use of solar panels as a mean to reduce electricity usage.

- **Resource Management Element Policy 12.** The City of Huntington Park shall promote the use of energy-efficient lighting throughout the City.

ISSUE: MAN-MADE AND NATURAL RESOURCES

- **Resource Management Element Policy 13.** The City of Huntington Park shall promote the preservation of important historic resources in the City, including but not limited to, the ongoing implementation of the City's Historic Preservation Ordinance.

- **Resource Management Element Policy 14.** The City of Huntington Park shall comply with the requirements of AB-52 requiring consultation with local Native American tribes in the review of new development proposals.

- **Resource Management Element Policy 15**. The City of Huntington Park shall encourage the use of California native vegetation in the landscaping of larger developments.

- **Resource Management Element Policy 16.** The City of Huntington Park shall strive to maintain parkway landscaping throughout the City.

ISSUE: OPEN SPACE, PARKS, & RECREATIONAL FACILITIES

- **Resource Management Element Policy 17.** The City of Huntington Park shall provide an active and passive park system and recreational facilities, based on the distribution of population within the City so as to serve the needs of residents of all ages, economic levels, and physical conditions.

- **Resource Management Element Policy 18**. The City of Huntington Park shall upgrade existing park facilities to improve park use and appearance and shall

utilize opportunities for joint use of public facilities for recreational purposes, such as schools, utility easements, and abandoned railroad right-of-ways.

- **Resource Management Element Policy 19.** The City of Huntington Park shall encourage the development of common and private open space and recreational facilities within multi-family developments to increase recreational opportunities.

- **Resource Management Element Policy 20.** The City of Huntington Park shall coordinate local open space development with regional open space opportunities to satisfy a wide range of recreational demands.

RESOURCE MANAGEMENT PROGRAMS

The following programs will be implemented to ensure the City's policies are realized:

- **Cultural Awareness.** A cornerstone of this program will be the continued use of the Huntington Park home as a depository for the storage and collection of artifacts, photographs, books, and displays. The City will cooperate with local organizations (such as the local historical society, Chamber of Commerce, etc.) and individuals to acquire resource materials concerning local history and culture. These materials include books, photographs, artifacts, furniture, etc., that may be displayed in the future. The City will continue to support cultural resource conservation and preservation efforts in Huntington Park.

    - **Source of Funding:** General Fund and Community Development Block Grant (CDBG).
    - **2019-2024 Program Objectives:** To establish and enhance to Huntington Park Home depository.
    - **Responsible Agency:** Community Development Department
    - **Implementation Schedule:** The program will be established in 2017.

- **Cultural Resource Management.** Should archaeological or paleontological resources be encountered during excavation and grading activities, all work would cease until appropriate salvage measures are established. The former Appendix K of the California Environmental Quality Act (CEQA) Guidelines

shall be followed for excavation monitoring and salvage work that may be necessary. Salvage and preservation efforts will be undertaken pursuant to Appendix K requirements outlined in CEQA.

- **Source of Funding:** Future development.
- **2019-2024 Program Objectives:** To maintain the existing service level.
- **Responsible Agency:** Community Development Department
- **Implementation Schedule:** The program is ongoing and will be continued.

- **Energy Conservation.** The City shall continue to enforce the energy conservation standards in Title 24 of the California Administrative Code, the Uniform Building Code, and other State laws on energy conservation design, insulation, and appliances. Energy needs shall be evaluated and conservation measures incorporated into new development in accordance with Appendix F of the State of California Environmental Quality Act (CEQA) Guidelines. Other measures that would reduce energy consumption during construction and subsequent operation of new development shall be encouraged. The City will continue to work with Southern California Edison and the Sempra Energy Company to promote energy conservation.

  - **Source of Funding:** General Fund and Future Development
  - **2019-2024 Program Objectives:** To maintain the existing service level.
  - **Responsible Agency:** Community Development Department
  - **Implementation Schedule:** The program is ongoing and will be continued.

- **Historic Building Code**. The City will investigate the feasibility of adopting alternate building code standards for historic structures, as authorized by the State Historical Building Code. The initial step will require City staff to amend the development code to include provisions for the maintenance, rehabilitation, and preservation of historic structures.

  - **Source of Funding:** General Fund.
  - **2019-2024 Program Objectives:** To initiate this program following the adoption of the General Plan.
  - **Responsible Agency:** Community Development Department
  - **Implementation Schedule:** The program will start in 2017.

- **Park Development & Renovation Program.** The City will continue to evaluate strategies to renovate and protect existing public open space from encroachment or conversion to other uses. Potential improvements will be programmed into the City's Capital Improvements Program (CIP). This program will also evaluate the feasibility of new park development in the City. Huntington Park has an evident need for additional space for parks and open space. The Pritchard Field is slated for redevelopment as a means to provide additional active recreational resources to accommodate existing and future demand. Given physical and economic circumstances, it is impractical to plan for the acquisition and development of large-scale open space or park areas. In this light, it is beneficial to consider the implementation of a tot lot/ mini park program to add more open space and recreational opportunities. This program also would be of value to the City's transportation-dependent population.

    - **Source of Funding:** General Fund or other available funding.
    - **2019-2024 Program Objectives:** To maintain the existing service level.
    - **Responsible Agency:** Community Services Department
    - **Implementation Schedule:**The program is ongoing and will be continued.

- **Parks and Recreation Program.** There is a need to continue the existing level of service of parks and recreation for current and future residents. The Parks and Recreation Department is charged with the responsibility of conducting a diversified public recreation activities program for persons of all ages. There are four additional actions that will be beneficial in enhancing the services provided by the City. These actions include the following: 1. Adoption of a policy which states that the City's park land standard is one-acre per 1,000 population; 2. Promote the use of joint use agreements to share facilities. 3. Conduct an outreach program to increase participation in local park and recreation resources by residents of certain neighborhoods and population groups such as the transportation-dependent; and 4. Publish a newsletter on a quarterly basis so that community residents are acquainted with the services provided by the City.

- **Source of Funding:** General Fund.
- **2019-2024 Program Objectives:** To initiate this program following the adoption of the General Plan.
- **Responsible Agency:** Community Services Department
- **Implementation Schedule:** The program will begin following the adoption of the General Plan.

- **Park Watch/Adopt a Park.** The City will consider the feasibility of implementing an adopt-a-park program along with a "park watch" program. Individual neighborhoods will be encouraged to become more involved with the operation, maintenance, and safety of their parks through an expanded neighborhood watch program. The first step of implementation will involve coordination with the Police Department to expand the scope of the neighborhood watch program to include the monitoring of local parks. The City will then establish a program by which individuals, organizations, and businesses can "adopt" a local city park. Qualifications for "park adoption" will be identified by the City Parks and Recreation Department. As part of the adoption process, individuals, organizations, and businesses may agree to assist in park maintenance, the financing of improvements, security, etc.

  - **Source of Funding:** General Fund.
  - **2019-2024 Program Objectives:** The program will start in 2016.
  - **Responsible Agency:** Community Development Department
  - **Implementation Schedule:** The program will start in 2016.

- **Storm Water Pollution Prevention.** This program is designed to prevent contaminants from entering the storm drain system. Key elements of this program are the National Pollution Discharge Elimination System (NPDES) requirements, which are administered through a County-wide permit. These requirements call for measures to be imposed during construction activities, handouts for residential uses, and best management practices (BMPs) for non-residential uses. The City shall also continue to implement projects to maintain storm water quality, such as street sweeping, catch basin grills, signs, etc.

- **Source of Funding:** General Fund and Developers.
- **2019-2024 Program Objectives:** To maintain the existing service level.
- **Responsible Agency:** Community Development and Public Works Departments
- **Implementation Schedule:** The program is ongoing and will be continued.

- **Street Tree and Landscaping Program.** To achieve a "sense of natural openness", the City has instituted very successful programs involving street trees and landscaped railroad rights-of-way. This specialized street tree and landscaping exists along several City streets.

    - **Source of Funding:** General Fund and Community Development Block Grant (CDBG).
    - **2019-2024 Program Objectives:** To maintain the existing service level.
    - **Responsible Agency:** Community Development and Public Works Departments
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Water Conservation Ordinance.** The City will continue to implement its water conservation ordinance. In addition, the City will review the ordinance to ensure that it promotes the use of xeriscape landscaping, water-conserving materials, and devices that reflect current technology. Finally, the City shall review, and as appropriate, develop water conservation programs for public facilities (civic center, parks, maintenance yards, etc.).

    - **Source of Funding:** General Fund and Community Development Block Grant (CDBG).
    - **2019-2024 Program Objectives:** To maintain the existing service level.
    - **Responsible Agency:** Community Development Department
    - **Implementation Schedule:** The program is ongoing and will be continued.

4.4 PLANNING IMPLEMENTATION



The Resource Management Plan for the City of Huntington Park calls for maximum protection of the local environment and available resources. The plan's major components address the conservation of the remaining resources and the provision of parks and recreation facilities for City residents. The plan consists of programs for preservation of significant resources and standards for development in areas with identified resources. The plan also addresses parks, recreation facilities, and open space.

PARK SERVICE STANDARDS

The park classifications include the following:

- **Mini-Parks** are smaller parks that are typically between 2,500 square feet to under one acre in area. Mini-parks typically have a service area radius of ¼ mile or less. These facilities typically include a small picnic area and tot-lot. Chesley Park is an example of a mini-park.

- **Neighborhood Parks** are the basic type of park facility as they typically serve individual neighborhoods. According to National Recreation and Park Association (NRPA) standards, these facilities are ½-acre to five acres in area. Neighborhood parks have a service area radius of between ¼ mile to ½ mile. The facilities typically provided by neighborhood parks may include game courts, athletic fields, picnic areas, and playgrounds. The majority of the City's parks fall into this category.



- **Community Parks** are larger parks that serve multiple neighborhoods. These parks typically have five acres or more in area and include a variety of facilities that may include game courts, athletic fields, picnic areas, playgrounds, and community facilities. These parks have a service area radius of between ½ mile to three miles. Salt Lake Park is the City's only Community Park.

- **Special Facilities** includes specialized facilities that may serve a single purpose (game court, swimming pool, etc.) that cannot be readily classified. Many of the amenities provided by the City's parks fall into this category.

The NRPA has developed a generic classification system for park facilities as well as corresponding standards applicable to the various types of parks. This classification system is designed to apply to a broad range of communities and requires some modification to make the park standards applicable to Huntington Park. The NRPA standards classify parks according to their size, service area, and function. However, there may be some difficulty in making a direct link between the NRPA standards and activities that are presently available to Huntington Park residents. For example, the acreage of a particular park may correspond with the recommended NRPA standards for a neighborhood park, though its actual function (as characterized by its facilities and use) may correspond more closely with that of a community park. In these instances, it is more appropriate to place the park in a category that better describes the park's actual function.

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HEALTH & SAFETY ELEMENT

5.1 INTRODUCTION



SCOPE OF HEALTH & SAFETY ELEMENT

The Health and Safety Element of the City of Huntington Park General Plan focuses on public safety through prevention and preparedness. The implementation of the programs outlined in this Element will assist in preventing or reducing the potential for injury, damage and disruption resulting from natural or man-made catastrophes. Public safety programs include procedures for the elimination or avoidance of hazards, emergency preparedness, and emergency response. This Element also serves as the framework for emergency preparedness planning that may be undertaken in the future. Finally, the Health and Safety Element outlines the public safety issues that will need to be considered as part of the implementation of land use and development policy provided for in this General Plan.

The Health and Safety Element also establishes specific standards related to public safety. These standards serve as guidelines for future planning and land use decisions. The Health and Safety Element maps the location of known hazards, evacuation routes, and indicates peak water supply requirements, minimum road widths, clearances around structures, and other factors affecting safety procedures.

RELATIONSHIP TO GENERAL PLAN

The Health and Safety Element is consistent with other elements of the General Plan. The Mobility and Circulation Element addresses transportation issues that relate to the Health and Safety Element which promotes efficient traffic flow related to emergency response and evacuation objectives. Concerns related to public safety must also be considered in planning for future development in the City which, in turn, is the focus of the Land Use and Sustainability Element. The Land Use and Sustainability Element is often referred to as the "most important General Plan element." The Health and Safety Element, however, is concerned with the health and welfare of those persons living, working, or visiting the City. The successful implementation of the Health and Safety Element may result in a significant reduction in loss of life and injury.
According to the State's planning laws, a Health and Safety Element (shall be required) for the protection of the community from any unreasonable risks associated with the effect of seismically induced surface rupture, ground-shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mud slides and landslides, subsidence, and other geologic hazards known to the legislative body; flooding and wild land and urban fires. The Health and Safety Element shall include the mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.
The City of Huntington Park Health and Safety Element fulfills the aforementioned requirements. While the State law focuses on seismic risk, the Health and Safety Element has a broader scope that considers a wide range of natural and man-made hazards that could affect the City in the future. As stated previously, this Health and Safety Element emphasizes the importance of emergency preparedness in reducing the potential for loss of life, injury, and property damage. An additional objective of the Health and Safety Element is to implement programs that will help to avoid the creation of hazardous conditions. Finally, the Health and Safety Element underscores the City's commitment to provide the material and human resources needed to deal with future emergencies.

5.2 PLANNING BACKGROUND



OVERVIEW OF SEISMIC HAZARDS

The City of Huntington Park is located on the northeastern portion of the Los Angeles Basin. This basin is an alluvial plain bounded on the north by the Santa Monica Mountains, on the northeast by Repetto Hills, and Puente Hills, on the south by the Santa Ana Mountains and San Joaquin Hills and on the east by the Pacific Ocean. The severity of earthquakes is normally classified according to their magnitude, or intensity. Because the amount of destruction generally decreases with increasing distance from the epicenter, earthquakes are assigned several intensities, but only one magnitude. The destructiveness of an earthquake at a particular location is commonly reported using the Richter scale (magnitude) or Mercalli scale (intensity).

The Modified Mercalli Scale (MM) employs a subjective classification system based on observations of damage caused by past earthquakes. The scale has 12 levels of damage, the higher the number, the greater the damage. For example, the City of Huntington Park is predicted to experience ground-shaking with a MM intensity of 6.0 to 6.5 during a Magnitude 8.3 along the San Andreas Fault with a maximum MM

intensity 6.5 to 7.0. The intensity of seismic ground-shaking at any given location is a function of several factors, but primarily the magnitude of the earthquake, the distance from the epicenter to the planning area, and the local geologic and topographic conditions. The recent Elysian Park and Northridge earthquakes did demonstrate, however, that the ground intensities from these previously unknown blind thrust faults could generate significant damage to both low-rise and high-rise structures which were previously considered to be capable of withstanding the effects of strong ground motion.

SEISMIC FAULTS IN THE AREA

The State of California, under the guidelines of the Alquist-Priolo Special Studies Act, classifies earthquake faults according to the following criteria:

- **Active faults** exhibit proven displacement of the ground surface within the last 11,000 years (Holocene);

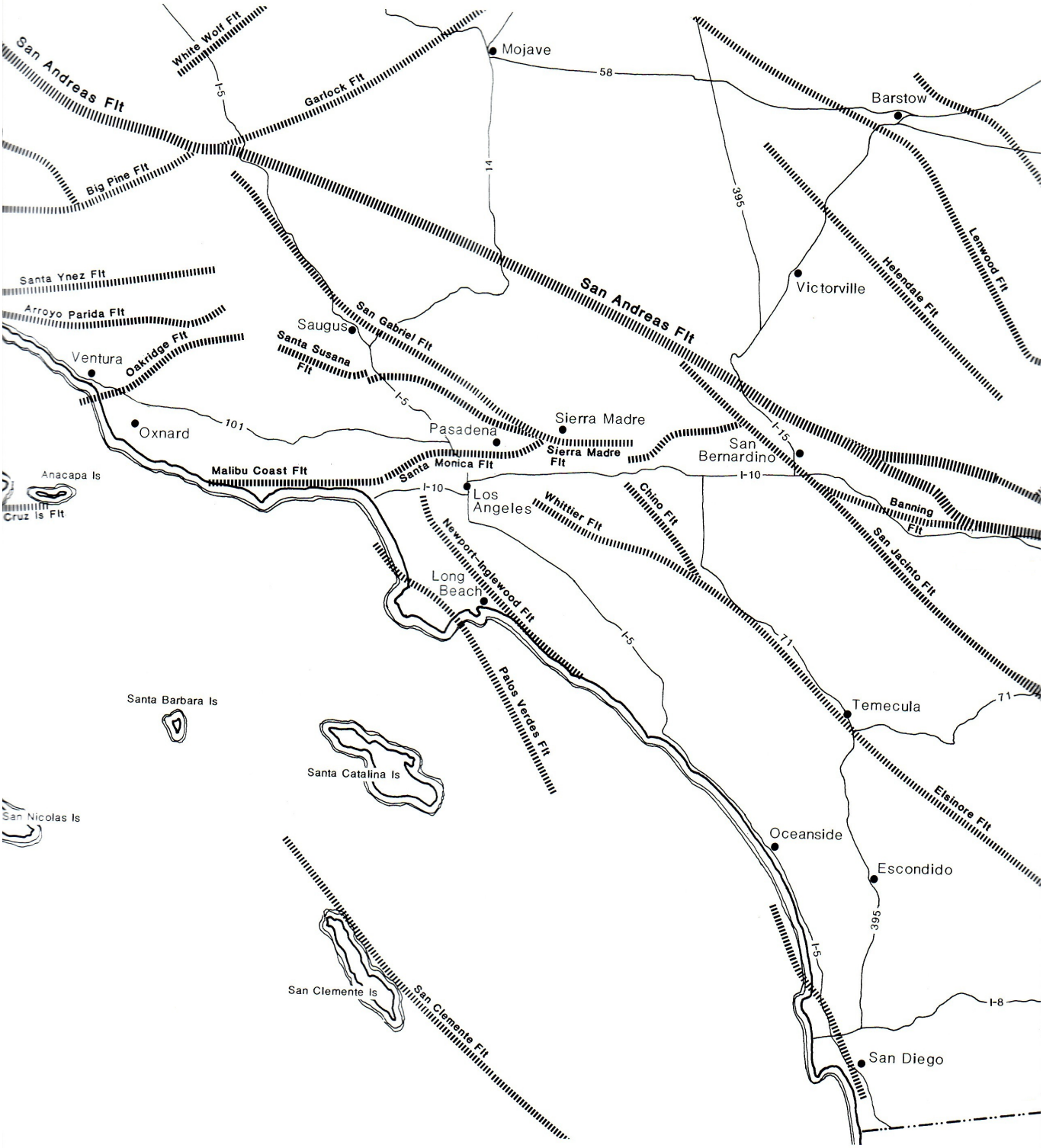
- **Potentially active** faults exhibit evidence of movement within the last 750,000 to two million years.

- **Inactive faults** have not moved in the last 11,000 years, as determined from direct geologic evidence, and are presumed to be inactive.

The State definition of an active fault is designed to gauge the surface rupture potential of a fault, and is used to prevent development from being located directly on the trace of an active fault. In general, potentially active faults are, relative to active faults, less likely to be the origin of a damaging earthquake. In reality, however, there is a gradation of seismic risk posed by potentially active and active faults.

There are no active or potentially active earthquake faults known to traverse the City of Huntington Park, thus, no ground rupture hazards are expected in the City. The City is, however, located within a seismically active region and is subject to ground-shaking hazards associated with earthquake events in the region. Seismicity in the Los Angeles area historically has been defined by earthquake events along the Newport-Inglewood, San Fernando, San Jacinto and San Andreas faults. Other faults of concern in the area include the Whittier fault, the Elysian Park Thrust, and the Santa Monica-Hollywood fault, as shown in **Exhibit 5-1**.

Exhibit 5-1: Regional Fault Map



The major faults within the Southern California region, their distance and direction relative to the City of Huntington Park, the maximum credible earthquake postulated for each fault, and the maximum probable earthquake for the faults identified in T**able 5-1**. The maximum credible earthquake is the largest magnitude event that appears capable of occurring under the presently known tectonic framework. The maximum probable earthquake is the maximum earthquake likely to occur during a 100-year interval.

Table 5-1: Major Faults

Fault	Distance	Max. Mag.
Whittier	9 miles E	7
Santa Monica-Hollywood	10 miles NW	7
Raymond Hill	10 mites NE	6.5
Sierra Madre	15 miles NE	6.5
San Fernando	25 miles NW	6.5
Elysian Park	5 miles N	7.6
San Jacinto	44 miles NE	7.5
Palos Verdes	20 miles SW	7
San Andreas	37 miles NE	8.25
Malibu Coast	22 miles W	7
Source: United States Geological Survey		

The major faults in the Southern California region are described below.



- The **Newport-Inglewood Fault Zone** is located approximately 9.0 miles west of the City. The 1933 Long Beach Earthquake occurred on the Newport-Inglewood fault. A maximum credible earthquake of Magnitude 6.8 on the Newport-Inglewood fault has the potential of generating horizontal peak ground accelerations of about 0.2 to 0.3 g in the area. Ground-shaking could last approximately 22 seconds, with seismic Mercalli intensity values of VII to VIII. This type of earthquake would be particularly damaging to older low-rise structures located within the City.

- The **Palos Verdes Hills Fault** is located 20 miles southwest of the City and is considered to be an active fault based on late Pleistocene and Holocene age displacements that have been interpreted along offshore segments of the fault in the San Pedro shelf. The fault is considered to be capable of generating a maximum credible earthquake of Magnitude 7.0 that would cause seismic intensities in the IX to X range. The Palos Verdes fault extends for a distance of approximately 60 miles from San Pedro Bay to the Santa Monica Bay. The Palos Verdes fault could result in greater damage than that anticipated from an earthquake on the San Andreas Fault due to its proximity to the City.

- The **Sierra Madre Fault Zone** is located approximately 15 miles northeast of the City at the base of the San Gabriel Mountains and forms a prominent

50-mile long east-west structural zone on the south side of the San Gabriel Mountains. The Sierra Madre fault system was responsible for the uplift of the San Gabriel Mountains by faulting in response to tectonic compression.

- The **Whittier-Elsinore Fault Zone** is located along the southern base of the Puente Hills approximately 9.0 miles east of the City of Huntington Park. This northwest-trending fault extends from the Whittier Narrows area continuing southeast across the Santa Ana River, past Lake Elsinore, into western Imperial County and then continuing on into Mexico. This fault is expected to be capable of generating a Magnitude 6.6 earthquake.

- The **Santa Monica-Malibu Coast Fault System** is an east-west trending fault system located along the southern margin of the western Santa Monica Mountains and into Santa Monica Bay. The nearest fault trace is located approximately 22 miles west of the City. Although there has been very little seismic activity along this fault system, the Malibu Coast fault segment has been characterized as active based on displaced soils. This displacement was estimated to have occurred about 5,000 years ago.

- The **San Andreas Fault Zone** is located approximately 37 miles to the north and northeast of the City at its nearest point. This fault zone extends from the Gulf of California continuing northward to the Cape Mendocino area where it continues northward along the ocean floor. The total length of the San Andreas Fault Zone is approximately 750 miles. This fault has been active during historic times including the 1906 (estimated Magnitude 8.0) earthquake in San Francisco and the 1857 Fort Tejon earthquake (estimated Magnitude 7.9) where at least 250 miles of surface rupture occurred. The length of the fault and its active seismic history indicates that it has a very high potential for large-scale movement in the near future (Magnitude 8.0), and should be considered in land use planning for most areas of California.

- The **San Jacinto Fault Zone** is located approximately 44 miles northeast of the City and is part of the San Andreas Fault System. The two fault strands separate near the San Gabriel Mountains, where the San Jacinto fault extends southeastward to form the southwestern boundary of the San Jacinto Mountains and the San Timoteo Badlands. This fault is thought capable

of generating a maximum credible earthquake of magnitude 7.0. Strong ground-shaking from this earthquake would last about 25 seconds, with MM intensity values in the VIII-IX range.

- The **Elysian Park Blind Thrust Fault** is exposed for approximately two miles at Elysian Park but is not exposed over the rest of its trace toward the east. (Blind thrust faults are low-angle or low-lying faults occurring generally five to 15 kilometers below the ground surface which have no surface manifestation). This fault underlies the urbanized portion of the Los Angeles Basin, including downtown Los Angeles, as inferred from geophysical and geomorphologic evidence and the clustering of deep earthquakes in the region. The Elysian Blind Thrust is located approximately five miles from the City of Huntington Park at its nearest point. The Elysian Park Fault was the source of the magnitude 5.9 earthquake near Whittier in 1987. This fault is thought to be capable of generating earthquakes of magnitude 7.2 to 7.6 and would result in intense ground-shaking in the entire Los Angeles basin.

- The **Torrance-Wilmington Fault** is a newly postulated, blind thrust fault and fold system located under the Palos Verdes Peninsula. Although the location of the Torrance-Wilmington Fault System is not well defined, the fault and fold belt have been divided into several segments. It is estimated that if one of the segments ruptures, an earthquake of Magnitude 5 to 7.5, would occur. If two or more segments rupture simultaneously, an earthquake of a magnitude greater than 7.8 could occur.

The four largest recent earthquakes that have caused major damage in the Los Angeles basin include the 1933 Long Beach (Magnitude 6.3), 1971 San Fernando (Magnitude 6.4), the 1987 Whittier Narrows (Magnitude 5.9), and the 1994 Northridge (Magnitude 6.7) earthquakes. The 1933 Long Beach earthquake occurred on the southern segment of the Newport-Inglewood fault, from Newport Beach to Signal Hill. The 1971 San Fernando earthquake occurred along the San Fernando segment of the Sierra Madre fault zone. The Whittier Narrows earthquake occurred on the Elysian thrust fault in 1987. Finally, the most recent major earthquake, the Northridge earthquake, occurred on the Oakridge fault in the San Fernando Valley in January 1994. Most injuries and property damage from a major earthquake impacting the City will be caused by strong ground motion, especially structural damage to buildings. The developed areas of Huntington Park consist mostly of low density and medium

density residential zones. Less extensive areas are devoted to low-rise commercial development. Low-rise buildings (less than three stories) common in the City are more likely to be damaged by a near-field earthquake, such as one occurring on the Newport-Inglewood fault or the Hollywood fault.

The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. However, a trend in wood-frame construction in recent years, in particular in housing construction, has been the split level and irregular floor plans. Earthquake intensities of VIII in the Mercalli Scale may cause torsional racking of the foundation and wall elements of irregular structures. Single-family residences built before the 1952 Building Code was implemented are more likely to slip off their foundations as a result of strong ground motion associated with nearby earthquakes. Mobile homes are also susceptible to slipping off their foundation.

Critical facilities are structures and parts of a community's development that must remain operational after an earthquake. In addition, those facilities that pose unacceptable risks to public safety if severely damaged are also of critical concern. Essential facilities such as medical centers, fire and police stations, emergency operations centers, schools, and communication centers are also considered to be critical facilities. High-occupancy facilities have the potential of resulting in a large number of casualties or crowd control problems. This category includes the Civic Center, churches, and large multi-family residential complexes. Dependent care facilities that house populations with special evacuation considerations, such as pre-schools and schools, group care homes, and nursing and convalescent homes are also considered critical facilities.

The State, with the passage of the Garrison Act of 1969, has jurisdictional responsibility to ensure that public schools are adequately constructed to seismic standards. The Los Angeles County Fire Department is responsible for inspections of deficient electrical, plumbing, mechanical, or fire safety fixtures in high-occupancy residential and commercial facilities.

The California Department of Conservation, Oil, Gas, and Geothermal Division has prepared Planning Scenarios for a major earthquake on the Newport-Inglewood and San Andreas faults to assist in emergency response and recovery efforts. These reports

show the City of Huntington Park as having seismic intensities of eight and above, and liquefaction hazards. The Long Beach Freeway and other infrastructure and utility lines in the area would be subject to localized damage.

LIQUEFACTION RISK

Liquefaction may occur when loose, unconsolidated, saturated fine-to-medium-grained sandy soils are subjected to ground vibrations during an earthquake. Liquefaction occurs in areas where the ground water table is within 50 feet of the ground surface when the Mercalli scale intensities are VII or greater. When these sediments are shaken, a sudden increase in pore water pressure causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and cracks in the soil causing water-soil slurry to bubble onto the ground surface. These are called sand boils, sand blows, or sand volcanoes. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Structures constructed on soils that liquefy may sink or topple over as the soil loses its bearing strength.

A study of earthquake hazards by the United States Geological Survey (USGS) indicates that a majority of the City is subject to liquefaction, although the portion located north of Gage Avenue, west of Pacific Boulevard, and east of Wilmington Avenue is not at risk for liquefaction (refer to **Exhibit 5-2**). Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking.

FLOODING AND INUNDATION HAZARDS

The City is located approximately 14 miles to the north of the Pacific Ocean and will not be exposed to the effects of a tsunami. In addition, there are no surface bodies of water located in the City; therefore, the risk of being impacted by a seiche is non-existent. A seiche occurs when two waves traveling in opposite directions collide, creating a larger standing wave.

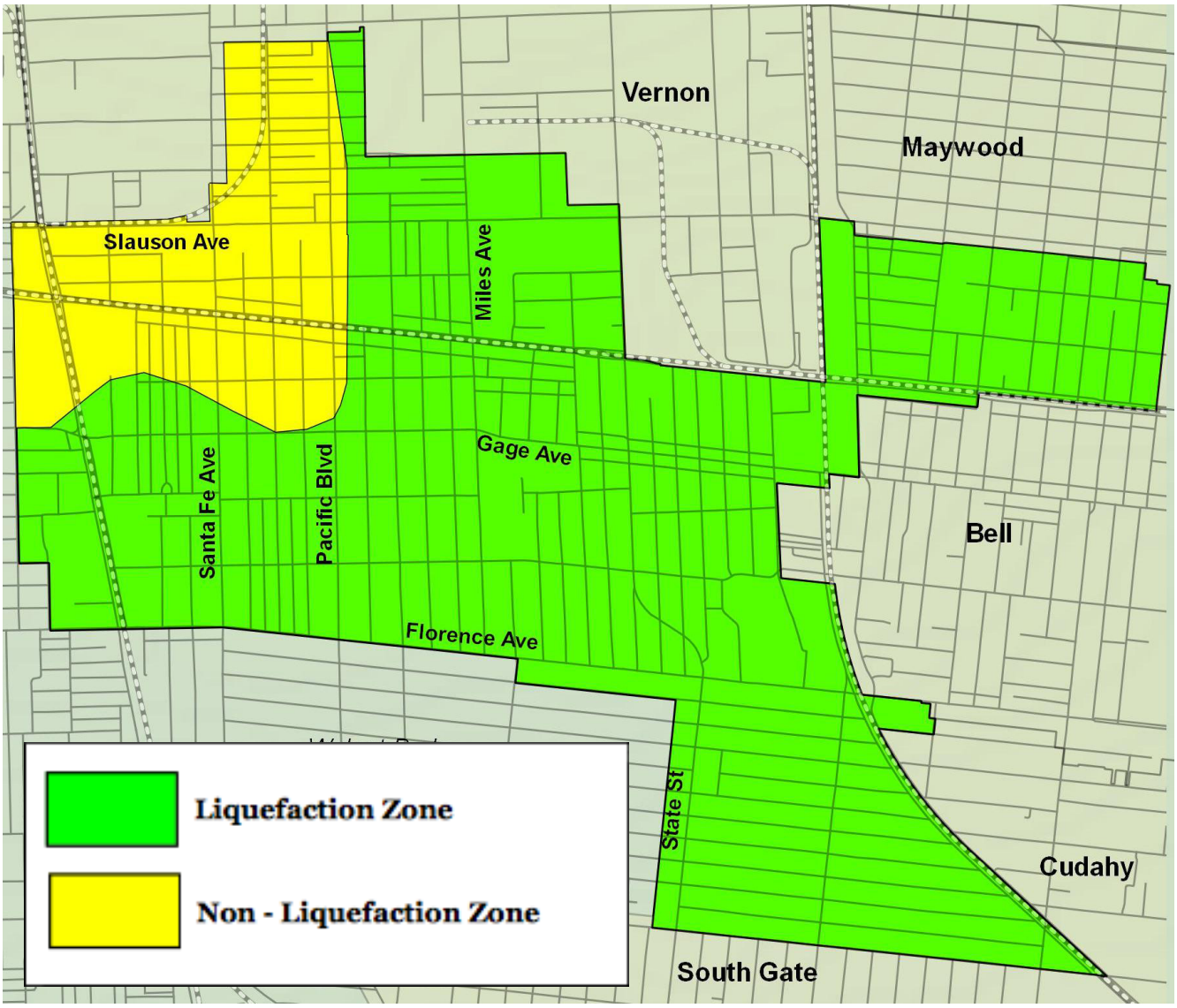
A review of the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, indicated that



the City is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.

The City of Huntington Park is located within the inundation paths of the Hansen and Sepulveda Dams. Large areas downstream of the Hansen and Sepulveda Dams, including the City of Huntington Park, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.

Exhibit 5-2: Liquefaction Map



- The **Hansen Dam** is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. The inundation area of the Hansen Dam include areas along the Tujunga Creek and several communities in the valley, the City of Los Angeles, cities in south central Los Angeles, and areas along the Los Angeles and San Gabriel Rivers. The City of Huntington Park is located approximately 25 miles south of the dam but dam failure will affect the entire City of Huntington Park. Flood waters will arrive 17.75 hours after failure with a maximum depth of one foot approximately 21 hours after failure.

- The **Sepulveda Dam** is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways near the City of Van Nuys. The probable maximum flood from the Sepulveda Dam is expected to last four days with a total volume of 163,200 acre-feet. The flood will affect areas along the Los Angeles River, and the cities of Los Angeles, Huntington Park, South Gate, Compton, Lynwood, Maywood, Huntington Park, Huntington Park, and Huntington Park Gardens. The flood waters are anticipated to reach the City approximately ten hours after failure. A maximum flood elevation of two feet is expected approximately 12 hours after failure.

FIRE HAZARDS

There are no open grass areas in or around the City which present brush fire or wildfire hazards in the City of Huntington Park. The major risk involves structural fires associated with older buildings in the City which may not be in compliance with the more recent and stringent fire safety codes and regulations.

Furthermore, industrial uses may also be considered to have a greater risk for fire due to the higher potential for use of flammable, explosive, and hazardous materials. The industrial uses in Huntington Park are located within the western and northern portions of the City.

HAZARDOUS MATERIALS

All businesses that handle hazardous materials are required by various Federal, State, and local agencies to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more or a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance).

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Huntington Park Police Department and the County Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses. The State of California defines a hazardous material as a substance that is toxic, ignitable or flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bio-accumulative properties, persistence in the environment, or is water-reactive (California Code of Regulations, Title 22).

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly-stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded.

The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.

EMERGENCY RESPONSE

The City of Huntington Park contracts its fire services through the Los Angeles County Fire Department. The Los Angeles County Fire Department operates two fire stations in the City: Fire Station 164, located at 6301 South Santa Fe Avenue, serves as the area's battalion headquarters (Huntington Park is serviced by Los Angeles County Fire Department-Battalion 13); and Fire Station 165, located at 3255 Saturn Avenue.

LAW ENFORCEMENT AND CRIME



Police protection for the City is provided by the Huntington Park Police Department. The Huntington Park Police Department (HPPD) consists of 72 sworn personnel and 45 civilian employees for a total of 117 full-time employees. The department also has 25 part-time employees. The City of Huntington Park has had police protection since it's incorporation in 1906. The HPPD was relocated twice, once in 1933 following the Long Beach earthquake, and a second time in 1950 upon the completion of the Civic Center. In addition, the City operates a 22 bed Type I Jail which houses unsentenced prisoners prior to their transfer to the custody of the Los Angeles County Sheriff. According to the City, the average police response times were four minutes and 23 seconds for emergency calls, 11 minutes and 23 seconds for high priority calls, and 17 minutes and 19 seconds for non-emergency calls.

The greatest perceived threat to health and safety for many residents in the City is not associated with the aforementioned natural and man-made hazards. While there is certainty that a major and damaging earthquake will affect the City within the next ten-to-twenty-year planning period governed by this General Plan, the greatest perceived risk to health and safety is related to crime. Police protection and law enforcement services are provided by the City of Huntington Park Police Department. Crime statistics obtained for the City of Huntington Park also indicate an overall decrease in the number of reported crimes. However, certain types of crime continue to be of serious concern in the City. **Table 5-2** shows crime incidence between 1995 and 2014.

Table 5-2: Crime Statistics for Huntington Park 1995-2014

Type of Crime	1995 Reported	2000 Reported	2005 Reported	2014 Reported
Violent Crimes				
Homicide	11	2	2	1
Rape	9	19	18	18
Robbery	464	425	357	175
Aggravated Assault	232	168	200	127
Total	**716**	**614**	**577**	**321**
Property Crimes				
Burglary	469	375	287	154
Motor-Vehicle Theft	1,539	1,077	1,048	463
Larceny-Theft	1,221	943	1,336	855
Arson	12	22	16	2
Total	**3,241**	**2,417**	**2,687**	**1,474**
Source: California Office of the Attorney General				

HEALTH CARE SERVICES AND EMERGENCY SHELTERS

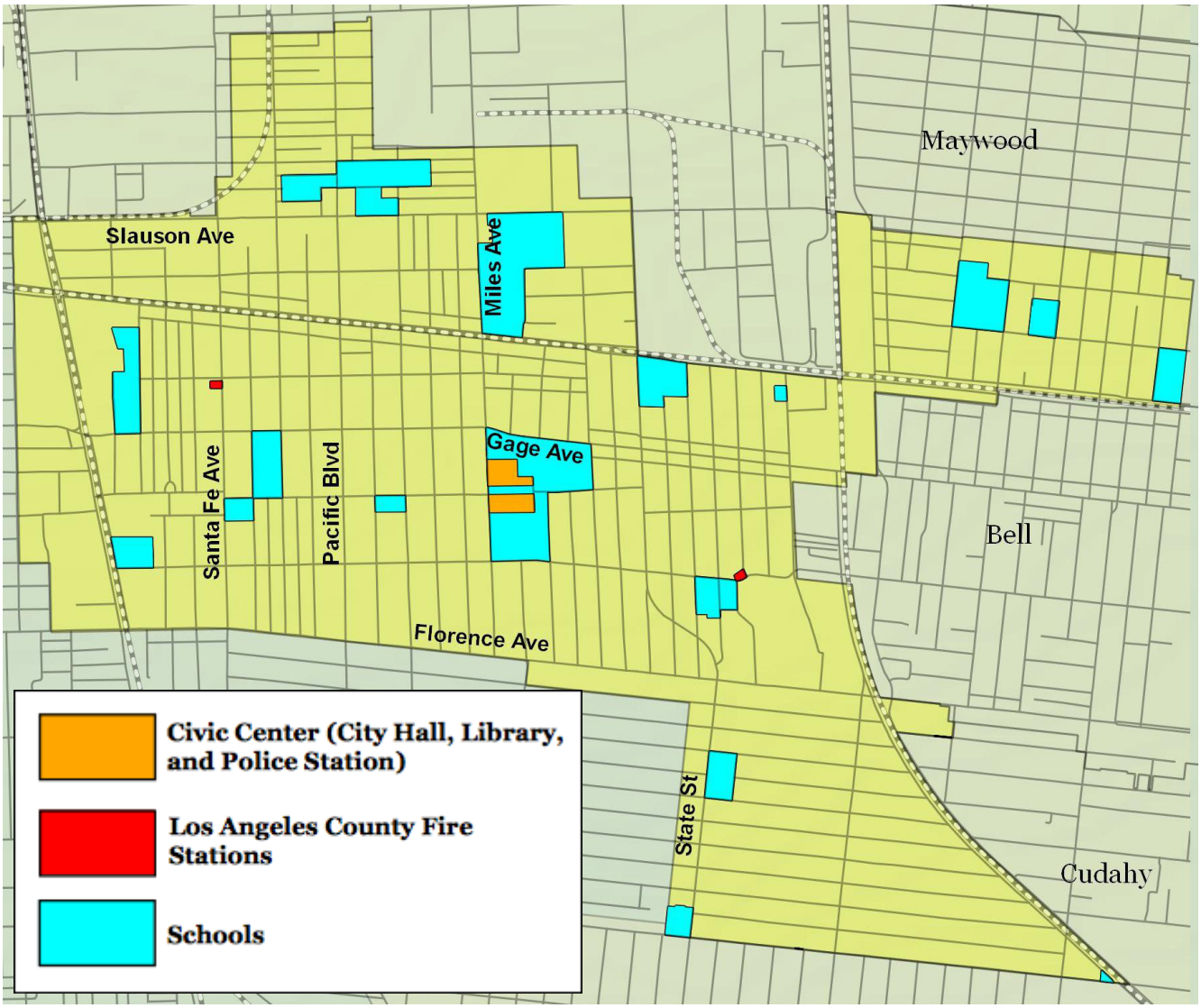
Primary health care is provided by the St. Francis Medical Center in Lynwood; Downey Community Hospital; U.S.C. Medical Center and the Los Angeles Community Hospital in East Los Angeles; Martin Luther King, Jr. Hospital in Los Angeles; Rio Hondo Memorial Hospital in Downey; Rancho Los Amigos Medical Center in Downey; and Community Hospital of Huntington Park. A number of structures have been designated as emergency shelters by the Emergency Preparedness Commission for the cities in Los Angeles County.

FIRE PROTECTION STANDARDS - FIRE FLOW



To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistance), building height, presence of sprinkler systems, distance between buildings, and type of use. The Los Angeles County Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is available to meet fire emergency needs of all developments. The City of Huntington Park follows the County Fire Department Fire Code standards for fire flows and emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square inch (psi) of residual pressure for a duration of two to five hours is needed at residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy. The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fire flow requirements. Generally, peak day supply is twice the average day demand and total fire flow requirements are estimated by the population of the area.

Exhibit 5-3: Critical Facilities



CHARACTERISTICS OF NOISE

Community noise levels are typically measured in terms of the A-weighted decibel (dBA). A-weighing is a frequency correction that correlates overall sound pressure levels with the frequency response of the human ear. Additional units of measurement have been developed to evaluate the longer term characteristics of sound. One of the more common noise measurements uses statistical samples in terms of percentile noise levels. For example, the L_{10} noise level represents the noise level that is exceeded 10% of the time. The L_{50} noise level represents the median noise level; half of the time, noise exceeds this level, and half of the time noise is less than this level. The L_{90} noise level represents the background noise level experienced during 90% of the time. The equivalent noise level (L_{eq}) is a single-number representation of the fluctuating sound level in decibels over a specified period of time.

Community Noise Equivalent Level (CNEL) is the noise measurement that represents an average of all measured noise levels obtained over a specified period of time. The CNEL scale includes an additional 5.0 dB adjustment to sounds occurring in the evening (7:00 p.m. to 10:00 p.m.) in addition to the 10.0 dB adjustment to sounds occurring in the late evening and early morning hours (between 10:00 p.m. and 7:00 a.m.). Representative noise sources and sound levels are shown in **Exhibit 5-4.**

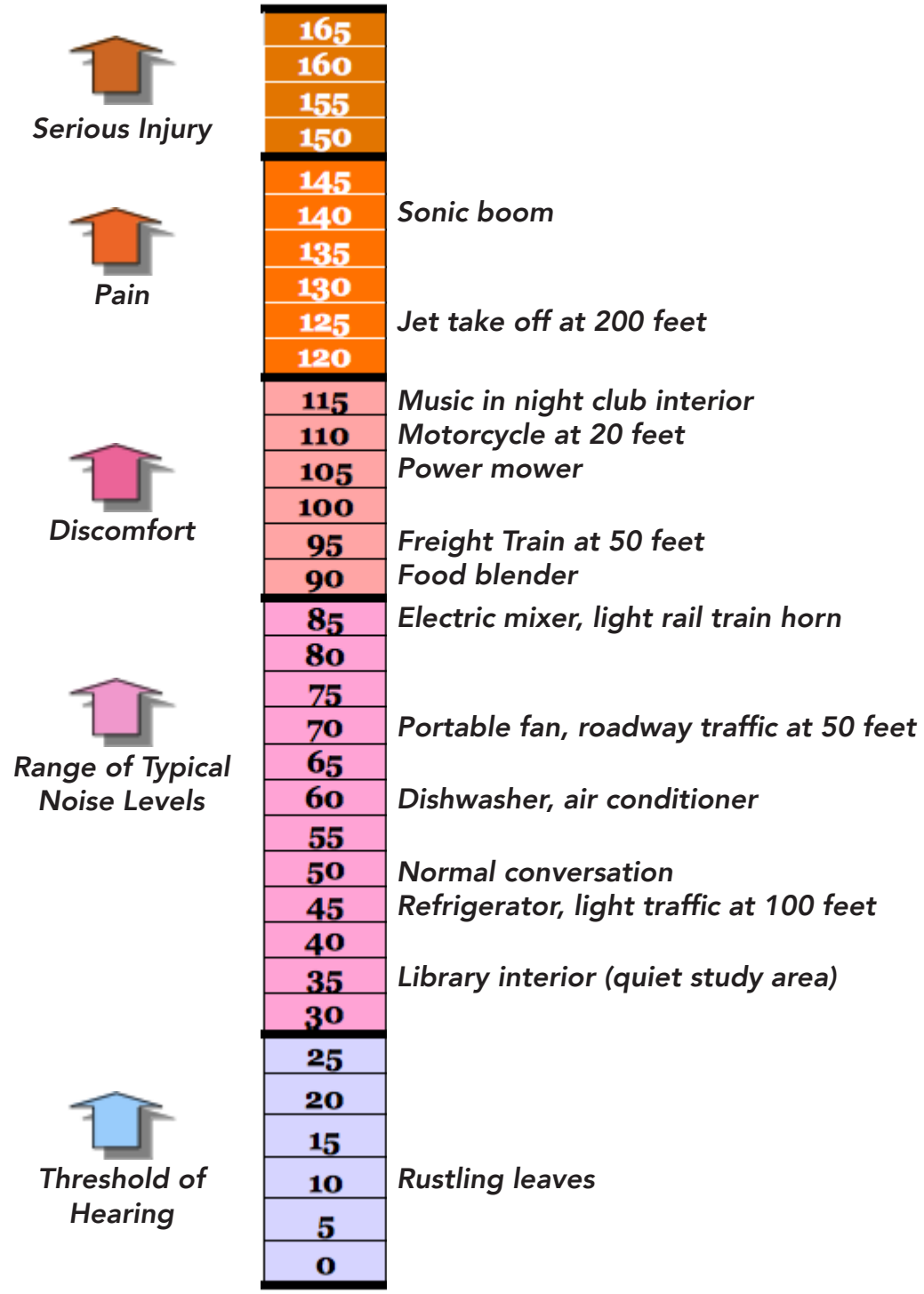
NOISE SOURCES IN THE CITY

The major sources of noise in the City consist of vehicular traffic traveling along the City's major arterial routes and trains utilizing the Alameda Corridor. Noise from trains using the Atchison, Topeka and Santa Fe (AT&SF), Union Pacific (UPRR) and Southern Pacific (SPRR) rail lines are a secondary source of mobile noise.

The UPRR line along the western section of the City affects residential uses at the western end of the City. The SPRR along Randolph Street also affects residential uses, although the SPRR line along Alameda Street is not located near any residential use. Residential areas contribute resident gatherings and activities, vehicles, and operating household equipment to the ambient noise environment. Schools create their own type of noise from buses, students, school activities, maintenance, and outdoor games.

Exhibit 5-4: Typical Noise Structures and Loudness Scale

Source: Blodgett Baylosis Environmental Planning



NOISE SENSITIVE LAND USES

Hospitals and convalescent homes, churches, libraries, schools, and child care facilities are considered noise sensitive uses and are best located away from noise sources. Noise sensitive land uses in the City include the City's schools, Huntington Park Convalescent Hospital, the library, parks, and residential areas. These uses are subject to vehicular and stationary noise in the surrounding area. Residential developments and mobile home parks are located along the City's major thoroughfares and may be subject to vehicular noise throughout the day. Some residences are also located near the railroad tracks and are exposed to train noise during certain times of the day and night. Noise sensitive receptors are shown in **Exhibit 5-5.**

COMMUNITY NOISE SURVEY



A community noise survey was conducted as part of the Noise Element's update in 1996 to document the existing noise environment. Twelve locations were selected for the survey. Noise along transportation corridors are highest along major roadways and decrease as the distance from the roadways (noise source) increases. Thus, they may be shown as contours representing equal noise exposures along the roadway. The noise contours provide a visualization of estimates of sound level. The noise measurement results are representative samples of urban residential, commercial, and industrial areas. These noise measurement results may be used as a general guideline or indication of noise levels within the community. The noise measurements survey sheets are included in the Appendices.

The City of Huntington Park roadway noise contour data were generated with the Federal Highway Administration's Highway Traffic Noise Prediction Model, U.S. Department of Transportation (1978). Model input data included existing average daily

traffic levels; day/evening/night percentages of autos, medium, and heavy trucks; vehicle speeds; ground attenuation factors; and roadway widths. The distance from the roadway centerline to the roadway's 60, 65, and 70 dB CNEL contours for the existing conditions are provided in the Appendices. Pacific Boulevard, Florence Avenue, State Street, Santa Fe Avenue, Slauson Avenue, Soto Street, and Gage Avenue are the major generators of noise within Huntington Park. The I-710 freeway also generates traffic noise within the City. As shown, traffic noise levels dominate the ambient noise environment along Gage, Florence, and Eastern Avenues, and the I-710 Freeway. These noises affect residences, trailer parks, a convalescent home, and other noise sensitive uses located along major roadways.

TRAIN NOISE

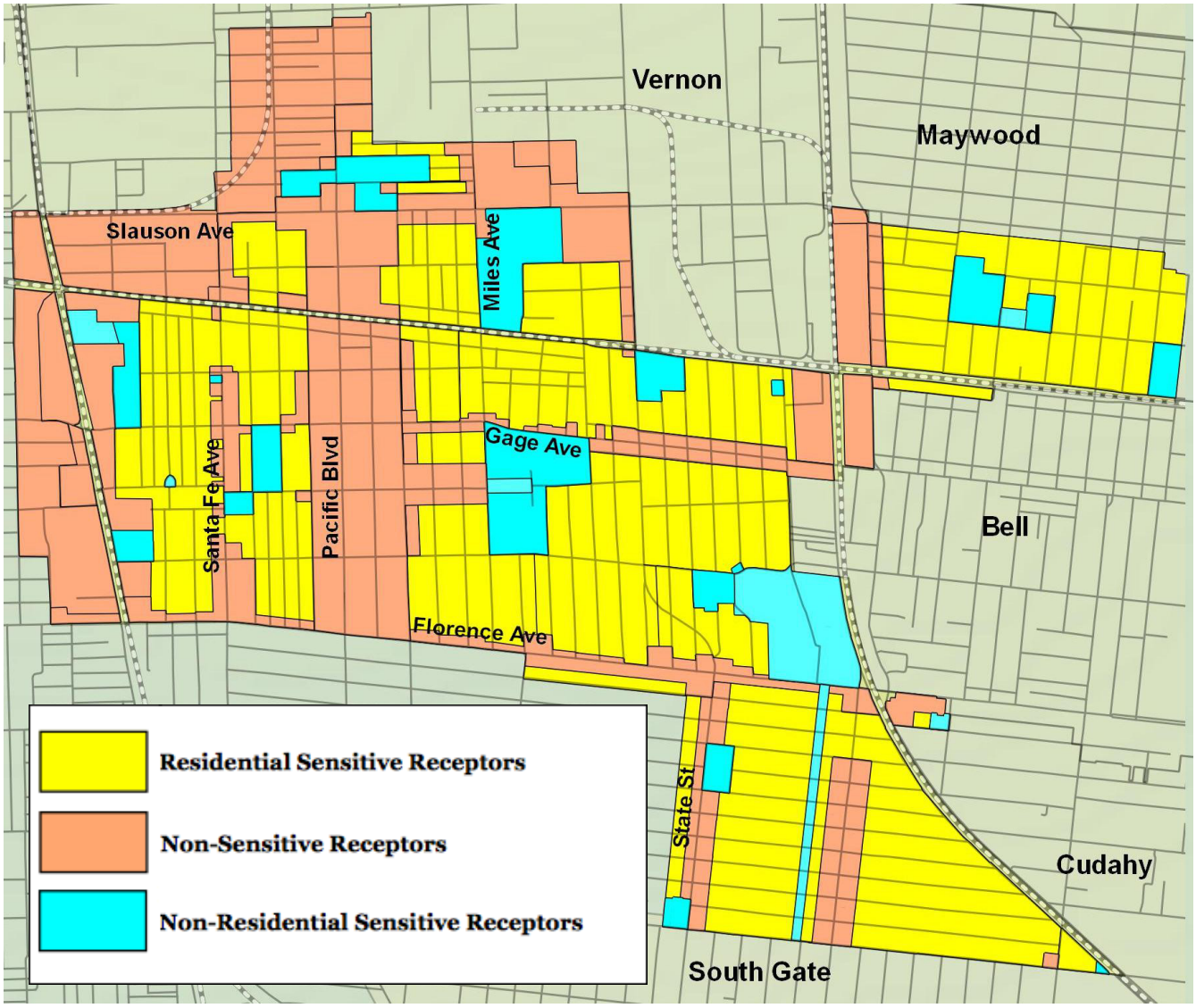
Trains create individual noise impacts lasting several minutes during each pass. Noise from passing trains is dependent on the number of trains, speed, type of tracks, grade crossings, track curves, and train horns, and the type of trains. The following railroad right-of-ways are located in and around the City: Union Pacific (UPRR), Southern Pacific (SPRR), and Atchison Topeka and Santa Fe Railroad (AT&SF). Noise may also emanate from the Alameda Corridor, which extends through Alameda Street. The UPRR tracks along Salt Lake Avenue are used by approximately seven trains daily, with the majority of train trips occurring between 7:00 a.m. and 7:00 p.m.



AIRPORT NOISE

The City of Huntington Park is not located within the noise impact areas of nearby airports, although there are several commercial airports serving the Huntington Park area: the Long Beach Airport, the Compton Airport, and the Los Angeles International Airport in Los Angeles. (over-flights on approach) from these airports are sources of aircraft noise in the City of Huntington Park.

Exhibit 5-5: Noise Sensitive Land Uses



5.3 PLANNING VISION

HEALTH & SAFETY ELEMENT POLICIES

The City of Huntington Park, with the implementation of the Health and Safety Element, seeks to protect the health and safety of those persons living and working in the City. The following issues will be addressed with the implementation of the policies and programs contained in the Health and Safety Element:

- To ensure that every effort is made to promote emergency preparedness;
- To promote land use and noise compatibility; and,
- To minimize the impact of noise on local residents and businesses.

The City's health and safety policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for this Health and Safety Element.

ISSUE: SEISMIC HAZARDS

- **Health & Safety Element Policy 1.** The City of Huntington Park shall continue to implement the City's seismic hazard abatement program for existing un-reinforced buildings.
- **Health & Safety Element Policy 2.** In areas with liquefaction potential, the City of Huntington Park shall require review of soils and geologic conditions, and if necessary, on-site borings, to determine liquefaction susceptibility of the proposed site.
- **Health & Safety Element Policy 3.** The City of Huntington Park shall maintain and periodically review emergency procedures for earthquakes in the City's Disaster Response Plan.

- **Health & Safety Element Policy 4.** The City of Huntington Park shall promote earthquake preparedness within the community by participation in quake awareness programs, including distribution of brochure materials in Spanish and English. The City will encourage property owners to anchor buildings to their foundations, bolt water heaters to walls, and implement other preventive measures.

ISSUE: FLOODING

- **Health & Safety Element Policy 5.** The City of Huntington Park shall work with the Los Angeles County Department of Public Works to identify and construct needed local and regional storm drain improvements to relieve local flooding problems in Huntington Park.

- **Health & Safety Element Policy 6.** The City of Huntington Park shall support the Army Corps of Engineers to expand the capacity of the Rio Hondo and Los Angeles River channels.

- **Health & Safety Element Policy 7**. The City of Huntington Park shall prepare and maintain a master drainage plan.

- **Health & Safety Element Policy 8**. The City of Huntington Park shall require local drainage-related improvements to be implemented as part of new development approvals.

ISSUE: FIRE

- **Health & Safety Element Policy 9.** The City of Huntington Park shall enforce building code requirements for new construction that ensure provision of adequate fire protection.

- **Health & Safety Element Policy 10.** The City of Huntington Park shall maintain mutual aid agreements with surrounding jurisdictions for fire protection.

- **Health & Safety Element Policy 11.** The City of Huntington Park shall maintain an ongoing fire inspection program to reduce fire hazards associated with older buildings, critical facilities, public assembly facilities, and industrial and commercial buildings.

- **Health & Safety Element Policy 12.** The City of Huntington Park shall maintain and periodically review procedures for managing fire emergencies in the City's Disaster Response Plan.

ISSUE: HAZARDOUS MATERIALS

- **Health & Safety Element Policy 13.** The City of Huntington Park shall locate new and existing land uses involved in production, storage, transportation, handling, and/or disposal of hazardous materials a safe distance from other land uses that may be sensitive to such activities.

- **Health & Safety Element Policy 14.** The City of Huntington Park shall coordinate with Los Angeles County in sponsoring regular household hazardous waste disposal programs to enable residents to bring backyard pesticides, cleaning fluids, paint cans, and other common household toxics to a centralized collection center for proper disposal.

- **Health & Safety Element Policy 15.** The City of Huntington Park shall cooperate with the County in local implementation of applicable portions of the Los Angeles Hazardous Waste Management Plan.

- **Health & Safety Element Policy 16.** The City of Huntington Park shall consult with companies operating underground pipelines, as well as the Public Utilities Commission and Office of Pipeline Safety, to determine the likelihood of explosion or rupture in case of accident or earthquake and shall ensure that the Fire Department and other disaster response agencies have access to route, depth, and shut-off information about each line.

ISSUE: EMERGENCY PREPAREDNESS

- **Health & Safety Element Policy 17**. The City of Huntington Park shall maintain and regularly update the City's Disaster Response Plan.

- **Health & Safety Element Policy 18.** The City of Huntington Park shall hold emergency drills to test the effectiveness of emergency preparedness plans.

- **Health & Safety Element Policy 19.** The City of Huntington Park shall periodically inspect emergency shelters to ensure that equipment and supplies are available and operational.

- **Health & Safety Element Policy 20.** The City of Huntington Park shall sponsor and support bilingual public education programs on emergency preparedness and disaster response. The City will distribute information about emergency planning to community groups, schools, churches, and business associations.

ISSUE: TRANSPORTATION NOISE

- **Health & Safety Element Policy 21.** The City of Huntington Park shall ensure the inclusion of noise mitigation measures in the design of new roadway projects in Huntington Park.

- **Health & Safety Element Policy 22.** The City of Huntington Park shall enforce City, State, and Federal noise standards, especially those for mufflers and modified exhaust systems.

- **Health & Safety Element Policy 23.** The City of Huntington Park shall monitor noise from buses and other heavy vehicles in residential areas. If necessary, the City will consider alternate circulation routes for those types of vehicles.

- **Health & Safety Element Policy 24**. The City of Huntington Park shall discourage through-traffic in residential neighborhoods.

ISSUE: NOISE & LAND USE

- **Health & Safety Element Policy 25.** The City of Huntington Park shall ensure acceptable noise levels near schools, hospitals, convalescent homes, and other noise-sensitive areas.

- **Health & Safety Element Policy 26.** The City of Huntington Park shall establish standards for all types of noise not already governed by local ordinances or preempted by State or Federal law.

- **Health & Safety Element Policy 27.** The City of Huntington Park shall require noise-reduction techniques in site planning, architectural design, and construction where noise reduction is necessary.

- **Health & Safety Element Policy 28**. The City of Huntington Park shall discourage and, if necessary, prohibit the location of noise-sensitive land uses in noisy environments.

ISSUE: NON-TRANSPORTATION CONTROL MEASURES

- **Health & Safety Element Policy 29.** The City of Huntington Park shall review the City's existing noise ordinances and revise them as necessary to better regulate noise-generating uses. The City will ensure strict enforcement.

- **Health & Safety Element Policy 30.** The City of Huntington Park shall consider adoption of a comprehensive City Noise Ordinance to regulate hours of operation and control excessive noise from lawn blowers, trimmers, construction activity, street sweepers, machinery, and other disturbances.

- **Health & Safety Element Policy 31.** The City of Huntington Park shall reduce noise generated by building activities by requiring sound attenuation devices on construction equipment.

- **Health & Safety Element Policy 32.** The City of Huntington Park shall establish and maintain coordination among the agencies involved in noise abatement.

HEALTH AND SAFETY PROGRAMS

The following programs will implement the policies identified in the previous section.

- **Community Hazardous Waste Education Program**. The City will implement an education program for households and small businesses regarding identification and disposal of potential hazardous wastes, including machine oils, pesticides, etc.

    - **Source of Funding:** General Fund.
    - **2019-2024 Program Objectives:** To maintain the existing service level.
    - **Responsible Agency:** Community Development Department and Los Angeles County Fire Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Disaster Response Database.** In the event of a major earthquake or other major disaster, persons living or working in the City may need to be self-sufficient for up to 72 hours before the results of any major relief efforts are realized. Under this program, a database will be created to identify medical professionals, heavy equipment operators, and volunteers trained in first aid and search-and-rescue. The database would identify other volunteers that would staff emergency collection centers, distribution centers, and otherwise assist in the recovery efforts. This information, and the appropriate procedures, would then be incorporated into the City's emergency multi-hazard mitigation plan.

    - **Source of Funding:** General Fund.
    - **2019-2024 Program Objectives:** To establish new database.
    - **Responsible Agency:** Community Development Department and Huntington Park Police Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Emergency Preparedness Plan.** The City currently maintains a *Multi-Hazard Functional Plan* that outlines responsibilities and procedures the City will follow in the event of an emergency or city-wide disaster. Specific emergency functions and operations, available resources (fire stations,

emergency shelters, hospitals and clinics, resource persons, etc.), and mutual aid agreements are described in the Plan. The City shall regularly update its Multi-Hazard Functional Plan for Emergency Operations. The City originally adopted a Civil Defense and Disaster Plan in 1972 and this Plan was updated in February 1983. The Huntington Park Police Department has adopted procedures for dealing with hazardous spills on the highway.

  - **Source of Funding:** General Fund.
  - **2019-2024 Program Objectives:** To update the existing Multi-Hazard Functional Plan.
  - **Responsible Agency:** Community Development Department
  - **Implementation Schedule:** The program is ongoing and will be continued.

- **Environmental Review.** The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects, as well as those that will have the potential to adversely impact the environment. Land use and development are among the issue areas that will be addressed in the environmental analysis. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures that may be recommended as part of the environmental review process.

  - **Source of Funding:** General Fund and individual development applications.
  - **2019-2024 Program Objectives:** To continue with the ongoing environmental review of new projects.
  - **Responsible Agency:** Community Development Department
  - **Implementation Schedule:** The program is ongoing and will be continued.

- **Fire Prevention.** The City shall continue to work with the Fire Department to promote fire prevention and fire safety programs. The City shall also encourage periodic inspections of existing structures by the fire department for compliance with fire safety standards and practices. All new development plans must be submitted to the fire department for review and comment

during the plan check process. This review must be completed for the development process to continue. New development must conform to any and all applicable standards and regulations.

- **Source of Funding:** General Fund and Development Fees.
- **2019-2024 Program Objectives:** To maintain the existing service level.
- **Responsible Agency:** Community Development Department and Los Angeles County Fire Department.
- **Implementation Schedule:** The program is ongoing and will be continued.

- **Fire Safety Development Review Program.** Certain design standards have been established by the City of Huntington Park and the LACFD to ensure that site planning and building design consider public safety and fire prevention. These standards include requirements governing emergency access, roadway widths, clearance around structures, location of fire hydrants, etc.

  - **Source of Funding:** General Fund and Development Fees.
  - **2019-2024 Program Objectives:** To maintain the existing service level.
  - **Responsible Agency:** Community Development Department and Los Angeles County Fire Department.
  - **Implementation Schedule:** The program is ongoing and will be continued.

- **Hazardous Materials Control.** The City shall continue to cooperate with County, State, and Federal agencies involved in the regulation of hazardous materials' storage, use, and disposal. The City shall work with the fire department in requiring hazardous materials users and generators to identify safety procedures for responding to accidental spills and emergencies. The LACFD shall also work with local law enforcement officials in regulating the transport of hazardous materials through the City. The City will continue to promote the safe disposal of "hazardous and toxic substances" used in private households through the support of "Hazardous Materials Collections" conducted at specific locations and times within Huntington Park. The City will continue to collect and maintain up-to-date records concerning the type, location, owners, and responsible persons for properties which involve the handling of hazardous materials and wastes.

- **Source of Funding:** General Fund and Development Fees.
- **2019-2024 Program Objectives:** To maintain the existing service level.
- **Responsible Agency:** Community Development Department and Los Angeles County Fire Department.
- **Implementation Schedule:** The program is ongoing and will be continued.

- **Seismic Safety Program.** The City enforces the seismic retrofit requirements of the State of California Uniform Building Code. These standards apply to bracing systems, wall anchors, and the filling in of excess openings. The City has adopted an Earthquake Hazard Reduction Ordinance to address ground-shaking hazards in the City. Department personnel are trained to use the Emergency Response Handbook.

    - **Source of Funding:** General Fund and Development Fees.
    - **2019-2024 Program Objectives:** To maintain the existing service level.
    - **Responsible Agency:** Community Development Department and Los Angeles County Fire Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.

- **Land Use and Noise Guidelines.** The City will adopt guidelines which consider noise as an early factor in planning future residential developments. In addition, the City will require that the State's Noise Insulation Standards be applied to all new single-family and condominium conversion projects. An acoustical analysis should be required for all new residential and condominium conversion projects within the 60 dB CNEL contour of the freeway, arterials, and rail lines within the City. This analysis should indicate the existing and projected CNELs on the site and the method(s) by which the noise is to be controlled or reduced to no more than 65 dB within the exterior living space, and no more than 45 dB within the interior living space of the project. This latter standard requires that the City extend the application of the State's Noise Insulation Standards to all new single family and condominium conversion projects. Currently, they only apply to all new multifamily units (apartments, motels, etc.).

    - **Source of Funding:** General Fund.
    - **2019-2024 Program Objectives:** To update the Zoning Code to

established new land use and noise compatibility requirements.
    - **Responsible Agency:** Community Development Department
    - **Implementation Schedule:**The program will commence following the adoption of the General Plan.

- **Noise Reduction in New Development.** Noise should be considered early in the development of new residential or noise-sensitive construction. The location and orientation of the residential buildings may be configured to minimize or eliminate a noise problem for a site adjacent to the freeway, arterials, or rail lines. Other effective noise reduction tools include the use of berms, sound reducing walls, and generous setbacks.

    - **Source of Funding:** General Fund.
    - **2019-2024 Program Objectives:** To continue to implement the review of new projects.
    - **Responsible Agency:** Community Development Department
    - **Implementation Schedule:** The program will continue as new development occurs.

- **Noise Control Ordinance and Enforcement.** The City will consider the adoption of an appropriate ordinance which will place a limit on the level of noise produced by residential, commercial and industrial activities that may intrude on adjacent properties. Noise emanating from residential, commercial and industrial uses is regulated by the City's Municipal Code. However, acceptable dBA ranges have not been designated for these uses. The City will implement a review process concerning its policies and regulations affecting noise every five years or as new technological developments warrant, per State guideline requirements. The City will also support the enforcement of regulations (such as the State Vehicle Code noise standards) for all privately-owned, City-owned, and City-operated automobiles, trucks, and motorcycles operating within Huntington Park.

    - **Source of Funding:** General Fund.
    - **2019-2024 Program Objectives:** To update the Zoning Ordinance (Noise Control) within 12 months of the General Plan's adoption.
    - **Responsible Agency:** Community Development Department
    - **Implementation Schedule:** The program will commence following the General Plan's adoption.

5.4 PUBLIC SAFETY PLAN



EMERGENCY PREPAREDNESS PROGRAM

The City originally adopted a Civil Defense and Disaster Plan in 1972 and this Plan was updated in February 1983. The Huntington Park Police Department has adopted procedures for dealing with hazardous spills on the highway. These procedures are based on the California Highway Patrol's and the Federal Department of Transportation's Emergency Response Materials. To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistive), building height, presence of sprinkler systems, distance between buildings, and type of use.

FIRE PROTECTION STANDARDS FIRE FLOW

The Los Angeles County Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is available to meet fire emergency needs of all developments. The City of Huntington Park follows the County Fire Department Fire Code standards for fire flows and

Table 5-3: Fire Standards

Development	Fire Flow (gpm)	Road Width (feet)	Access (Feet)	Turn Radius (Feet)
Single-Family (Fire Zone 4)	1000-1250	20.26	150	32
Single-Family (Fire Zone 3)	750-1250	20-26	150	32
Two-Family (Duplex)	1500	26-36	150	32
Mobile Home (Fire Zone 4)	1250	26-36	150	32
Multi-Family & Hotel	1000-5000	26-36	150	32
Schools	1000-5000	26-36	150	32
Commercial & Industrial	1000-5000	26-42	150	32
High-Rise (5-stories/ 75')	5000	N/A	N/A	32
Source: Los Angeles County Fire Department Fire Code				

emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square inch (psi)of residual pressure for a duration of two to five hours is needed for residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy. The fire standards outlined above are subject to the following conditions:

- Fire flow increases with building size (square feet) and/or lot coverage: 20 psi and 600 feet hydrant spacing is required for single-family dwelling, and 20 psi and 300 feet hydrant spacing is required for all other occupancies.

- Road width increases where parallel parking allowances, hydrant requirements, or serial fire suppression requirements, or aerial fire suppression requirements indicate the need.

- Minimum 20 feet private road width is permitted only if life safety is not jeopardized, topography, or lot shape/dimensions are constraints, and the Fire Department grants discretionary approval.

- A paved access is required if any portion of the first floor building exterior is more than 150 feet from a public vehicle access (private driveway, bridge, alley).

- Final fire flow will be based on the size of the building, its relationship to adjacent structures and the type of construction.

FIRE PROTECTION STANDARDS PEAK LOAD WATER SUPPLY

The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fireflow requirements. Generally, peak day supply is twice the average day demand and total fire flow requirements are estimated by the population of the area.

FIRE PROTECTION STANDARDS EMERGENCY ACCESS

The provision of adequate roadway widths will facilitate emergency response during a disaster. The City supports fire access standards that have been established by the County Fire Department to ensure access for firefighting equipment to all areas of the City.

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HOUSING ELEMENT



6.1 INTRODUCTION



SCOPE OF THE HOUSING ELEMENT

The State of California requires that all local governments (both cities and counties) prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide housing to meet the existing and future needs of the community. Specific requirements concerning the scope and content of housing elements have been established by the State Legislature. The Department of Housing and Community Development (HCD) is the State Agency that is responsible for ensuring State housing law being implemented at the local level. The responsibility of HCD involves reviewing and certifying housing elements prepared by local governments. The State housing element requirements are designed to address the following concerns:

- Local governments must recognize their responsibility in contributing to the attainment of the State's housing goals.

- Local governments must prepare and implement housing elements that are coordinated with State and Federal efforts in providing opportunities for new housing.

- Local governments must cooperate with other agencies and governments to address regional housing needs.

- This Housing Element also evaluates the current Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG) and indicates how the City intends to accommodate the future housing demand identified by the RHNA. The RHNA calls for an additional 895 units to be provided during the 2013-2021 planning period.

While the City's development patterns were well established in the decades preceding the Second World War, the availability of housing remains one of the key planning issues in the community. New higher density development has occurred over the past several decades. The challenges the City will face in the coming years include the following:

- The availability of land for new housing development in the City is limited/ Huntington Park is fully developed and any new housing construction will consist of infill development.

- The majority of the City's land area is already developed as residential. The challenge in the future will be to retain the balance between the residential neighborhoods and the commercial and industrial areas.

- The character of the City's housing stock has undergone significant changes in the past five decades. Neighborhoods that were once largely single-family following the Second World War have undergone redevelopment to much higher densities.

- The elimination of redevelopment has had a dramatic impact on the City's ability to raise revenue for new housing programs and to assemble parcels for new residential development.

This Element consists of the following three sections:

- The *Introduction* provides an overview of the Housing Element and describes the statutory authority related to its implementation.

- The *Background Report* in this section describes the demographic, housing, socioeconomic, and employment characteristics of Huntington Park. The background analysis also describes the market, governmental, and environmental constraints that may affect housing production in the City during the 2013-2021 planning period.

- The *Housing Plan* indicates those citywide goals and programs that will conserve and maintain existing housing in Huntington Park in addition to promoting the development of new housing. This section also indicates how Huntington Park will meet its RHNA obligations housing objectives.

The primary source of information used in the compilation of demographic, housing, and socio-economic information for the City includes data collected by the U.S. Bureau of the Census. These statistics are collected every ten years as part of the national census. The most recent census was completed in 2010. The U.S. Bureau of the Census divided the United States into geographical units to assist in the enumeration and interpretation of the census data. The largest of these units is the Standard Metropolitan Statistical Area, or SMSA, which corresponds to the larger, more populous regions in the United States. The City of Huntington Park is located within the Los Angeles-Long Beach SMSA, which corresponds to Los Angeles County. A number of additional sources were referred to and relied upon in the preparation of the Housing Element including the following:

- The State Department of Finance (DOF) Demographic Research Unit was a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis.

- The Southern California Association of Governments (SCAG) is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections are used in the determination of the City's Regional Housing Needs Assessment (RHNA).

- Land use and housing condition surveys were conducted during the preparation of this Housing Element.

- Finally, the current Five-Year Housing Assistance Plan was also reviewed and pertinent statistical data used.

RELATIONSHIP TO GENERAL PLAN

State law requires that local general plans be internally consistent. In other words, policies and programs contained in this Housing Element must be reflected in the other Huntington Park General Plan Elements. The Land Use Element is particularly important in the implementation of housing policy as the Land Use and Sustainable Development Element designates land for residential development and establishes permitted densities and intensities of development.

The policies contained in other elements of the Huntington Park General Plan will have a direct bearing on the community's quality of life, the amount and variety of open space, the protection of natural and cultural resources, the maintenance of acceptable noise levels in residential areas, and the development of programs to ensure the safety of residents in the event of a disaster. This Housing Element's conformity to the other elements in the Huntington Park General Plan has been assured through the following activities:

- The City reviewed the policies and implementing programs that were included in the other General Plan Elements to ensure that they do not conflict with the policies that are contained in this Housing Element.

- This Housing Element also recognizes the overall development capacity levels identified in the Land Use Element. The Land Use Element is also referred to in the identification of the appropriate locations for new housing development.

- This Housing Element continues to promote the implementation of the Downtown Specific Plan that calls for both mixed use development and senior housing.

- This Housing Element continues with the Single Room Occupancy Overlay Zone as a means to provide for alternative types of residential living opportunities to help meet the needs of the community.All Single Room Occupancy (SRO) facilities allowed under this overlay zoning district shall be developed/operated in compliance with the provisions/standards contained in Chapter 3, Article 1 (Single Room Occupancy Facilities of the Zoning Ordinance. Single Room Occupancy (SRO) facilities are also allowed at up to 400 units per acre.

- This Housing Element continues with the Senior Citizen Housing Overlay Zone as a means to provide for senior citizen housing at up to 225 dwelling units per acre, generally located in high-rise developments with shared open space, meeting facilities, and reduced parking requirements.

- This Housing Element continues with the Affordable Housing Overlay Zone. The purpose of this zoning district is to facilitate the development of affordable family housing at densities up to seventy (70) dwelling units per acre.

In addition to the above, this Housing Element will be reviewed by the City on an annual basis with the General Plan to ensure the continued conformity between this Housing Element and the General Plan.



OVERVIEW OF THE CITY OF HUNTINGTON PARK

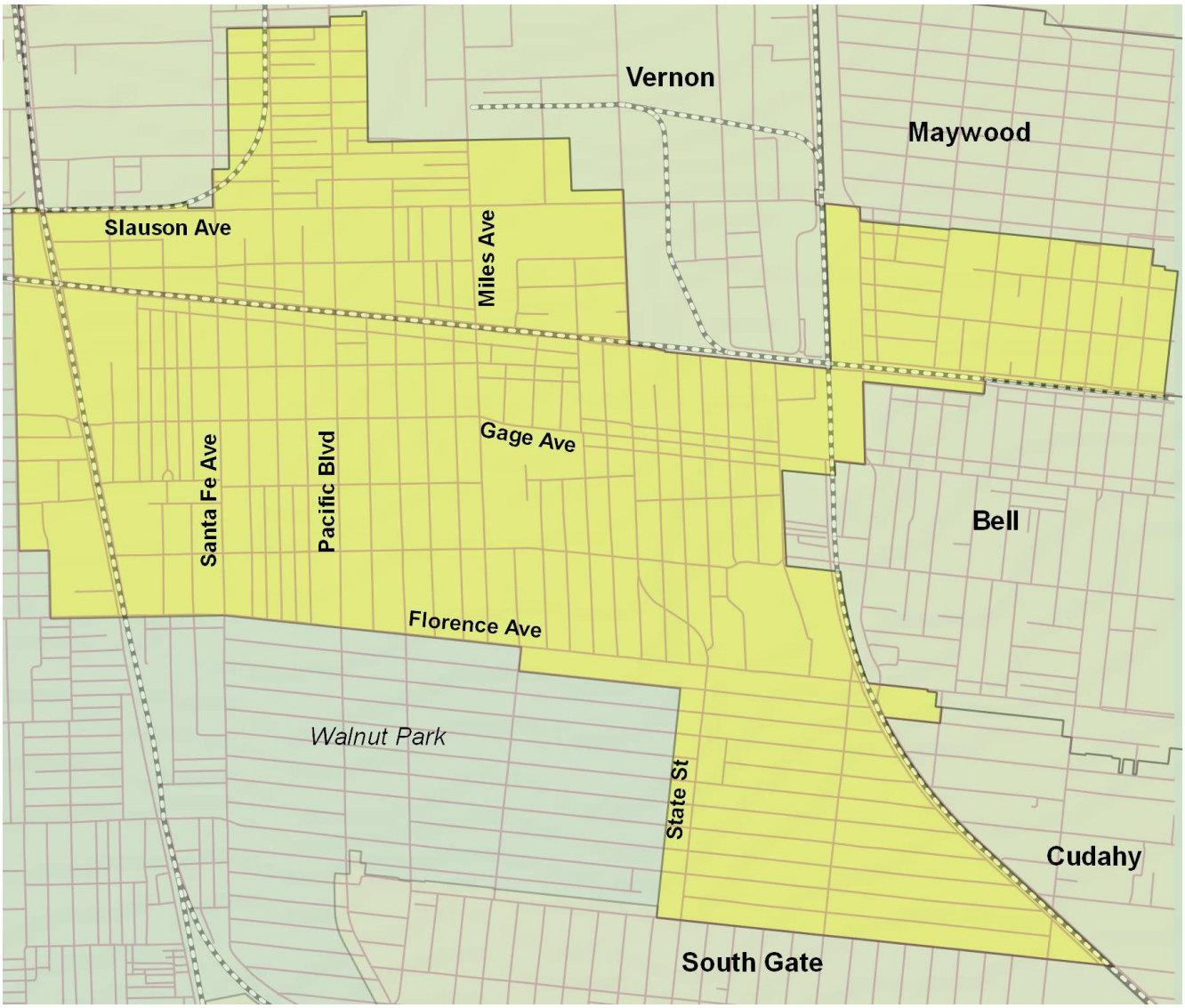
Huntington Park has been completely urbanized since the Second World War and new development that has taken place in the City involved the redevelopment of existing developed parcels. In 1970, the City's population was 33,482. According to the most recent Census figures, the City's population is 61,348. This represents an increase of 27,866 persons or 83% in the past five decades. This near doubling in population has been absorbed within the City even though there were no large areas of vacant land that were developed or no annexations of unincorporated land. This growth occurred without the benefit of expanded or new roadways, new waterlines or sewer facilities, or new open space areas or parks. The underling city service and infrastructure framework essentially is unchanged from the time when the City's population was less than half of the current levels.

At the present time, the City's population density is among the highest in the State. With a total land area of 3.0 square miles and a population of 61,348 persons, the City's population density is 20,450 persons per square mile. Only two other neighboring cities in California have higher densities. The population density for the City of Huntington Park is ranked 15th in the United States. As the post World War II era progressed, the City also began to experience a shift in its demographic character. In addition, the decline of the manufacturing sector in the area also contributed to the economic transition that affected the region. The City developed as a suburban community, providing a centralized location for workers employed in Los Angeles and the surrounding industrial cities of Commerce, Vernon, and South Gate. The City's land use and development patterns were well established by the 1930's. A thriving downtown centered along Pacific Avenue was testament to the area's prosperity. A map of the City is provided in **Exhibit 6-1**.

As the post World War II era progressed, the City began to experience a shift in its demographics character. In addition, the decline of the manufacturing sector in the area also contributed to the economic transition that affected the region. According to the most recent State of California Department of Finance estimates for January 2015, the City's population was 59,312 persons.[1] Key development and land use patterns are summarized in the following paragraphs.[2]

1 State of California Dept. of Finance. Table E-5 City/County Population and Housing Estimates, Revised January 1, 2015.
2 Blodgett Baylosis Environmental Planning. *Field Survey* (the field surveys were completed during vMay and June of 2015).

Exhibit 6-1: A Map of the City of Huntington Park

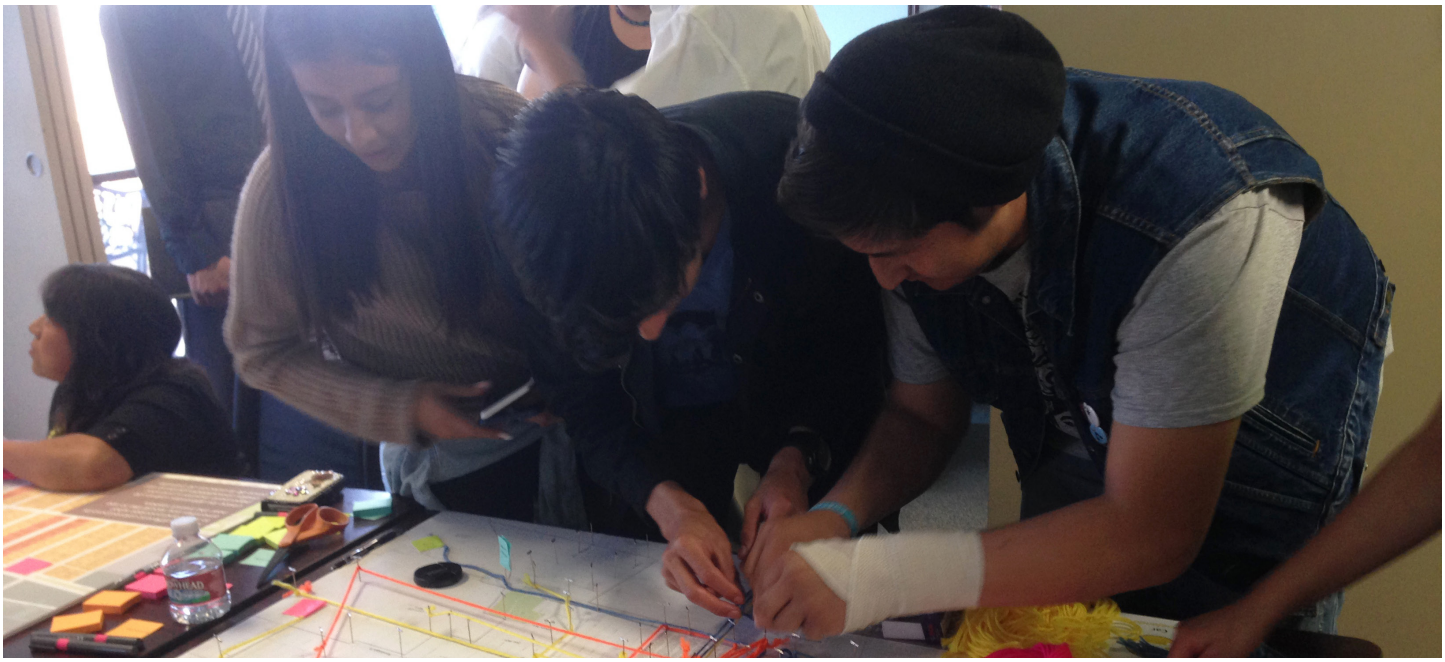


- The City of Huntington Park contains a variety of uses; however, the most prominent land use in the City is residential. Extensive residential development of varying densities is observed east of Seville Avenue, extending east to the City's easternmost boundary, north to the City's northernmost boundary, and south to the City's southernmost boundary. Residential land uses are also located west of Pacific Avenue and extend as far west as Regent Street.

- Commercial development is found along the major roadways that traverse the City including Slauson Avenue, Pacific Boulevard, Gage Avenue, Santa Fe Avenue, and Florence Avenue. In addition, small pockets of commercial development occupy the frontages along many of the residential streets. The heaviest concentration of commercial uses is located in the City's downtown area along the Pacific Boulevard corridor which functions as the City's central business district.

- The City's industrial areas are located within the northern and western portion of the City. Industrial land uses extend from the City's northern border with Vernon along Slauson Avenue and 52nd Street, and westerly to the City's border with unincorporated Los Angeles County along Wilmington Avenue. The City's main industrial district is generally bounded by Santa Fe Avenue, Pacific Boulevard, and the City of Vernon to the east and Randolph Street to the south.

- Alameda Street, a major north-south arterial route, passes through the western portion of the City. The Alameda Corridor, a 20-mile long rail cargo expressway, extends through the center of Alameda Street. The portion of the Alameda Corridor that traverses the City is located within the 33-foot deep Mid-Corridor Trench.



PUBLIC PARTICIPATION AND COMMUNITY OUTREACH

Community outreach and engagement, the process where the public participates and provides input in decision making, is pivotal in the success and sustainability of public projects. A successfully community outreach effort is integral to building consensus amongst elected officials, staff, government and the public. Community engagement is required by state law whenever a general plan is amended; the governing jurisdiction makes diligent effort to include all economic groups in the process. It is with this understanding that Tierra West Advisors ("Tierra West") has taken a 'boots on the ground' approach in executing community outreach efforts for the City of Huntington Park's Focused General Plan Update for Circulation, Land Use, and Housing Elements.

There are many crucial reasons to involve the public in the general plan process or in any other planning process. Some include:

- Providing valuable information leading to more informed policy development by decision-makers.

- Insuring the plan's successful implementation by building a base of long-term support with the public.

- Reducing the likelihood of conflict and drawn-out battles by addressing public

concerns during the general plan process rather than on a case-by-case basis in the future.

Public participation can have extremely positive impacts on the entire community, including:

- Educating the public about community issues.
- Increasing the public's ability and desire to participate in the community.
- Enhancing trust in government by strengthening the relationship between elected officials, government staff, and the public.
- Working towards community consensus and creating a vision for the future.
- Laying the groundwork for community revitalization and increased investment in the community.
- Obtaining public input regarding plan policies and community issues and objectives.
- Providing the public with opportunities to evaluate alternative plans and to participate in developing and choosing a plan that works for their community.
- Informing decision-makers about public opinion.

A general plan process is a valuable opportunity to focus on current issues in the community. The following are some important points that Tierra West carefully considered in strategizing a public participation process for *PlanHP* (the Focused General Plan Update project name):

- It is critical to understand the issues that are important to different segments of the community, including residents, business owners, and elected decision-makers. We want to ensure that all stakeholder groups feel that they have an opportunity to give input early in the process.
- The process should be simple and transparent; participants should be updated frequently as the process moves forward.
- The process should be as engaging, interactive, and fun as possible.

All affected stakeholders were represented in the public participation process. Stakeholder groups involved in the Huntington Park General Plan process have included:

- Community and neighborhood groups;
- Utility and public service providers;
- Educational institutions;
- Industry and business;
- Civic and community service organizations;
- Non-governmental organizations;
- Religious communities; and,
- Other public agencies.

The City sought to engage the complete range of community interests, such as environmentalists, developers, the elderly, youth, lower-income residents, special needs populations, and business owners. We believe that inclusive representation is critical in the outreach process. The process must be open and accessible to the entire community. *PlanHP* has collaborated with a variety of stakeholder groups so that their members feel comfortable participating in the process. Partnerships are valuable ways to build community awareness and enthusiasm for a general plan process. Civic groups can encourage their members to participate, hold informational meetings, and distribute information.



Early in the General Plan Update process, Tierra West held a number of meetings with Communities For a Better Environment (CBE), a respected community organization located in Huntington Park. Founded in 1978, Communities for a Better Environment is one of the preeminent environmental justice organizations in the nation. The mission of CBE is to build the people's power in California's ethnically diverse and low-income communities to achieve environmental health and justice by preventing and reducing pollution and building green, healthy and sustainable communities and environments. CBE's community organizing engages and educates low-income communities of color to build the power to influence environmental decisions that affect their lives. Through door-knocking, community meetings, school groups, political education, and other approaches, CBE's programs empowers communities to fight local pollution sources and work for greener, healthier communities through support of initiatives like Green Zones and locally-controlled alternative energy sources. PlanHP made a series of presentations to both of the prominent youth and adult advocate groups organized by CBE:

- **Youth For Environmental Justice (Youth EJ)**. One of the unique components of CBE is their youth program, Youth for Environmental Justice. Since 1997, Youth for Environmental Justice (Youth EJ) has been organizing youth in Southeast Los Angeles around the issues of environmental and social justice. Youth EJ is committed to empower youth to take action to get educated and involved in their communities for their future. It does this through consciousness raising, organizing, and leadership development. Youth for Environmental Justice has Youth Action Clubs that meet at lunch in Huntington Park High School, South Gate High School, South East High School, International High School and Banning High School.

- **United Residents of South East LA (URSELA)**. URSELA is the adult community advocacy group of CBE. URSELA is comprised of concerned residents of Huntington Park, South Gate, Bell, Maywood, and unincorporated Los Angeles County. URSELA works on different environmental issues in the surrounding communities, ranging from environmental propositions during the electoral process and fighting polluters to environmental health policy on a regional and statewide level.

PlanHP used several methods to help identify community issues and concerns and to identify residents' opinions about the strengths and weaknesses of their community, including an insightful community survey. A survey can help identify issues to be addressed by the general plan and areas where residents would like more information. Surveys can be designed to provide statistically accurate data or more qualitative responses. The *PlanHP* team worked to distribute information on the survey in a variety of ways, including:

- Direct Mailing;
- Including them in community newsletters;
- Printing them in local newsletters;
- Leaving them in city hall or county offices, coffee shops, and other community gathering places;
- Posting them on the City website;
- Enabling residents to access the survey online; and,
- Hosting community events where attendees could fill out the survey.

The PlanHP community engagement program was designed to include several stakeholder groups, such as residents, business owners, community organizations, churches, schools, and others. Our team's Outreach/Engagement Objectives have included:

- Educating the public about the City and the General Plan Update;
- Obtain public input;
- Develop an overall vision;
- Generate consensus while alleviating concerns;
- Engaging key stakeholders to foster long-term involvement; and,
- Obtain input from stakeholders.

English

planHP OFFICIAL WEBSITE FOR THE Huntington Park Focused General Plan Update

HOME ABOUT PROJECT AREA FUNDING GET INVOLVED



PLANHP SURVEY

APRIL 19, 2016

Fill out the PlanHP Survey and tell us what you think about your city!

Your input will be used to identify key community issues and will directly inform the goals and objectives for the General Plan. If you are interested in filling out our online focus group survey, please follow the links below.

Survey in English

Survey in Spanish

If you have any issues with the online survey, you can also download the PDF version by clicking here.

Community Visioning is an inclusive planning process wherein a community creates a shared vision for its future and begins to make it a reality. A General Plan provides a guide for community plans, policies, and future actions in the community. The General Plan Update process for the City of Huntington Park included a holistic series of community engagement workshops that focused on the following key characteristics:

- **Understanding the whole community –** The General Plan process has promoted an understanding of the whole community and the full range of issues shaping its future. It also attempted to engage the participation of the entire community and its key stakeholders groups.

- **Reflecting core community values –** The General Plan Update process has identified the community's core values – those deeply held community beliefs and ideals shared by its members. Such values inform the idealistic nature of the community's vision and goals.

- **Addressing emerging trends and issues** – The process explored the emerging trends driving the community's future and the strategic issues they portend. Addressing such trends promoted greater foresight, adding rigor and realism to the community's vision.

- **Envisioning a preferred future** – The engagement process produced a statement articulating the community's preferred future. The statement represents the community's desired "destination" – a shared image of where it would like to be in the upcoming generation.

- **Promoting local action** – the General Plan Update will also provide detailed implementation strategies and polices. This document serves as the community's roadmap, moving it in the direction of its vision in the near-term future.

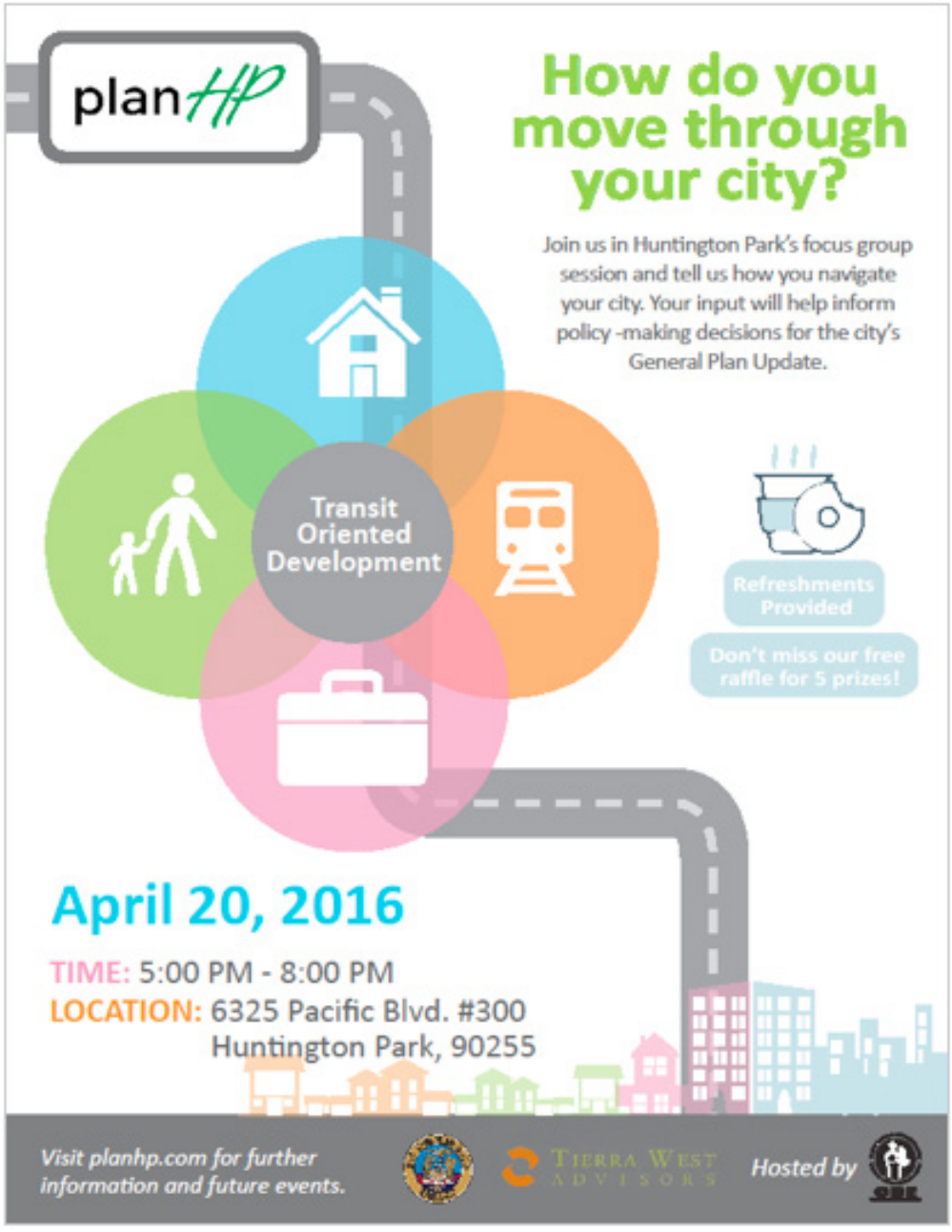
In an effort to achieve these key outreach goals, Plan HP hosted a series of public workshops, conducted focus groups with community workshops, worked with the students of schools within the community, presented before Neighborhood Councils, Council Office, and held interdepartmental meetings with City Staff to analyze and discuss our results. Tierra West held roundtable meetings on 10/8 and 10/26 to review planning, background information, and initial strategy for the Community Outreach/ Engagement elements of the project. The consulting team attended the City's annual

Halloween Festival, where team members provided educational project materials, greeted community members, and solicited feedback from attendees on some key community issues.

An ongoing emphasis was made to invoke separate strategies for engaging both the Huntington Park youth and senior groups. The consultant team attended the Youth Commission meeting at the Parks and Recreation Center on 11/2, and also met with Marquez High School staff in November to discuss parent/student involvement in the process. The team also continued planning efforts for a stand-alone Huntington Park Community Engagement event, which will identify key community issues and present initial alternatives to solving those issues within the General Plan Update. We have been working iteratively with Communities for a Better Environment (CBE), a local environmental health and justice organization with a long history of community outreach involvement in Huntington Park. They will continue to be involved in our engagement and their local reach will be invaluable when diagnosing key community issues.

The consultant team and the City completed a crucial community outreach workshop in Huntington Park for *PlanHP*. The team partnered with Communities for a Better Environment (CBE), a Huntington Park-based organization focusing on environmental justice and community advocacy. The group has a strong local presence in Huntington Park, with a devoted young group (YouthEJ) and adult group (United Residents of Southeast Los Angeles). CBE produced an important community document in 2012, "Brown To Green Vision for Huntington Park," which emphasized revitalization of several underutilized industrial areas in the City. Their longevity and respect within the community made them an important partner for PlanHP, and their office space on Pacific Avenue in Huntington Park was perfect for our April 20, 2016 public outreach meeting.

After input from Huntington Park City Council Members Graciela Ortiz and Karina Macias, *PlanHP* launched a Youth Plan Huntington Park (YPHP) program in further educate and involve the local youth in the General Plan Update process. Its goal was to assemble a group of students who are interested in learning more about community outreach, planning, and administering surveys. After learning more about updating the General Plan and *PlanHP*, these students became ambassadors for the effort, helping to collect input for the process from their family, classmates, and peers. They met weekly over the course of five weekends, and made a final presentation to City



Council on May 28, 2016, when they are provided certificates from the Mayor for their advocacy efforts. The consulting team member (Tierra West) led a series of interviews and meetings with local stakeholders. The consulting team continued meeting with individuals and groups including City Department Directors and Staff, members of the

City Council, members of City commissions, business community leaders, Chamber of Commerce representatives, and residents. Meetings and interviews were conducted with important stakeholders such as:

- Huntington Park Mayor Karina Macias
- Huntington Park Vice Mayor Graciela Ortiz
- Other members of the City Council
- Huntington Park City Manager Edgar Cisneros
- Huntington Park Library staff
- Huntington Park Director of Parks and Recreation
- Marquez High School staff
- Communities for a Better Environment (CBE) staff
- CBE Youth for Environmental Justice (YouthEJ)
- CBE United Residents of South East LA (URSELA)

Websites allow for digital information and idea-sharing between the City and participants and among participants themselves. It is also a good way to keep people up-to-date on the project process. Many jurisdictions use their city or county website to post information about the general plan process, such as progress, meeting dates and times, and supporting materials. For *PlanHP*, Tierra West and City Staff decided to create a separate website specifically for the general plan process. Online technology offers the opportunity for community members to share ideas and ask questions and can allow for a greater number of people to participate without having to attend meetings or workshops. For example, any community who may not have been able to attend a *PlanHP* public workshop were able to easily access the same survey online. E-mail newsletters have also been used to send meeting reminders and updates to the public, as well as to receive input on planning issues. The consulting team, in close collaboration with City staff, launched PlanHP.com in Summer 2015. The site provides 24-hour access to project information for residents and stakeholders in the City of Huntington Park. The design is clean, modern, minimalist, bilingual (English and Spanish), and easy to navigate. Its main purpose is to 1) educate public about the project, 2) advocate involvement in upcoming meetings, and 3) elicit feedback (through email newsletter signups, polls, and surveys). The web programmers tested the requisite plug-ins and widgets needed for the Online Poll and Online Survey functionality of the site. These elements are working properly and are now ready to compile responses from users.

English

planHP OFFICIAL WEBSITE FOR THE Huntington Park Focused General Plan Update

HOME ABOUT PROJECT AREA FUNDING GET INVOLVED



Your one-stop resource for the City of Huntington Park 2016 Focused General Plan Update

Here you will find the most recent information about the PlanHP Focused General Plan Update project, studies, progress, and ways that you can participate. Please browse the site and join us in planning Huntington Park's future! Check back often for updates on the planning process, access to public meeting materials and presentations, and to review draft documents.

HUNTINGTON PARK CALIFORNIA

CLICK HERE FOR OFFICIAL CITY OF HUNTINGTON PARK WEBSITE

Latest News & Updates



Youth Plan Huntington Park Community Initiative Completed
JUNE 21, 2016

We're proud to announce the conclusion of our Youth Plan Huntington Park (YPHP), a 5-week community initiative aimed to educate and involve local youth in the General Plan Update process. Youth Plan Huntington Park was launched as a community initiative that educates youth to become actively engaged in the Huntington Park General Plan Update. High...

Government Code, Section 65589.7, requires the City to provide water and sewer purveyors with the opportunity to participate in the Housing Element's development. This cooperation is important so that housing production can be coordinated with infrastructure plans. The City of Huntington Park is served by four water companies which obtain their supply of water from two sources: groundwater from local wells and water supplied by the Metropolitan Water District. The four water companies are listed below.

- **Maywood Mutual Water Company.** The Maywood Mutual Water Company serves the northeastern portion of the City. The service boundaries extend east to west from Maywood Avenue to the City's border with Maywood, and north to south from Slauson Avenue to Randolph Avenue. Approximately 70% of the Maywood Mutual Water Company's costumers reside in Huntington Park.

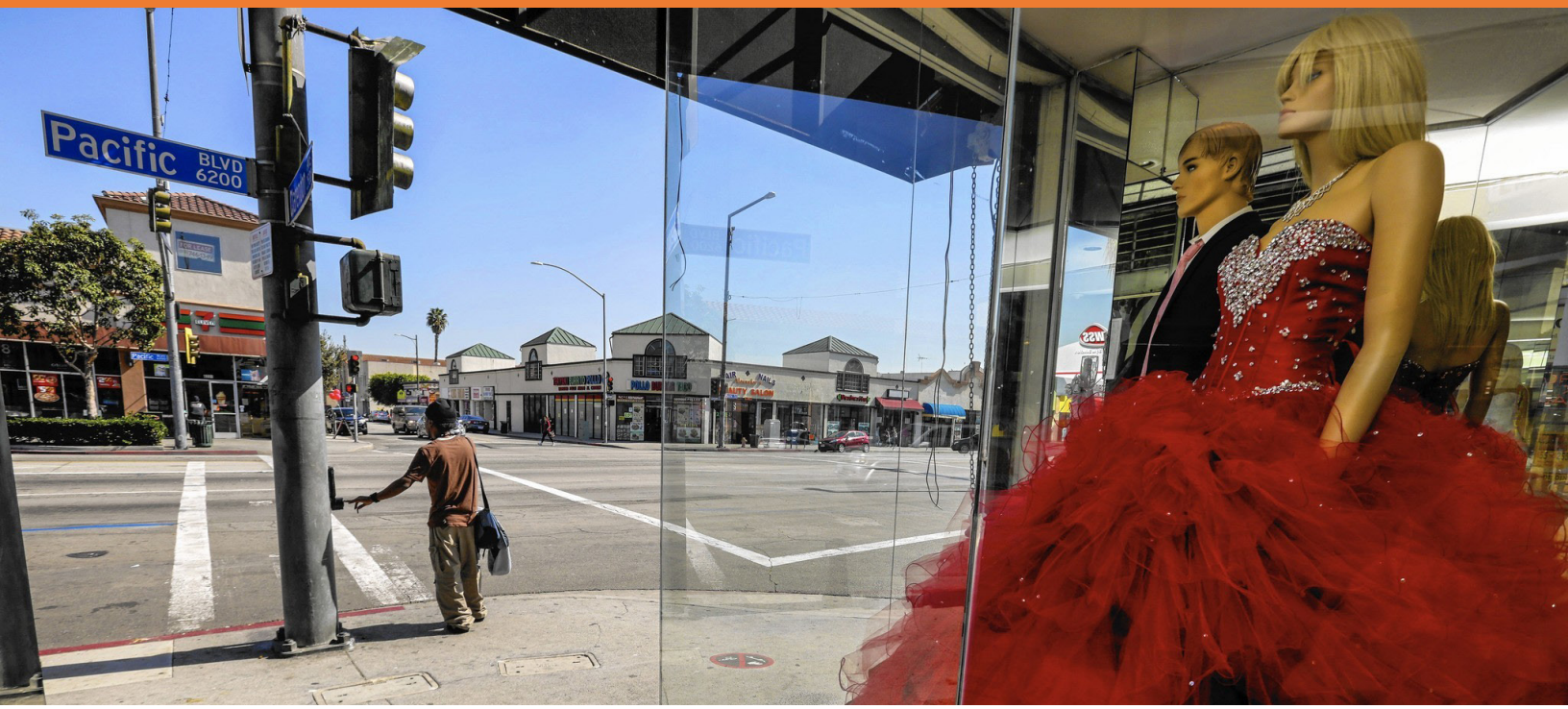
- **Walnut Park Mutual Water Company.** The Walnut Park Mutual Water Company serves the odd-numbered side of Walnut Street (addresses 2901-3501 Walnut Street).

- **Golden State Water Company.** The City of Huntington Park is located within the Central Basin West service area of the Golden State Water Company. Golden State Water Company serves the western portion of the City. The service boundaries extend from Slauson Avenue to the north to Florence Avenue to the south, and from the City's western border with Florence-Graham to the west to Alameda Street to the east.

- **Severn Trent Services**. Severn Trent is the City's main provider of water and operates multiple wells in the City, including Well Numbers 12, 14, and 17.

The Water Master Plan acknowledges for these purveyors indicate that water service for low income households within the service area must be prioritized. Historical data indicates the Main Basin and Central Basin have been well managed for the full period of the adjudications, resulting in a stable and reliable water supply. There are no contemplated basin management changes, other than increasing direct use of recycled water and the planned use of recycled water for groundwater replenishment in the Main Basin to reduce the need to import water from other regions. Therefore, the groundwater supplies are deemed reliable. Following the adoption of this Housing Element, the City will continue to work with water and sewer providers to coordinate housing and infrastructure plans.

6.2 BACKGROUND FOR PLANNING



This section provides an overview of the demographic, housing, and socioeconomic characteristics of the City of Huntington Park. The information contained in this section indicates those trends that have occurred in the City in the years following incorporation. This section of the Element considers the following:

- **Population Characteristics** includes an analysis of population growth trends, age characteristics, and ethnicity of the City's residents;
- **Housing Unit Characteristics** focuses on trends in residential development, housing unit types, and housing tenure;
- **Household Characteristics** provides an overview of the key socioeconomic characteristics germane to housing need;
- **Housing Constraints** indicates those factors that may affect the development of new housing in the City.

POPULATION CHARACTERISTICS

According to the 2018 DOF estimates, the City's population was estimated to be 59,473 persons. The City experienced its most rapid growth during the 1920's when the City added an additional 20,078 residents. The most recent 2010 Census indicated the City's population was 58,114 persons at the time the Census was taken. The most recent (2018) California State Department of Finance (DOF) estimates place the City's population at 59,473 persons. In recent years since the 2000 Census, the City's population growth has experienced a slight decline. The City's population trend is shown in **Table 6-1** and illustrated in **Exhibit 6-2**.



Exhibit 6-2: City of Huntington Park Population Trends

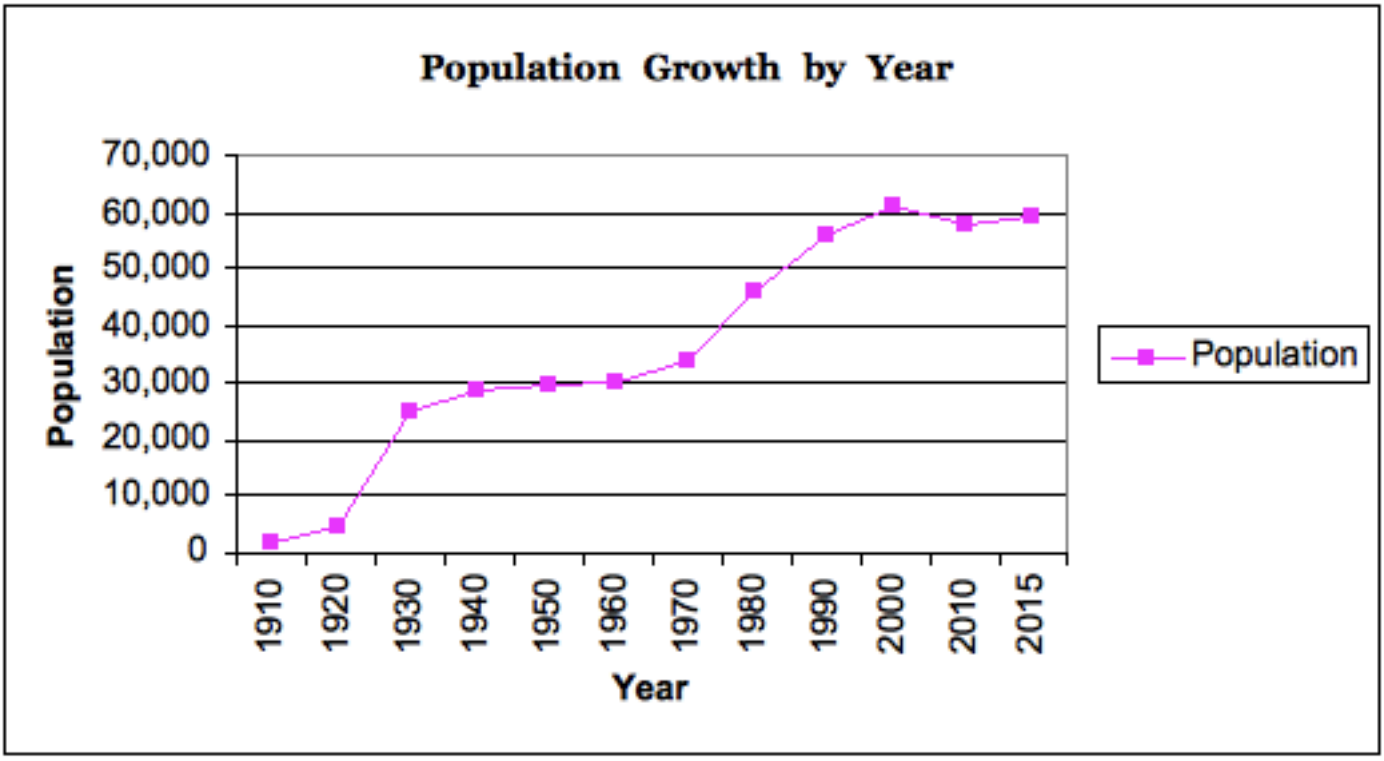


Table 6-1: Population Trends 1910-2018

Year	Population	Change - #	Change - %
1910[1]	1,299	--	
1920[1]	4,513	3,214	247.4%
1930[1]	24,591	20,078	81.6%
1940[1]	28,648	4,057	14.2%
1950[1]	29,450	802	2.7%
1960[1]	29,920	470	1.6%
1970[1]	33,744	3,824	11.3%
1980[1]	45,932	12,188	26.5%
1990[1]	56,065	10,133	18.1%
2000[1]	61,348	5,283	8.6%
2010[1]	58,114	-3,234	-5.6%
2018[2]	59,473	1,359	2.3%

Source: 1. U.S. Bureau of the Census 1910-2010; 2. California DOF 2018.

The overall increase in the City's population since the 1970's was due to both an increase in the average household size and new residential construction. **Table 6-2** compares the trends in the average household size for Los Angeles County with those of the City for the years 1990 through 2013. As indicated in Table 6-2, the average household size for the City is significantly higher compared to Los Angeles County as a whole. In Huntington Park, the average household size between 1990 and 2013 increased from 4.00 to 4.04 persons per unit.

Table 6-2: Population Trends 1910-2015

Year	County	Huntington Park
1990	2.40	4.00
2000	2.98	4.12
2010[1]	2.91	3.96
2015[2]	3.00	4.04
Change	0.60	0.04
Source: 1. U.S. Bureau of the Census 1980-2010; 2. California DOF 2015.		

POPULATION AGE CHARACTERISTICS

Census data was reformatted in **Table 6-3** to depict the age statistics arranged according to specific age categories (preschool-aged, school-aged, young adults, etc). Table 6-3 charts the age characteristics of the City's population for the years of 2000 and 2013. As is evident from the examination of Table 6-3, the age cohorts that experienced the greatest rates of decline consisted of the school-aged children (5 to 19 years of age) and the working adults (25 to 54 years of age). The age characteristics for the City's population are shown in **Exhibit 6-3**.

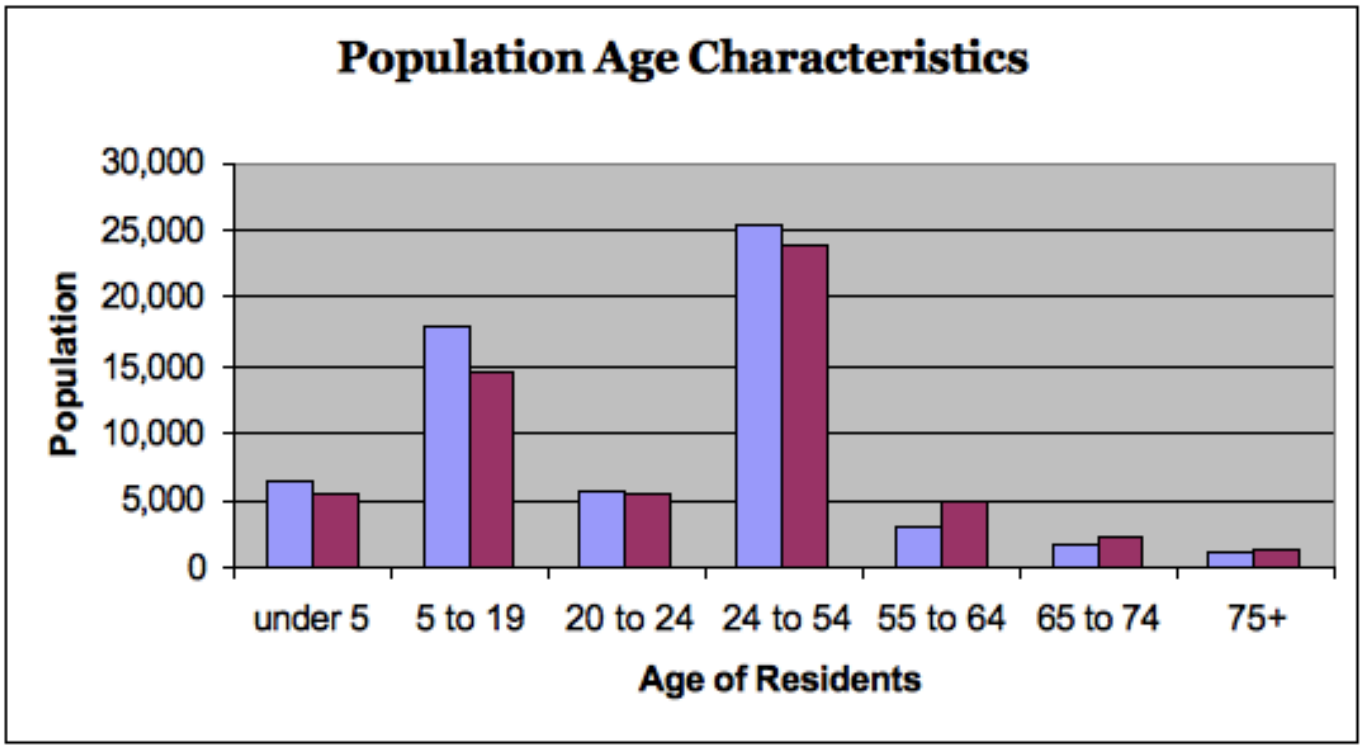


In 2000, the median age of the City's population was 25.6 years. According to the most recent 2013 American Community Survey data, the City's median age was 29.2 years of age. Corresponding statistics for Los Angeles County were 32 years of age and 35.1 years of age for 2000 and 2013, respectively.

Table 6-3: Age Characteristics 2000-2013

Age	2000	2013	Change - #	Change - %
under 5	6,406	5,588	-818	-12%
5-19	17,836	14,558	-3,278	-18%
20-24	5,673	5,549	-124	-2%
24-54	25,353	23,755	-1,598	-6%
55-64	2,944	4,888	1,944	66%
65-74	1,880	2,405	525	27%
75+	1,256	1,444	188	14%
Total	61,348	58,487	-2,861	-4%
Source: U.S. Bureau of the Census, 2000 American Community Survey 2013.				

Exhibit 6-3: City of Huntington Park Age Characteristics



RACE AND ETHNICITY

Approximately 72.5% of the City's population was classified as white while 0.6% was classified as African-American, 0.7% as Asian, 0.6% as American Native or Alaskan, and 1.3% consisting of two or more races. Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African-Americans, and even Asians. Hispanics accounted for 97.8% of the City's total population.

Table 6-4: Race and Ethnicity: 2013

Race/Ethnicity	Persons - #	Persons - %
White	42,377	72.5
African-American	374	0.6
Asian	409	0.7
American Indian	356	0.6
Two or more Races	744	1.3
Total	44,260	75.7
Hispanic	57,167	97.8
Source: U. S. Bureau of the Census, American Community Survey, 2013.		

HOUSING UNIT CHARACTERISTICS

According to the 2010 Census, there were 15,151 housing units in the City. The most recent DOF estimates identified 15,178 housing units in the City as of January 1, 2015. **Table 6-5** summarizes housing types derived from the 2010 U.S. Census statistics and the 2015 State Department of Finance Housing estimates for the City of Huntington Park. The housing unit types are also illustrated in **Exhibit 6-4**.

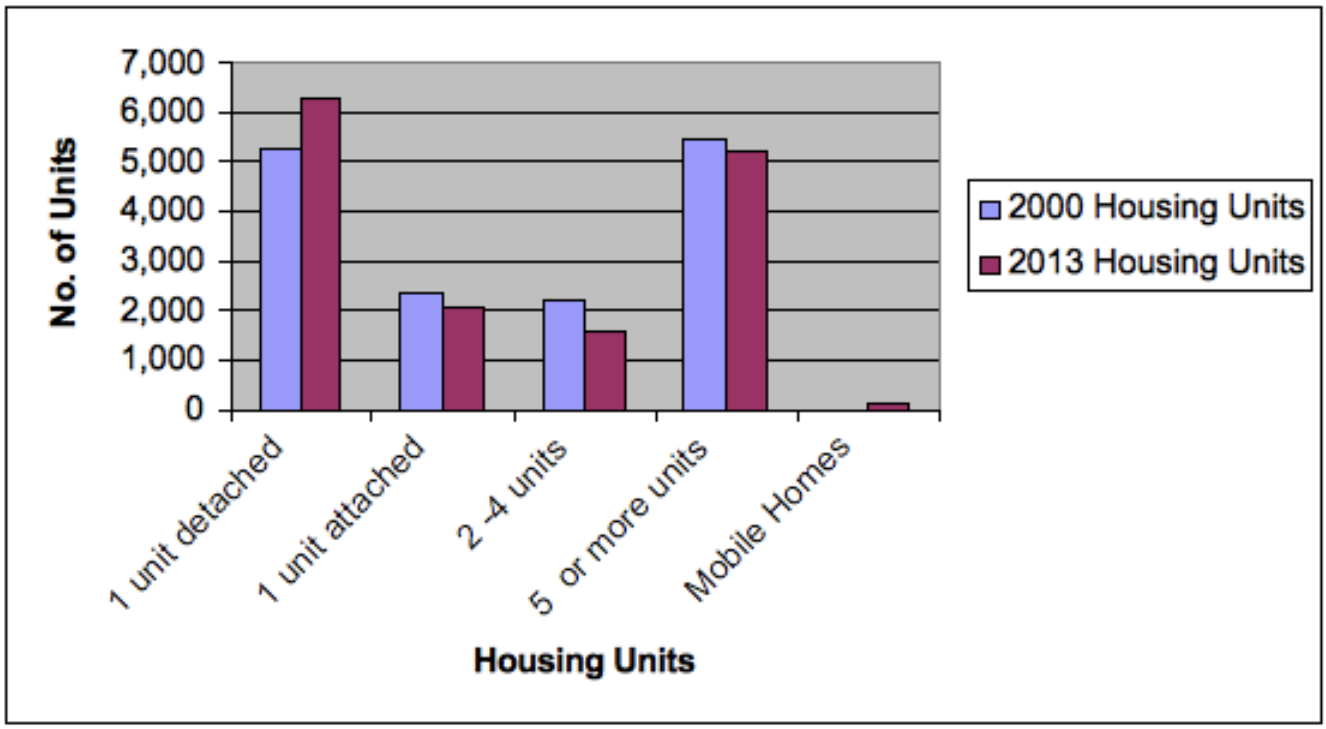
Table 6-5: Housing Characteristics: 2000 - 2015

Unit Type	2000[1]		2015[2]		Change-Δ	
	#	%	#	%	#	%
1 unit detached	5,268	34.3%	6,267	41%	999	19%
1 unit attached	2,370	15.5%	2,033	13%	337	14%
2 -4 units	2,209	14.4%	1,585	10%	624	28%
5 or more units	5,477	35.7%	5,208	34%	269	5%
Mobile Homes	7	--	85	0.1%	78	1114%
Total	15,338	100%	15,178	98%	210	1%
Sources: 1. 2010 U. S. Census. 2. State Department of Finance 2015.						

HOUSING TENURE

Table 6-6 indicates housing tenure statistics for 2000 and 2013. The percentage of owner-occupied units in Huntington Park has declined slightly since 2000 when approximately 27.4% of the housing units were classified as owner-occupied. Approximately 26.8% of the units in Huntington Park are owner-occupied according to the 2013 U.S. Census estimates.

Exhibit 6-4: City of Huntington Park Housing Unit Characteristics: 2000-2013



2000 Housing Units 2013 Housing Units

Table 6-6: Housing Tenure in Huntington Park: 2000-2013

Year	Owner Occupied		Renter Occupied	
	Units - #	Units - %	Units - #	Units - %
2000	4,065	27.4	10,795	72.6
2013	3,867	26.8	10,588	73.2
Change-Δ	-198	-0.60	-207	-0.60
Sources: 2000 and 2013 U. S. Census.				

HOUSING AGE, CONDITION, AND OVERCROWDING

The most widely referred to variable is related to the age of the housing unit. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City. **Table 6-7** depicts the 2010 U.S. Census statistics indicating the age of the housing units within the City.

Table 6-7: Age of Housing Stock in 2013

Year Unit Constructed	Units - #	Units - %
2010 or later	4	0
2000-2009	210	1.4
1990-1999	416	2.8
1980-1989	1,204	8
1970-1979	1,483	9.9
1960-1969	1,746	11.6
1950-1959	2,449	16.3
1940-1949	3,014	20.1
1939 or earlier	4,485	29.9
Total	15,011	100%
Source: U.S. Bureau of the Census, ACS 2013.		

Housing units that were constructed prior to 1960 are generally considered to be potential candidates for rehabilitation since the structures are approaching fifty years in age. As indicated in Table 6-7, a total of 9.948 units were constructed prior to 1960. This represents 66% of the total housing units in the City.

There are a number of other Census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of bootleg units constructed illegally or legal second units. According to the 2013 ACS Survey, 91 units (0.6%) lacked plumbing and 150 units (1%) lacked kitchen facilities. Overcrowding may also be a contributor to the deterioration of housing units.

A household is considered to be overcrowded if the number of persons residing in the unit exceed 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceed 1.51 persons per room. **Table 6-8** provides a breakdown in the number of overcrowded units that were identified in the most recent 2013 ACS, broken down by housing tenure. Of the 14,455 occupied housing units identified in the 2013 Census estimate, 2,804 units were identified as being overcrowded (19.4% of the City's total number of occupied units) and 2,959 units (20.5% of the total occupied units in the City) were identified as being severely overcrowded. Household overcrowding, rates has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. The greatest concentration of overcrowded units include several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.

Table 6-8: Large Family and Overcrowded Housing Units in Huntington Park - 2013

Category	Total Units
Overcrowded - #	2,804
Overcrowded - %[1]	19.4
Severely Overcrowded #	2,959
Severely Overcrowded %[1]	20.5
Source: U.S. Bureau of the Census, 2013 ACS.	

HOUSEHOLD INCOME

The 2013 median household income in Huntington Park was $36,397. The median household income for the State was $61,094. According to the 2013 Census, 27% of the families living in the City had annual incomes that were below the poverty level. Of this total, 39.6% were under the age of 18 years. **Table 6-9** summarizes the annual household income statistics for the City based on the 2013 Census estimates.

SPECIAL NEEDS GROUPS

Special housing needs groups are those households that contain the elderly, handicapped, large families, overcrowded households, female heads of households, and persons in need of emergency shelter. Pursuant to the Housing Element Legislation, a housing element must include an analysis of special housing needs. That is to say the housing needs of such groups as handicapped, elderly, large families, farm workers, and families with female heads of households need to be considered. In addition, an analysis of overcrowded households is also required though this analysis was included in a previous section.

Table 6-9: Household Income in 2013

Income Category	No. of Households	% of Total In the City
Less than $10,000	862	6
$10,000 to $14,999	1,367	9.5
$15,000 to $24,999	2,726	18.9
$25,000 to $34,999	1,992	13.8
$35,000 to $49,999	2,694	18.6
$50,000 to $74,999	2,682	18.6
$75,000 to $99,999	1,168	8.1
$100,000 to $149,999	734	5.1
$150,000 to $199,999	150	1
$200,000 or more	80	0.6
Source: U. S. Census 2013.		

SPECIAL NEEDS GROUPS - LARGE FAMILIES

According to the HCD's definition, the term "large family" refers to a family containing five or more persons. According to the 2010 Census, a total of 1,776 large family (45.2% of the total renter occupied households) households lived in owner-occupied units. The same Census figures also indicated that 3,359 large family households (31.5% of the total renter occupied households) lived in rental units. This overcrowding is exacerbated by the large number of renter households in the City as well as the age of the City's housing stock.

SPECIAL NEEDS GROUPS - FEMALE HEAD OF HOUSEHOLDS

In 2013, there were 3,804 female-headed households, representing 26.3% of the total number of households in Huntington Park. Of this total, 2,218 or 15.3% of the total female-headed households in the City included minors, 18 years of age or less. This number bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households. For purposes of comparison, approximately 15.2% of the total households in Los Angeles County were female-headed households.

SPECIAL NEEDS GROUPS - PERSONS IN NEED OF EMERGENCY SHELTER

There are two categories of need that should be considered in discussing the homeless: 1) transient housing providing shelter and usually on a nightly basis; and, 2) short-term housing, usually including a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment. The issue of homelessness emerged as a major issue in the 1990's during the severe economic recession that Southern California was undergoing at that time. Homelessness was further exacerbated by the closing of mental institutions and the recent housing dislocation associated with the great recession that began in 2008. While the Southern California economy is improving, housing costs are once again rising in response to the growing demand. As a result, homelessness within the larger Southern California region continues to be a problem. Various circumstances that may lead to homelessness include the following:

- Single adult transients passing through the City on the way to some other destination;
- Seasonal and/or migrant homeless individuals seeking seasonal employment in the City;
- The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to live on the streets.

- Minors who have run away from home;

- Low-income families that are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and,

- Women (with or without children) that are escaping domestic violence.

A citywide housing condition survey was conducted by the preparers of this Housing Element during August and September of 2016. This survey involved a windshield survey of every street in the City of Huntington Park. During this survey, the location and extent of homeless persons were also noted. The surveys identified between three and ten homeless individuals on each day the survey was conducted. The majority of these homeless individuals were observed in the Civic Center. Statistical methods were also used to forecast the balance of the County's homeless population. The survey considered the following:

- Unsheltered homeless people, including those found on streets, in vehicles, in makeshift shelters (such as tents), and encampments;

- Sheltered homeless people occupying emergency shelters, transitional housing, domestic violence shelters, and those using vouchers to stay in hotels or motels; and,

- A count of homeless people occupying short-stay institutions such as hospitals, residential rehabilitation facilities, and jails was completed.

The Los Angeles Homeless Services Authority (LAHSA) is a joint powers authority of the City and County of Los Angeles, created in 1993 to address the problems of homelessness in Los Angeles. The LAHSA is responsible for funding and coordination of homeless services and housing assistance to support the homeless population of men, women and children in the City and County of Los Angeles. LAHSA is the lead agency in the HUD-funded Los Angeles Continuum of Care (which includes 85 cities and the unincorporated areas of Los Angeles County, excluding the cities of Glendale, Long Beach and Pasadena), and coordinates and manages more than $132 million annually in federal, state, county and city funds for programs providing shelter, housing and services to homeless persons. Since 2005, LAHSA has coordinated six biennial Greater Los Angeles Homeless Counts. Beginning 2016, the Point-In-Time Count occurs annually.

The City of Huntington Park was included in East Los Angeles County (SPA 7). The 2015 survey identified 3,571 homeless persons. Of this total, 907 homeless persons were "sheltered and 2,664 persons were "unsheltered." The 2016 survey identified 3,469 homeless persons. Of this total, 987 homeless persons were "sheltered and 2,482 persons were "unsheltered." Included in the Permanent Supportive Housing count is Huntington Park's recently opened Mosaic Gardens which includes 34 beds in 23 units. The project was developed by LINC Housing with the assistance of Federal HOME dollars from the City of Huntington Park. Mosaic Gardens in Huntington park includes 15 units that are reserved for households where at least one member has an open and active case with the Los Angeles Department of Mental Health, meets Transition Aged Youth designation (including persons between 18-24 years of age), and meets homeless requirements. The Mosaic Gardens is located at 6337 Middleton Street.

SPECIAL NEEDS GROUPS - FARM WORKER HOUSING

Because of the extensive amount of agricultural activity in the State, the Housing Element law requires the consideration of farm worker housing needs. Currently, there are no farm worker households residing in Huntington Park.

SPECIAL NEEDS GROUPS - ELDERLY AND HANDICAPPED

The most recent 2010 Census indicated that 1,718 senior households in Huntington Park representing 19.4% of the total households in the City. Senior-headed households living in rental units accounted for 7.9% of the total rental households in the City. Senior-headed owner-occupied housing units accounted for 5.2% of the total occupied units in the City. According to the Census, there were 7,188 residents in the City that had a disability (this figure represents approximately 19.7% of the City's total population). Of this total, 913 persons with a disability were 20 years of age or younger. Working aged persons (21 years to 64 years in age) with a disability totaled 5,167 persons. Finally, seniors (65 years or older) with a disability totaled 1,108 persons.

The Los Angeles County Department of Health Services (LACDHS) is the major provider of health care for more than two million residents in the County without health insurance. The LACDHS provides hospital and outpatient care, programs and clinics, emergency medical services and rehabilitative services. Through its university affiliates (UCLA and USC), the County hospitals conduct postgraduate medical education for

interns, residents, and fellows. The Department operates four acute care hospitals, a rehabilitation hospital, a multi-specialty ambulatory care center, six comprehensive health centers, and nine health centers. Additionally, the LACDHS operates two trauma centers, two pediatric trauma centers, four emergency rooms, and a state-of-the art burn center.

The City of Huntington Park is located within the service area of the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC), which is a private, non-profit, community based organization. The SCLARC contracts with the State Department of Developmental Services (DDS) to coordinate services for individuals with developmental disabilities and their families. According to the SCLARC, there are currently 310 consumers being served by the regional center. Key services offered by the SCLARC include the following:

- **Adult Day Program.** The Adult Development Center (ADC) includes various community programs for adults that are in the process of acquiring self-help skills. These programs focus on the development and maintenance of functional skills required for self-advocacy, community integration, employment, and self-care.

- **Sheltered Workshops.** Participants may also participate in a sheltered, five-day per week workshop and perform as if they are working at a regular job for which they receive monetary compensation.

- **Behavior Management Day Programs.** These programs serve adults with severe behavior disorder and/or dual diagnosis who, because of their behavior problems, are not appropriate for any other community-based day program.

- **Residential Placement.** Residential direct support professionals provide services to children and adults who are unable to reside in the family home. Temporary placements are utilized in unusual circumstances that may occur in emergencies or whenever appropriate placements are not available. There are also intermediate care facilities for the developmentally disabled and skilled nursing care on an extended basis. Most SCLARC consumers placed in residential facilities are eligible for SSI/SSA benefits, as well as Medi-Cal.

- **Supported Living.** Adults with developmental disabilities, regardless of the degree of the disability, have the right to live in homes of their choice as long as they are provided with services that will ensure and enhance their success with integration into mainstream society. Supported living services consist of services to adults with developmental disabilities that choose to live in homes they themselves own or lease in the community.

- **Independent Living Training.** Independent living services is a six-month service available to persons 18 years of age and older who are not enrolled in school and have demonstrated potential for living on their own with a minimal amount of supervision. Training is provided in all areas of home management (budgeting, housekeeping, cooking, etc.) and should not be confused with the activities of daily living (bathing, grooming, toileting, etc.).

- **Supported Employment.** Supported employment programs provide support to adults who are interested in competitive employment. Supported employment programs are funded by the Department of Rehabilitation.

The City of Huntington Park requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility. Other City efforts designed to promote reasonable accommodation include the following:

- **Procedures for Ensuring Reasonable Accommodations.** Minor building improvements, such as ramps, rails, and wheelchair lifts, may be handled through an administrative review process to evaluate such development requirements applicable to housing for persons with disabilities.

- **Efforts to Remove Regulatory Constraints for Persons with Disabilities.** The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City of Huntington Park does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no constraints on housing for persons with disabilities caused or controlled by the City.

- **Retrofitting Requirements.** The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance

with accessibility requirements. In addition, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

- **Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.** The City implements and enforces the current California Building Code. The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

This Housing Element references an existing program that includes the provision of a new Reasonable Accommodation Program. Under this program, the City will continue to implement a *reasonable accommodation ordinance* to provide exception in zoning and land-use regulations for housing for persons with disabilities. The procedures related to the program's implementation are ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

HOUSING AFFORDABILITY - HOUSING COSTS IN THE CITY

Housing costs in the City, while lower when compared to some other Southern California communities, are still relatively high when considering the prevailing wages that local residents typically earn. **Table 6-10** summarizes the housing values.

Table 6-10: Housing Values in Huntington Park (2015)

Mortgage Range	No. of Units/%
Under $50,000	60 (1.7%)
$50,000 to $99,000	27 (0.8%)
$100,000 to $149,999	173 (4.9%))
$150,000 to $199,000	324 (9.3%)
$200,000 to $299,000	1,187 (33.9%)
$300,000 to $499,000	1,542 (44.1%)
$500,000 to $999,000	185 (5.3%)
$1,000,000 and above	0 (0%)
Median	$298,500
Source: U.S. Census American Fact Finder 2015	

More recent home sales data for the City is provided by Zillow.com. According to home sales data collected in March 2017, a total of 38 units were for sale of sold. The average asking price was approximately $542,000 and ranged in the asking price of between $208,000 and $870,000. Table 6-11 indicates the Fair Market Rent (FMR) data for Los Angeles County between 1980 and 2013. The data shown in **Table 6-11** indicates that rents for two, three, and four bedroom units steadily increased through the mid-1990s where a one year decline was registered. Rents in the latter 1990s and the early 2000s continued to increase. The HUD-formulated FMR schedule serves as a guide for the maximum rents allowable for those units receiving Section 8 assistance. HUD uses the Consumer Price Index (CPI) and the Census Bureau housing survey data to calculate the FMRs for each area.

Table 6-11: HUD Fair Market Rents Los Angeles-Long Beach SMSA

Year	1 Bedroom (in dollars)	2 Bedroom (in dollars)	3 Bedroom (in dollars)	4 Bedroom (in dollars)
1980	$291	$343	$380	$420
1983	$463	$538	$710	$816
1988	$588	$684	$876	$990
1990	$615	$715	$916	$1,035
1995	$695	$855	$1,154	$1,416
1996	$675	$854	$1,153	$1,375
1997	$583	$737	$995	$1,187
1998	$592	$749	$1,011	$1,206
1999	$605	$766	$1,033	$1,233
2000	$605	$766	$1,033	$1,233
2001	$618	$782	$1,055	$1,260
2002	$650	$823	$1,110	$1,325
2003	$764	$967	$1,305	$1,558
2004	$807	$1,021	$1,378	$1,646
2005	$900	$1,124	$1,510	$1,816

Table 6-11: HUD Fair Market Rents Los Angeles-Long Beach SMSA (continued)

2005	$900	$1,124	$1,510	$1,816
2006	$852	$1,189	$1,597	$1,921
2007	$1,016	$1,269	$1,704	$2,051
2008	$1,041	$1,300	$1,746	$2,101
2009	$1,090	$1,361	$1,828	$2,199
2010	$1,137	$1,420	$1,907	$2,295
2011	$1,173	$1,465	$1,967	$2,367
2012	$1,159	$1,447	$1,943	$2,338
2013	$1,101	$1,421	$1,921	$2,140
Source: U.S. Department of Housing and Urban Development				

Surveys of rents in the City were also conducted during the 2015 Census. **Table 6-12** indicates the average monthly rents for those units identified in the survey. The median rent in the City according to the 2010 Census was $1,053 per month.

HOUSING AFFORDABILITY - OVERPAYMENT FOR HOUSING IN HUNTINGTON PARK

Table 6-13 summarizes 2010 Census figures that indicate the percentage a household paid for housing in 2009 (as indicated in the 2010 Census). As indicated previously, those households that paid more than 30% of their monthly gross income for rent or a mortgage are considered to be overpaying for housing.

Table 6-12: Contract Rents in Huntington Park (2015)

Rents/month	No. of Units
Less than $500	519 (4.8%)
$500 - $999	6,072(55.6%)
$1,000 - $1,499	3,434 (31.4%)
$1,500 - $1,999	776 (7.1%)
$2,000 - $2,499	122 (1.1%)
$2,500 - $2,999	0 (0.0%)
$3,000 and over	2 (0.0%)
Median monthly rent	$942
Source: U.S. Census American Fact Finder 2015	

Table 6-13: Overpayment 2010

Percent of Income Devoted to Housing	Occupied Households	
	Renter No. (%)	Owner No. (%)
Less than 15%	397 (24.8%)	641 (33.2%)
15% to 19%	271 (11.8%)	221 (11.4%)
20% to 24%	312 (13.6%)	306 (15.8%)
25% to 29%	275 (12.0%)	170 (8.8%)
30% to 34%	231 (10.0%)	442 (22.9%)
35% or more	728 (31.7%)	15 (0.8%)
Source: U.S. Bureau of the Census, 2010		

Table 6-14 provides a breakdown of the housing cost affordability standards for various housing unit types based on the number of bedrooms. The housing cost affordability standards are identified according to the following income categories:

- *Very-Low* incomes refer to those household incomes that are 50% of the Los Angeles County median;
- *Low* incomes refer to those household incomes that are between 50% and 80% of the Los Angeles County median; and,
- *Moderate* incomes refer to those households that are between 80% and 120% of the Los Angeles County median household income.

The figures shown in **Table 6-14** indicate the rents and mortgage payment thresholds for various housing unit sizes for the aforementioned income categories.

Table 6-15 indicates the household income ranges for the various income categories (very low, low, and moderate) as well as the median household income. These figures are arranged according to the number of persons that comprise a household. As is evident from examination of Table 6-15, the income limits increase as the number of persons living in a household increase. For example, a household with one person is considered to be low income if the annual household income is $39,050 while a household containing five persons is considered to be low income if its annual household income is $60,200. The information included in Table 6-15 may be used to determine what percentage of a household's income will be expended on a monthly basis for housing. For example, a household consisting of three persons with an annual income of $23,450 ideally should not spend more than $645 per month. This figure represents 30% of that household's annual income.

Table 6-14: Housing Affordability Standards in (dollars/month)

Unit Type	Very Low	Low	Moderate
Owner-Occupied Units			
1 Bedroom	$521	$730	$1,338
2 Bedroom	$586	$821	$1,505
3 Bedroom	$651	$912	$1,672
4 Bedroom	$703	$984	$1,805
5 Bedroom	$756	$1,058	$1,939
Renter-Occupied Units			
1 Bedroom	$521	$626	$1,147
2 Bedroom	$586	$704	$1,290
3 Bedroom	$651	$782	$1,433
4 Bedroom	$703	$844	$1,547
5 Bedroom	$756	$907	$1,662
Source: U.S. Department of Housing and Urban Development.			

Table 6-15: Annual Income Limits for the Los Angeles-Long Beach SMSA

Household Size	30% of Median	Very Low	Low
1 person	$14,650	$24,400	$39,050
2 persons	$16,780	27,900	44,600
3 persons	$18,800	31,350	50,200
4 persons	$20,900	34,850	55,750
5 persons	22,600	37,650	60,200
6 persons	24,250	40,450	64,700
7 persons	25,950	43,200	69,150
8 persons	27,600	46,000	73,600
Source: U.S. Department of Housing and Urban Development, State Income Limits 2015.			

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions. The CHAS data concerning overpayment for housing in the City of Huntington Park is summarized in **Table 6-16**. The table indicates the overpayment for extremely low income households (<30% of the County median), very low income households (30% to 50% of the County median), low income households (50% to 80% of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter-occupied households). Finally, the table indicates senior households and large-family households that are overpaying for housing.

Table 6-16: Overpayment for Housing in Huntington Park

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	370	3,990	4,360
Household Income > 30% to <= 50% HAMFI	535	2,753	3,290
Household Income > 50% to <= 80% HAMFI	1,125	2,570	3,695
Household Income > 80% to <= 100% HAMFI	560	635	1,195
Household Income > 100% HAMFI	1,280	640	1,920
Total	3,8645	10,590	14,455
Housing Problems Overview [1]	**Owner**	**Renter**	**Total**
Household has 1 of 4 Housing Problems	2,410	8,645	11,055
Household has none of 4 Housing Problems	1,440	1,875	3,315
Cost Burden not available	20	65	85
Total	3,865	10,590	14,455
Severe Housing Problems Overview [2]	**Owner**	**Renter**	**Total**
Household has 1 of 4 Severe Housing Problems	1,590	6,910	8,500
Household has none of 4 Severe Housing Problems	2,260	3,610	5,870
Cost Burden not available	20	65	85
Total	3,865	10,590	14,455
Housing Cost Burden Overview [3]	**Owner**	**Renter**	**Total**
Cost Burden <= 30%	1,805	3,950	5,755
Cost Burden > 30% to <= 50%	1,020	2,935	3,955
Cost Burden > 50%	1,030	3,590	4,620
Cost Burden not available	20	110	130
Total	3,865	10,590	14,455

Table 6-16: Overpayment for Housing in Huntington Park (continued)

Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	4,045	230	85	4,360
Household Income > 30% to <= 50% HAMFI	3,020	270	0	3,290
Household Income > 50% to <= 80% HAMFI	2,620	1,075	0	3,695
Household Income > 80% to <= 100% HAMFI	700	495	0	1,195
Household Income > 100% HAMFI	675	1,240	0	1,920
Total	11,055	3,315	85	14,455
Income by Housing Problems (Renters only)	**Household has 1 of 4 Housing Problems**	**Household has none of 4 Housing Problems**	**Cost Burden not available**	**Total**
Household Income <= 30% HAMFI	3,720	205	65	3,990
Household Income > 30% to <= 50% HAMFI	2,560	195	0	2,755
Household Income > 50% to <= 80% HAMFI	1,785	785	0	2,570
Household Income > 80% to <= 100% HAMFI	325	305	0	635
Household Income > 100% HAMFI	255	380	0	640
Total	8,645	1,875	65	10,590
Income by Housing Problems (Owners only)	**Household has 1 of 4 Housing Problems**	**Household has none of 4 Housing Problems**	**Cost Burden not available**	**Total**
Household Income <= 30% HAMFI	325	25	20	370
Household Income > 30% to <= 50% HAMFI	460	75	0	535
Household Income > 50% to <= 80% HAMFI	835	290	0	1,125
Household Income > 80% to <= 100% HAMFI	375	190	0	560
Household Income > 100% HAMFI	420	680	0	1,280
Total	2,410	1,440	20	3,885

Table 6-16: Overpayment for Housing in Huntington Park (continued)

Income by Cost Burden (Owners & Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income <= 30% HAMFI	3,965	3,350	4,360	
Household Income > 30% to <= 50% HAMFI	2,680	800	3,290	
Household Income > 50% to <= 80% HAMFI	1,350	335	3,695	
Household Income > 80% to <= 100% HAMFI	375	85	1,195	
Household Income > 100% HAMFI	200	45	1,915	
Total	8,570	4,615	14,455	
Income by Cost Burden (Renters only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**	
Household Income <= 30% HAMFI	3,645	3,105	3,990	
Household Income > 30% to <= 50% HAMFI	2,225	485	2,755	
Household Income > 50% to <= 80% HAMFI	595	0	2,570	
Household Income > 80% to <= 100% HAMFI	60	0	635	
Household Income > 100% HAMFI	0	0	640	
Total	6,525	3,590	10,590	
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**	
Household Income <= 30% HAMFI	320	245	370	
Household Income > 30% to <= 50% HAMFI	460	320	535	
Household Income > 50% to <= 80% HAMFI	755	335	1,125	
Household Income > 80% to <= 100% HAMFI	315	85	560	
Household Income > 100% HAMFI	200	45	1,280	
Total	2,050	1,030	3,865	

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Source: CHAS Data Book 2012 (for Huntington Park, California).

GOVERNMENTAL CONSTRAINTS - PROCESSING PROCEDURES

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Community Development Department, Public Works, and the Fire Department is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the planning department and other agencies, such as public works, for consistency with City ordinances and General Plan guidelines.

The City also encourages the joint processing of related applications for a multiple-family project. For example, a request for a rezoning may be reviewed in conjunction with the site plan, a tentative tract map, and any variances. Such procedures save time, money, and lowers the cost to the developer. As indicated previously, the City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. In addition, the City makes full use of the CEQA Infill Housing Exemption.

For a typical housing project, an initial pre-consultation meeting with the Community Development Department, Public Works, and the Fire Department is arranged to discuss the development proposal. After the project is approved, the building department performs plan checks and issues building permits. Throughout the construction of a multiple-family development, the Building Department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. The developer must also determine if the proposed project is a “Priority Project” and subject to the National Pollutant Discharge Elimination System (NPDES) Permit’s

Standard Urban Stormwater Mitigation Plan (SUSMP) requirements. If the project is subject to these requirements, it must meet SUSMP requirements prior to issuance of grading and building permits. In addition, school fees must be paid to school districts prior to issuance of building permits. School fees for Los Angeles School District is $4.00 per livable square-foot, the fee varies between school districts.

Table 6-17 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and Zoning designations do not generally require Environmental Impact Reports [EIR], General Plan Amendments, Rezones, or Variances).

Table 6-17: Permit Review Timelines for the City of Huntington Park

Type of Approval or Permit	Typical Processing Time	Approval Body
Minor Development Permit	14 days	City Staff
Minor Variance	30 – 45 days	C. D. Director
Minor Cup	30 – 45 days	C. D. Director
Conditional Use Permit	60 – 90 days	Planning Commission
Development Permit	60 – 90 days	Planning Commission
Variance	60 – 90 days	Planning Commission
Zone Change	90 – 120 days	City Council
General Plan Amendment	90 – 120 days	City Council
Final Subdivision Map	6 – 8 months	City Council
Tentative Subdivision Maps	60 – 90 days	Planning Commission
Parcel Maps	30 – 45 days	City Engineer
Negative Declaration	60 – 120 days	City Council/Planning Commission
Environmental Impact Report	180 days +	City Council
Source: City of Huntington Park, 2019.		

Table 6-18 compares the City's plan check fees with those of the neighboring cities. As indicated in the table, the City's fees are not substantially greater than that compared to other cities in the area.

Table 6-18: Comparison of Plan Check Fees

Planning Activity	City Check Fee
Huntington Park	$132.16
Bell	$59.21
Maywood	$180.70
Bell Gardens	$77.10
South Gate	$63.00
Downey	$60.00
Cudahy	$56.25
Source: City of Huntington Park 2019.	

The City of Huntington Park Housing and Community Development Division is responsible for ensuring that all new construction is performed and completed in a safe and proper manner using the correct materials and methods. Permits are required for any changes, including electrical, plumbing, or building changes to any property. Applicants and/or contractors are required to bring their plans to City Hall where a plan checker or building inspector will examine the plans for approval. The building permit provides evidence that the contractor has complied with the Building Code and the City has approved the proposed construction. **Table 6-19** estimates the building fees for a typical residential development.

Table 6-19: Typical Planning and Processing Fees

Description	Fee
Building Permit	**$2,602.58**
Plan Check Fee	**$2,799.14**
Electrical Permit	**$1,001.12**
Plumbing Permit	**$495.36**
Mechanical Permit	**$294.56**
Grading Permit	**--**
Sewer/Septic Permit	**$628.62**
Source: City of Huntington Park, 2019.	

The City's permit fees are based on the valuation of the proposed project that utilizes the Los Angeles County fee schedule. The fees shown in Table 6-19 are applicable to both single-family and multiple-family development. The processing fees are well under 1% of the total development cost. Assuming a 1,000 square-foot unit, the total development fees (including school district fees) would be approximately $4,879 per unit. This assumes 20 electrical fixtures, five plumbing fixtures, one sewer connection, and one thousand square feet of floor area. The permit fees account for approximately 2.2% of a residential unit costing $225,000. Permit fees and approval time frames do not pose a constraint to the development of housing in Huntington Park. The City employs a plan check process that applies to all residential development including multi-family housing. Plan check for the processing of building permits typically require seven to ten working days, depending on the City's work load. The City of Huntington Park has adopted the 2016 California Building Code (CBC) with 2017 Los Angeles County Amendments, which establishes the minimum standards for new construction.

There are no extraordinary regulations applied by the City that would hinder future

housing development. The entitlement process for discretionary permits, a zone change, general plan amendment, tract map, and conditional use permit application typically require 60 to 90 days to receive final approval. Zone changes and general plan amendments are first heard by the City Council (which also acts as the Planning Commission). For the majority of these cases, the City Council will review the item and render a decision within 90 days of application submittal.

OFF-SITE IMPROVEMENTS

For a typical single-family home there are no off-site fees related to the construction of new infrastructure, park fees, or Mello-Roos fees. The City may require that damaged ROW be replaced/repaired though the basic street system and supporting infrastructure has been installed as part of the area's historic development. The City's requirements for off-site improvements related to multiple-family developments are not overly or unnecessarily restrictive. The density, setback, and other standards regulating development within Huntington Park are consistent with those being used by other surrounding communities and will not inhibit the development of a range of housing types within the City. The City has not imposed any moratoria, open-space requirements, or prohibitions against multi-family housing that would potentially inhibit the development of new housing. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks.

LAND USE CONTROLS - BASE ZONE DISTRICTS

The Huntington Park Zoning Code and Zoning Map are the primary implementation ordinances of the land use element. The zoning map and ordinance indicates the specific land uses allowed in the City and establishes regulations and standards for use and development. The City's Zoning Code consists of eight base zone districts that include the following: R-L, R-M, R-H, C-P, C-N, C-G, MPD, and OS.[3] Five zones, R-L, R-M, and R-H, C-P, and C-N are applicable to residential development. The R-L (Residential, Low) zone generally applies to single-family detached residential development. The R-M (Residential, Medium) zone generally applies to higher density single-family residential development, duplexes, and lower density multiple-family developments. Finally, the R-H (Residential, High) zone applies to higher density multiple-family developments. [4]

3 City of Huntington Park Municipal Code. Title 9 Zoning.

4 City of Huntington Park Municipal Code. *Title 9 Zoning, Chapter 4, Zoning Districts, Article 1 Residential Zones.*

Table 6-20: City of Huntington Park Zoning Ordinance, Base Zone Districts

Zone	Uses	Density (DU/acre or FAR)	Min. Lot Size	Min. Lot Coverage	Max. Height
R-L (Residential, Low)	Single-family	8.712 DU/Ac.	5,000 sq. ft.	45%	35 ft.
R-M (Residential, Medium)	Single-family, Duplex	17.424 DU/Ac.	5,000 sq. ft.	55%	35 ft.
R-H (Residential, High)	Condominiums, Apartments	20.0 DU/Ac	15,000 sq. ft.	65%	45 ft.
C-N (Neighborhood Commercial	Condominiums, Multiple Family (20+ units/acre), SROs	20.0 DU/Ac.	5,000 sq. ft.	None	40 ft.
C-P (Professional Commercial)	Condominiums, Multiple Family (20+ units/acre),	20.0 DU/Ac	5,000 sq. ft.	None	40 ft.
Source: Huntington Park Zoning Code, 2017					

LAND USE CONTROLS - OVERLAY ZONE DISTRICTS

In addition to the aforementioned base zone districts, the City of Huntington Park Zoning Code includes a number of *overlay zones*. Special regulations or incentives are included in the overlay zone to facilitate certain regulations in the geographic area that is subject to the overlay zone. The overlay zones included in the City of Huntington Park Zoning Code are outlined below:

- **Medium Density Overlay Zone.** The purpose of this overlay zoning district is to provide for multi-family residential units up to 17.424 units per acre within the underlying commercial zoning district. The Medium Density Overlay zoning district identifies parcels that are suitable for the development of medium density housing, either as the primary use on the parcel or in conjunction with other permitted uses.[5]

- **Senior Citizen Housing Overlay Zone.** The purpose of this overlay zoning district is to provide for senior citizen housing at up to 225 dwelling units per acre, generally located in high-rise developments with shared open space,

5 City of Huntington Park Municipal Code. *Title 9 Zoning, Chapter 4, Zoning Districts, Article 5 Overlay Zones.*

meeting facilities and reduced parking requirements. Single Room Occupancy (SRO) facilities are also allowed at up to 400 units per acre.[6]

- **Single Room Occupancy Overlay Zone.** The purpose of this overlay zoning district is to provide for alternative types of residential living opportunities to help meet the needs of the community. All Single Room Occupancy (SRO) facilities allowed under this overlay zoning district shall be developed/operated in compliance with the provisions/standards contained in Chapter 3, Article 1 (Single Room Occupancy Facilities).[7]

- **Affordable Housing Overlay Zone.** The purpose of this zoning district is to facilitate the development of affordable family housing at densities up to seventy (70) dwelling units per acre. Senior citizen housing at a density of 225 units per acre and single room occupancy (SRO) facilities at a density of 400 units per acre is also permitted.

The City's overlay zones are summarized in **Table 6-21**.

Table 6-21: City of Huntington Park Zoning Ordinance, Special and Overlay Zones for Housing

Zone	Uses	Density (DU/acre or FAR)	Min. Lot Size	Min. Lot Coverage	Max. Height
Medium Density Overlay Zone	Medium Density Housing	17.424 DU/Ac.	5,000 sq. ft.	55%	35 feet.
Affordable Housing Overlay Zone	Affordable Housing	70 DU/Ac.	The Base Zone regulations will apply.		
	Senior Housing	225 DU/Ac.	The Base Zone regulations will apply.		
	SRO Housing(2)	400 DU/Ac.	The Base Zone regulations will apply.		
Source: Huntington Park Zoning Code, 2019.					

6 Ibid.
7 City of Huntington Park Municipal Code. *Title 9 Zoning, Chapter 4, Zoning Districts, Article 5 Overlay Zones.*

LAND USE CONTROLS - SPECIFIC PLAN

The purpose of a *specific plan* is to provide a policy and regulatory bridge between the City of Huntington Park General Plan and individual project-level development. Specific plans are designed to provide specific land use regulations and development guidelines that govern the land use and development standards for a particular geographic area. The City has adopted a single specific plan, the Downtown Specific Plan (DTSP) that is applicable to the central business district or downtown.[8] The DTSP builds upon and refines economic development strategies developed specifically for the downtown area focusing on beautification of public spaces and streetscapes and storefront. An overall goal of the DTSP is the orderly development of downtown area consistent with the City's General Plan along with the community's vision for the area. The DTSP covers an area of approximately 85 acres in the City of Huntington Park's Downtown. The DTSP area extends from Randolph Street in the north to Florence Avenue in the south. The eastern boundary is generally Seville Avenue, except for an area that extends along Zoe Avenue to Miles Avenue, and the western boundary is Rugby Avenue. Pacific Boulevard occupies the central portion of the DTSP area and is considered the City's Central Business District. The DTSP divides the downtown area into four Districts (refer to **Exhibit 6-5**). Within each District there is particular vision for future development. Land use and development standards, as well as design guidelines, give direction for each of these Districts to achieve the future state envisioned by the community.[9] The four Districts are as follows:

- *District A – Gateway.* District A encompasses parcels at the intersections of Randolph Street with Pacific Boulevard and Rita Avenue, and Florence Avenue with Rugby Avenue, Pacific Boulevard, Rita Avenue, and Seville Avenue.

- *District B – Festival.* District B encompasses all parcels fronting on Pacific Boulevard, except those parcels at the intersections with Randolph Street and Florence Avenue contained in District A as described above.

- *District C – Neighborhood.* All parcels between Rugby Avenue and Seville Avenue that are not included in District A or District B are part of District C, except for select parcels at the intersection of Seville Avenue and Zoe Avenue.

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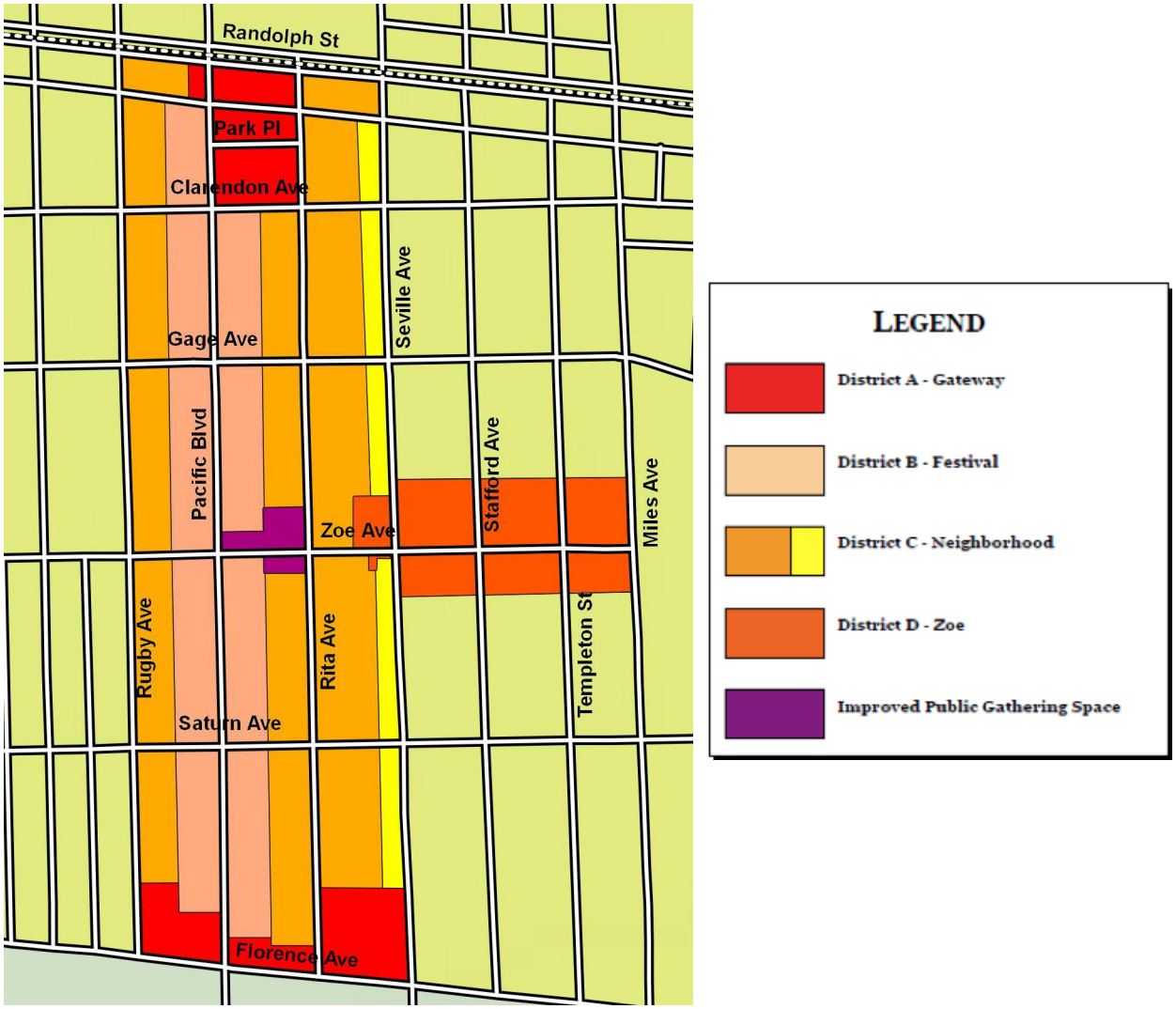
8 RRM Design Group. *Downtown Huntington Park Specific Plan*. Plan dated August 4, 2008.

9 City of Huntington Park Municipal Code. *Title 9 Zoning, Chapter 4, Zoning Districts, Article 5 Overlay Zones.*

- *District D – Zoe [Avenue].* District D encompasses those parcels bordering Zoe Avenue from the alley separating Rita Avenue and Seville Avenue to the intersection with Miles Avenue.



Exhibit 6-5: Map of the Downtown Specific Plan (DTSP)



Specific land uses and development that is permitted in the R-L, R-M, and R-H zone districts are listed below in **Table 6-22.**

Table 6-22: Housing Types Permitted Under the Zone Districts

Use	Zone District		
	R-L	R-M	R-H
Condominiums	D	D	D
Small Family Daycare	P	P	P
Large Family Daycare	LCC	LCC	LCC
Density Bonus Affordable	P	P	P
Manufactured Housing	D	D	D
Multi-Family Housing	–	D	D
Second Unit	P	–	–
Senior/Congregate Care	–	–	C
Single Family	P	P	P
Single Room Occupancy	–	–	D

P = Permitted **D** = Use requires a Development Permit **C** = Conditionally Permitted – = Prohibited LLC = Large Child Care Permit

Residential development standards in the residential zone districts are summarized below in **Table 6-23.**

Table 6-23: Residential Development Standards

Zone District	Maximum Units/Acre	Minimum Lot Area	Maximum Lot Coverage	Maximum Height	Maximum Lot Width	Maximum Lot Depth
R-L	8.712	5,000 sq. ft.	45%	35 feet	45 feet	80 feet
R-M	17.424	5,000 sq. ft.	55%	35 feet	45 feet	100 feet
R-H	20.0	15,000 sq. ft.	65%	45 feet	100 feet	100 feet
Source: City of Huntington Park, 2019.						

NON-GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT

Three market factors are cited by State law as a necessary part of the constraints analysis: 1) land cost; 2) construction costs; and, 3) financing availability. Housing costs as a constraint on affordability must be examined in light of the rental and ownership costs within the means of various economic segments. State law identifies four economic segments: Very low-income; Low-income; Moderate-Income; and High-Income. The annual income limits of these four groups are further defined by the U.S. Department of Housing and Urban Development in reference to the median income for Los Angeles County and household size.

NON-GOVERNMENTAL CONSTRAINTS - MARKET CONSTRAINTS

Affordable housing costs are computed on a basis of 30% of monthly income. The affordable ownership costs, or purchase price of a home, are calculated on the basis of the rule of thumb of 2.5 times the annual household income. These affordable housing costs then can be compared to the prevailing costs in Huntington Park to confirm the existence of market constraints. A household is generally considered to be overpaying for housing if it is paying more than 30% of its gross monthly income for housing.

One of the major problems facing households in the City of Huntington Park, and the broader regional housing market, is affordability. This problem is related to the match between household income and the size and cost of owning or renting a home. The Census data indicated that for owner-occupied housing units, median mortgage and selected monthly service costs in 2010 were $1,829. In 2010, owner-occupied households (50.7%) expended more than 35% of their income for housing. These housing expenditures reflected the sum of mortgages, real estate taxes, insurance, association fees, and utilities. Monthly payments for homeowners more than quadrupled in the ten years between 1980 and 2010, and the percentage of households paying 30% or more for housing nearly doubled during this same period.

For renters, the median gross rent per month increased from $211 in 1980 to $979 in 2010. This dollar amount refers to the contract rent (i.e., monthly rent agreed to, or contracted for) plus the estimated average cost of utilities if paid for by the renter. This definition was used by the Census in an attempt to eliminate differentials due to varying practices in rent structuring. According to the most recent Census, a total of 3,309 renter-occupied households (47.8%) paid in excess of 30% of their monthly incomes for housing.

Although private financing is generally available at market rates, low- and moderate-income households usually need below market rate financing to enable them to repair existing homes or purchase resale or new housing units. Also, all potential developers of housing projects are provided information on the various Los Angeles County financing programs available for low-income rental construction or rehabilitation projects. Additionally, a survey of local banking institutions completed as part of this Housing Element's preparation revealed that redlining does not appear to be occuring in Huntington Park. In fact, a number of banks have established programs to encourage lower-income residents to purchase homes, and to improve homes that they already own.

NON-GOVERNMENTAL CONSTRAINTS - LAND PRICES

Land costs are a major contributor to overall housing production prices. The balance of the City's housing production will occur in the infill areas. In these areas, the land costs are, in part, associated with the costs of the single-family dwellings now on the sites. Land prices for new residential construction range from $20 to $25 per

square-foot. The practical effect of land prices relates primarily on infill sites that are underutilized. Consequently, the land costs (i.e., resale homes) would need to be adjusted to per-unit land costs based on the existing density.

NON-GOVERNMENTAL CONSTRAINTS - CONSTRUCTION COSTS

Construction costs include the materials and labor necessary to build the structure. These costs will vary widely depending on the quality features (e.g., size, roofing, carpeting, etc.) that are incorporated in the structure. The cost for the construction of a single-family home is in the area of $50 to $75 per square-foot.

NON-GOVERNMENTAL CONSTRAINTS - ENVIRONMENTAL CONSTRAINTS

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Huntington Park Police Department and the Los Angeles County Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses.

The State of California defines a hazardous material as a substance that is toxic, ignitable or flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bio-cumulative properties, persistence in the environment, or is water reactive (California Code of Regulations, Title 22). The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shut-off equipment, and treatment requirements for toxic gas releases.

ENVIRONMENTAL CONSTRAINTS - SEISMICITY

Major faults in the region include the Whittier Elsinore, Norwalk, Newport Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas Faults. According to the Los Angeles County Safety Element, no known or suspected active fault traces pass through or are located near the City. There are no designated Alquist-Priolo Special Studies Zones found within the City. The City is located within an area that may be subject to liquefaction hazards. However, the level of risk within the City is no greater than that anticipated for the region.

The four largest recent earthquakes that have caused major damage in the Los Angeles basin include the 1933 Long Beach (Magnitude 6.3), 1971 San Fernando (Magnitude 6.4), the 1987 Whittier Narrows (Magnitude 5.9), and the 1994 Northridge (Magnitude 6.7) earthquakes. The 1933 Long Beach earthquake occurred on the southern segment of the Newport-Inglewood fault, from Newport Beach to Signal Hill. The 1971 San Fernando earthquake occurred along the San Fernando segment of the Sierra Madre fault zone. The Whittier Narrows earthquake occurred on the Elysian thrust fault in 1987. Finally, the most recent major earthquake, the Northridge earthquake, occurred on the Oakridge fault in the San Fernando Valley in January 1994. A study of earthquake hazards by the United States Geological Survey (USGS) indicates that the Huntington Park area has moderate to high potential for liquefaction. Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking.

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.[10] A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Huntington Park was not included in the list; therefore, no risk from potential fault rupture is expected.[11] However, the City is located in an area that is at risk for ground shaking. Federal Emergency Management Agency (FEMA) determined that if a 7.2 earthquake were to strike to Newport Inglewood Fault, Huntington Park would experience very strong to severe ground shaking. Huntington Park is located in a

10 California Department of Conservation. *What is the Alquist-Priolo Act* http://www.conservation.ca.gov /cgs/rghm/ap/Pages/main.aspx.

11 California Department of Conservation. Table 4, Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of January 2010.

liquefaction zone. Liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The liquefaction risk is no greater for the project site than it is for the surrounding areas and cities; therefore, the potential impacts regarding liquefaction are anticipated to be less than significant. Conformity to the most current State and City building codes will reduce the impacts of ground shaking to levels that are less than significant. Lastly, the potential for landslides is non-existent since the site and surrounding areas are generally level. The potential impacts are expected to be less than significant with adherence to the most stringent and pertinent build code requirements.

ENVIRONMENTAL CONSTRAINTS - FLOODING AND INUNDATION

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the City is located in Zone X (refer to **Exhibit 3-5**). This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. Large areas downstream of the Hansen and Sepulveda Dams, including the City of Huntington Park, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.

The Hansen Dam is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. The inundation area of the Hansen Dam include areas along the Tujunga Creek and several communities in the valley, the City of Los Angeles, cities in south central Los Angeles, and areas along the Los Angeles and San Gabriel Rivers. The City of Huntington Park is located approximately 25 miles south of the dam but dam failure will affect the entire City of Huntington Park. Flood waters will arrive 17.75 hours after failure with a maximum depth of 1 foot approximately 21 hours after failure.

The Sepulveda Dam is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways near the City of Van Nuys. The probable maximum flood from the Sepulveda Dam is expected to last four days with a total volume of 163,200 acre-feet. The flood will affect areas along the Los Angeles River, and the cities of Los Angeles, Huntington Park, South Gate, Compton, Lynwood, Maywood, and Bell. The flood waters are anticipated to reach the City approximately ten hours after failure. A maximum flood elevation of 2 feet is expected approximately 12 hours after failure.

INFRASTRUCTURE CONSTRAINTS - WATER SYSTEM

The City of Huntington Park is served by four water companies, which obtain their supply of water from two sources: groundwater from local wells and water supplied by the Metropolitan Water District. The four water companies are listed below.[12]

- *Maywood Mutual Water Company* – The Maywood Mutual Water Company serves the northeast portion of the City. The service boundaries extend east to west from Maywood Avenue to the City's border with Maywood, and north to south from Slauson Avenue to Randolph Avenue. Approximately 70% of the Maywood Mutual Water Company's costumers reside in Huntington Park.

- *Walnut Park Mutual Water Company* – Walnut Park Mutual Water Company serves the odd side of Walnut Street (addresses 2901-3501 Walnut Street).

- *Golden State Water Company* – The City of Huntington Park is located within the Central Basin West service area of the Golden State Water Company. Golden State Water Company serves the western portion of the City. The service boundaries extend from Slauson Avenue to the north to Florence Avenue to the south, and from the City's western border with Florence-Graham to west to Alameda Street to the east.

- *Severn Trent Services* – Severn Trent is the City's main provider of water and operates multiple wells in the City, including Wells Number 12, 14, and 17.

12 City of Huntington Park.

INFRASTRUCTURE CONSTRAINTS - SEWERS

The City of Huntington Park Public Works Department maintains the City's sewer system. Sewage generated by the City is conveyed to regional sewage treatment facilities maintained and operated by the Los Angeles County Sanitation District. Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant provides primary and secondary treatment for approximately 280 million gallons per day (mgd) and has a total permitted capacity of 400 mgd. Thus, a remaining capacity of 120 mgd is available for future development in the region.

INFRASTRUCTURE CONSTRAINTS - STORM DRAINAGE

There is minimal flood risk in the City of Huntington Park (Zone X), as indicated in the Federal Emergency Management Agency's Flood Insurance Rate Program. The Los Angeles River Channel is a 500-foot wide concrete channel that is designed to handle the storm water runoff from the Los Angeles area. The river is located north and east of the City approximately 1.90 miles to the east. The maintenance of the river is the responsibility of the Los Angeles County Department of Public Works, Flood Control District.[13] Flooding and inundation hazards are described in the Safety Element. The majority of the storm drains in the City are owned and maintained by the Los Angeles County Flood Control District that connects directly to the Los Angeles River to the east. There are storm drains along the major arterials.

INFRASTRUCTURE CONSTRAINTS - UTILITIES AND COMMUNICATIONS

Natural gas service to the City is provided by the Southern California Gas Company (a subsidiary of SEMPRA Energy) and electricity is provided by the Southern California Edison (SCE) Company. Southern California Gas Company serves more than 21 million residents throughout Central and Southern California. Electrical power service to the City is provided by Southern California Edison (SCE). SCE maintains overhead and underground lines in the City to serve the energy demands of local residents and businesses.

13 Los Angeles Department of Public Works. *Flood Zone Determination Website*. http://dpw.lacounty.gov/wmd/floodzone/

DRY UTILITIES (ENVIRONMENTAL CONSTRAINTS)

Trash collection is provided by the United Pacific Waste and Waste Management, Inc. and other private haulers for disposal into the Commerce Incinerator or in area landfills. The majority of the disposable solid waste will be taken to the Commerce "Waste-to-Energy" incineration plant for incineration. Recyclable waste will be sorted from the waste street and sent to a recycling facility. Residual waste associated will also be disposed of at area landfills. All residential development in the City is required to adhere to City and County ordinances with respect to waste reduction and recycling. Electricity is provided by Southern California Edison and natural gas service to individual properties is provided by the Southern California Gas Company. The Southern California Gas Company offers rebates on qualifying clothes washers, dishwashers, furnaces, water heaters, and insulation. Every residential property in the City has access to phone and internet services through a variety of service providers.

PUBLIC HOUSING AND THE RISK OF CONVERSION

Huntington Park has an active history of supporting affordable housing development. The City has facilitated the development of eight residential developments, and the acquisition/rehabilitation of six projects with long-term affordability covenants on all or some of the units. These projects include: Concord Huntington Park, Seville Gardens, Casa Rita, Rugby Senior Apartments, Casa Bonita, Rita Court, Santa Fe Village, and Casa Bella (new construction), and Bissell Apartments, Bissell II, Bissell III, 6700 Middleton Street, 6822 Malabar Street, and the Mosaic Gardens projects (acquisition/rehabilitation). These 14 projects provide a total of 557 affordable units, including 361 very low income (30% MFI), 149 low income (50% MFI) units, and 47 moderate income (80% MFI) units. Of the total 557 units, 361 are senior units, 185 are family units, and 11 are family, transitional age youth units.

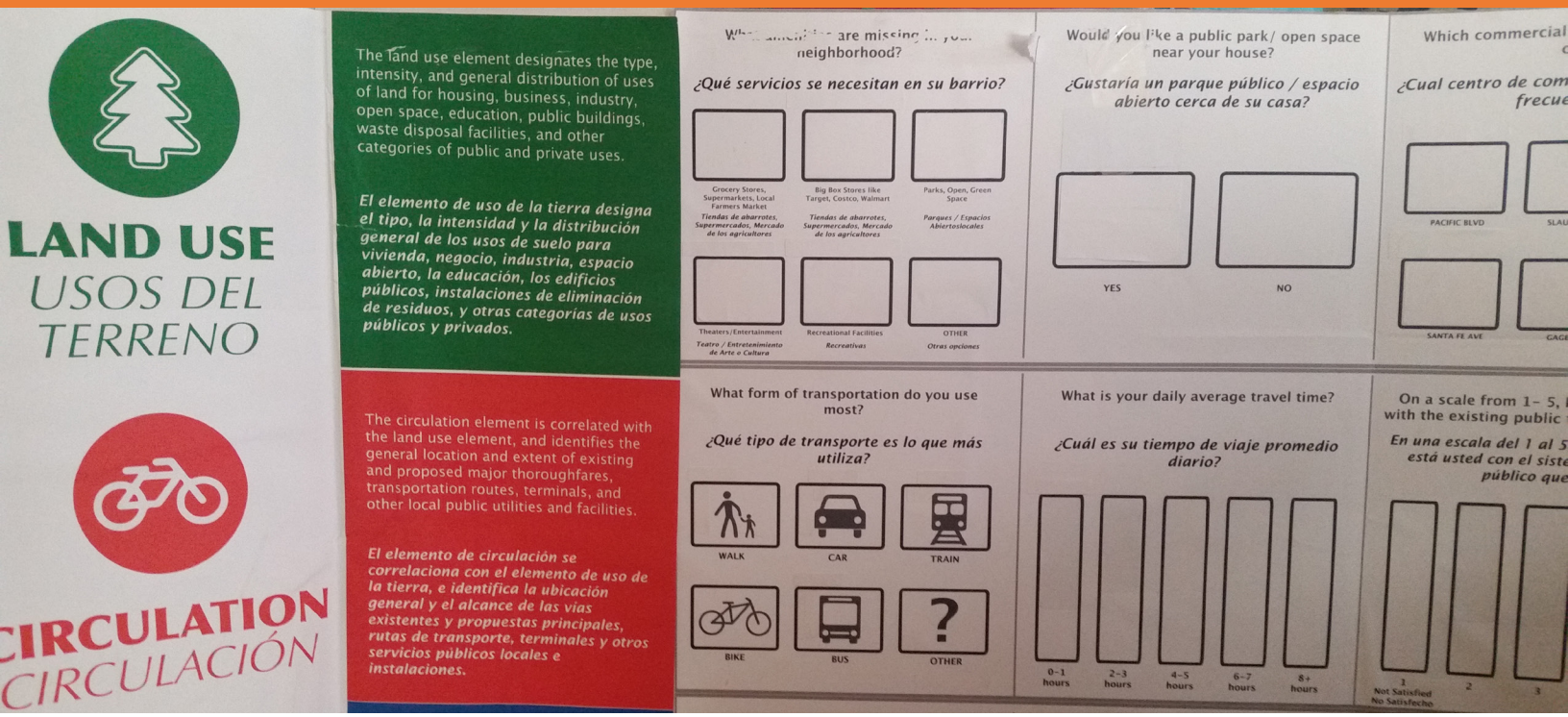
The City's affordable projects are financed through a variety of funding sources, including tax credits and HOME funds, which require long-term affordability controls. None of these projects are at risk of conversion to market rate for at least 15 years. In 1999, the 162-unit Concord Huntington Park development pre-paid its HUD mortgage and converted to market rate. However, the City utilized a Multifamily Mortgage Revenue Bond to maintain project affordability for an additional 30 years.

The Housing Choice Voucher (HCV) program, formerly the Section 8 program, is HUD's largest program that helps low-income families, the elderly, and the disabled find affordable decent, safe, and sanitary housing in the private market. Participants receive federally subsidized vouchers that they can use to rent the home or apartment of their choosing, provided that it meets the requirements of the program and agreement of the landlord. The funding assistance is provided to the family or individual, the voucher holder, and can move with the family or individual rather than being tied to the property or unit.



The Housing Authority of the County of Los Angeles (HACoLA) is the local public agency providing Housing Choice Vouchers within Huntington Park. According to a special data run conducted by HACoLA for the City, as of September 2014, there were a total of 458 Huntington Park households receiving tenant-based Housing Choice Vouchers. Nearly 90% of the City's Section 8 recipients are of Hispanic origin, consistent with the ethnic make-up of the City's population, which is 97% Hispanic. Elderly households comprise approximately two-thirds of the City's Section 8 recipients (295 households), indicative of several large senior housing complexes with significant numbers of Section 8 tenants. The City also has a high proportion of disabled households receiving Section 8 (265 households), although many of these households are also likely to be seniors. There are no public housing projects located within Huntington Park.

6.3 PLANNING VISION



The City of Huntington Park, with the implementation of the Housing Element, seeks to promote an orderly pattern of quality future development to achieve a complete and controlled balance of growth among land uses. The following objectives will be realized through the implementation of the policies and programs contained in the Housing Element:

- To promote the conservation of housing within the City while;
- To provide for the development of new housing in the City of Huntington Park;
- To continue to identify adequate sites for new residential in the City;
- To strive to remove those constraints that may impede new housing development in Huntington Park; and,
- To ensure that fair and equal housing practices are observed at all times.

The City's Housing Element policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for the Housing Element.

HOUSING ELEMENT POLICIES

ISSUE AREA: HOUSING CONSERVATION

- **Housing Element Policy 1.** The City of Huntington Park shall promote the maintenance of the existing housing units and shall require property owners to maintain their housing so the units are safe, healthful, and aesthetically pleasing.

- **Housing Element Policy 2**. The City of Huntington Park shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished.

- **Housing Element Policy 3.** The City of Huntington Park shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing.

- **Housing Element Policy 4.** The City of Huntington Park, where possible, shall work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements.

ISSUE AREA: DEVELOPMENT OF NEW HOUSING

- **Housing Element Policy 5.** The City of Huntington Park shall encourage an adequate supply of dwelling units to meet the needs of all income groups through its General Plan.

- **Housing Element Policy 6.** The City of Huntington Park shall promote the development of new owner-occupied housing units to meet the housing demand for moderate and upper income households.

- **Housing Element Policy 7.** The City of Huntington Park shall continue to cooperate with other public agencies and NGOs as a means to promote the existing emergency and transitional housing in certain areas of the City.

- **Housing Element Policy 8.** The City of Huntington Park shall ensure that new residential projects are kept at a scale (number of units, height, etc.) compatible in design with adjacent residential areas.

ISSUE AREA: IDENTIFICATION OF ADEQUATE SITES

- **Housing Element Policy 9**. The City of Huntington Park shall assist developers in the identification of land suitable for housing developments for medium- and lower-income families and individuals.

- **Housing Element Policy 10.** The City of Huntington Park shall explore opportunities for new residential development within residentially zoned areas.

- **Housing Element Policy 11.** The City of Huntington Park shall implement new land use designations, such as Mixed Use, for key areas of the City that could accommodate such development.

ISSUE AREA: REMOVAL OF GOVERNMENTAL CONSTRAINTS

- **Housing Element Policy 12.** The City of Huntington Park shall continue to review and streamline administrative procedures for processing development permits and establish finite time limits for such approvals so as to minimize the time, costs, and uncertainty associated with development.

- **Housing Element Policy 13.** The City of Huntington Park shall periodically review and update development codes and standards to minimize their impact on new development.

- **Housing Element Policy 14.** The City of Huntington Park shall explore innovative strategies that will facilitate the planning and design review process while providing clear and consistent direction to housing developers and property owners.

- **Housing Element Policy 15.** The City of Huntington Park shall continue to cooperate with other public agencies and the adjacent cities in identifying strategies to promote and facilitate new housing construction.

ISSUE AREA: EQUAL HOUSING

- **Housing Element Policy 16.** The City of Huntington Park shall ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units.

- **Housing Element Policy 17.** The City of Huntington Park shall ensure adequate housing and high quality community services for all persons regardless of income, age, race, sex, marital status, or ethnic background.

- **Housing Element Policy 18.** The City of Huntington Park shall vigorously oppose those prejudices, practices, and market behaviors that result in housing discrimination.

- **Housing Element Policy 19.** The City of Huntington Park shall cooperate with other public agencies involved in the enforcement of laws aimed at promoting access to housing (fair housing laws) and non-discrimination.

HOUSING PROGRAMS

Federal funds play a crucial role in implementing the Consolidated Plan. Local private and non-federal funds are usually insufficient to meet the heavy demand for housing and services in our community. Agencies receiving CDBG and HOME funds use those funds as a commitment to receiving other funding sources. Likewise, the City also leverages other resources among the formula grant programs. For example, the HOME program is matched by a variety of sources, including: private investment, public investment, and tax credits. The HOME Program requires a match of every

dollar drawn; however, the City remains exempt from meeting this mandate. Since its inception, the City of Huntington Park has received a 100% match reduction, and expects to receive such a reduction until otherwise indicated by HUD. Huntington Park's primary source of funds used to address the community's housing needs are HOME and Section 8. CDBG funds are directed almost entirely towards community development activities. Huntington Park's priority non-community development needs include unmet community facility, infrastructure, public service, economic development, and planning needs. Identified needs and priorities reflect the results of input from various City departments, as well as input from agency consultations and the citizen participation process.

PROGRAM #1 - HUNTINGTON PARK CODE ENFORCEMENT

Under this program, the City will continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use and development of properties throughout the City. The Code Enforcement Program is designed to bring properties up to City Code requirements and to clean up and improve unsightly or unsafe properties. Under this program, City Code Enforcement personnel will continue to refer property owners cited for Code violations to the housing rehabilitation assistance programs as a means to provide financial assistance to qualifying households.

The majority of the Code violations in the City were related to property maintenance and outdoor storage. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. The code enforcement efforts will be linked with the housing rehabilitation programs in that property owners of substandard units receiving code violation notices will also be informed of rehabilitation programs. Under this Housing Element, the program will be continued over the entire planning period applicable to this Housing Element update. This program's implementation strategy is summarized below:

- **Source of Funding.** General Fund and Community Development Block Grant (CDBG).
- **2014-2021 Program Objectives:** To maintain the existing service level.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The program is ongoing and will be continued.

PROGRAM #2 - EMERGENCY SHELTER

Angeles Homeless Count for the Los Angeles County/City Continuum of Care (LA CoC) as part of the national effort required by HUD to enumerate the homeless population. For purposes of reporting homeless count data to HUD, all Continua of Care use a "literal homeless" definition: "Men, women, and children who are:

- Sleeping in places not meant for human habitation, including on the street, in parks, along rivers, in backyards, unconverted garages, cars and vans, along freeways or under overpasses, and the like; or

- Sleeping in emergency shelters, safe havens, or transitional housing programs and were homeless upon entry to the program."

As required by SB-2, the City will provide for an Emergency Shelter Program that includes the identification of a geographic area where such facilities will be permitted by right. The City will continue to inform those special service agencies and organizations of the grants through mailing and brochures. The implementation strategy is summarized below:

- **Source of Funding.** General Fund.
- **2014-2021 Program Objectives:** To maintain the existing service level.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The program is ongoing and will be continued.

PROGRAM #3 - EQUAL HOUSING

The City will continue to refer equal housing-related complaints to the Fair Housing Council of Los Angeles County which acts as an independent third-party to discrimination complaints. The City will make available literature on the Program at the Huntington Park City Hall, Chamber of Commerce, Library, City of Huntington Park website and other areas that the Community gathers information.

This program is currently in existence. Therefore, additional funding and/or staffing will not be required or are anticipated with this program's continued implementation. This program will be continued over the entire planning period applicable to this element. The City will continue to provide these services to Huntington Park residents and will advertise the availability of this program through brochures. Brochures describing the services of Fair Housing are available in the Community Development Department. Further marketing of the services available from Fair Housing will occur through informational pieces in the City-wide newsletter and through information provided on the City's official website. This program's implementation strategy is summarized below:

- **Source of Funding.** General Fund.
- **2014-2021 Program Objectives:** To maintain the existing service level.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The program is ongoing and will be continued.

PROGRAM #4 - HOUSING REHABILITATION

The City will continue this program which is supported through the Community Development Block Program (CDBG). The City of Huntington Park provides qualified City homeowners assistance with their property maintenance through two Federally funded programs: The Housing Rehabilitation Program and the Handyworker Program. The Housing Rehabilitation Program provides grants to low- and moderate-income homeowners. The single-family residential homeowners who qualify can receive a maximum of $15,000 for eligible improvements and mobile home owners may be granted a maximum of $8,000. The City's Housing Rehabilitation Program offers homeowners the opportunity to make repairs and improvements. This program's implementation strategy is summarized below:

- **Source of Funding.** Community Development Block Grant (CDBG).
- **2014-2021 Program Objectives:** To maintain the existing service level.
- **Agency Responsible for Implementation.** Community Services Department.
- **Implementation Schedule.** The program is ongoing and will be continued.

PROGRAM #5 - LAND USE AND ZONING CONFORMITY

The City of Huntington Park will continue to review the Zoning Ordinance to ensure that the development standards are consistent with those identified in the Land Use Element. The City will initiate appropriate changes to the Zoning Map to ensure conformity between the Land Use Element and Zoning Map. The City will also update its General Plan in coming months to ensure the land use designations conform to the State's density requirements.

No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. Under this Housing Element, the program will be continued over the entire planning period. This program's implementation strategy is summarized below:

- **Source of Funding.** General Fund.
- **2014-2021 Program Objectives:** Not Applicable.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The City's Zoning Ordinance will undergo an annual review.

PROGRAM #6 - REVIEW OF GOVERNMENTAL CONSTRAINTS AND THE ZONING ORDINANCE

This program is an existing program that will be continued through the 2013-2021 Planning Period. In 2012, the City reduced its plan check fees by 23%-58% plus its building permit fees by 23%. This program involves the comprehensive review of the City's Zoning Ordinance. The review will also include development standards related to building height, setbacks, and Density Bonus requirements for qualified affordable housing. The zoning requirements will be revised to ensure that it conforms to the Density Bonus requirements outlined in Government Code Section 65915. This section requires the City to undertake the following:

- The City must adopt an ordinance to implement the requirements of Section 65915 regarding Density Bonuses.
- The City must adopt a procedure to waive or modify development standards which preclude or interfere with the effect of the Density Bonus.
- The Zoning Ordinance revision will eliminate the definition of "family" as part of the current revision.
- The development standards for the residential zones will be reviewed to make sure they do not serve as a constraint to residential development.
- The Zoning Ordinance must be revised to address single room occupancy (SRO) housing and supportive housing.

This program's implementation strategy is summarized below:

- **Source of Funding.** General Fund.
- **2014-2021 Program Objectives:** To maintain the existing service level.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The review will be completed by the fourth quarter of 2015.

PROGRAM #7 - TRANSITIONAL HOUSING

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two years while receiving supportive services that enable independent living. The City will continue to permit the existing Huntington Park Shelter, which includes a transitional housing facility, to operate.

The City intends to comply with State law regarding the provision of transitional housing. The existing Huntington Park Salvation Army Shelter located in the City includes a transitional housing facility. The following will be applicable to transitional housing:

- Transitional housing will be subject to the same permitting procedures as that required for other permitted uses for the zone without undue special regulatory requirements.

- The residential zones are in close proximity to transportation service providers, schools, parks, and other public services and facilities.

- Parking requirements, fire regulations, and design standards for transitional housing will be the same as that required for the corresponding residential zone districts. As a result, the applicable development standards will not impede the efficient use of the site as transitional housing.

The implementation strategy is summarized below:

- **Source of Funding.** General Fund (for the rezoning).
- **2014-2021 Program Objectives:** To maintain the existing service level.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The review will be completed by the fourth quarter of 2015.

PROGRAM #8 - ACCESSORY (SECOND) UNIT ORDINANCE

This new Second Unit Ordinance permits the construction of second units pursuant to the City's Zoning Code as required in Section 65852.2 of the State of California Government Code. The current Zoning Ordinance provides for a "guest house or accessory use." However, the City's Zoning Ordinance will need to be updated to conform to current State requirements. This program provides for the preparation, adoption, and subsequent implementation of a new Second Unit Ordinance that is required under State law. The Ordinance will enable owners of single-family properties to construct accessory units. The Ordinance will also enable the City to establish development standards for such units.

The implementation of this program will begin with the preparation and review of the new Second Unit Ordinance that will be included in the City's Zoning Ordinance. Once the ordinance meets all pertinent State and local requirements, it will be adopted by the City Council. Finally, the Second Unit Ordinance will be advertised on the City's website and printed handouts will be prepared and provided at the Planning Department counter. This program's implementation strategy is summarized below:

- **Source of Funding.** General Fund (for the rezoning).
- **2014-2021 Program Objectives:** The City will revise its Zoning Ordinance consistent with State law.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The City's Zoning Ordinance will be amended by the end of 2014 to provide for the Second Unit Ordinance.

PROGRAM #9 - DENSITY BONUS

The City is required under State law to have adopted density bonus regulations in its Zoning Ordinance. This new program provides for the incorporation of density bonuses and other incentives in the City's Zoning Ordinance to developers who construct projects with qualifying percentages of affordable housing units. The City has adopted a "Density Bonus Ordinance (Section 9-3.203 [Allowable Bonuses] that contains the following elements:

> "The following list outlines the development bonuses that may be allowed by the Commission, based on the number and extent of amenities, public facilities, and other positive development characteristics, outlined above and/or by the Commission, that are included in a project.
>
> 1. Increased allowable floor area ratio (FAR);
> 2. Increased building height;
> 3. Reduced building setback requirements;
> 4. Increased lot coverage percentage;
> 5. Reduced parking requirements;
> 6. Increased density;
> 7. Reduction of fees; and
> 8. Other development bonuses as determined by the Commission.
>
> The amount of development bonus shall be determined by the Planning Commission in accordance with reasonable standards or criteria such as by Community Development Department or City policy, ordinance, or a special nexus or fiscal impact study as part of the project application."

As indicated previously, the Density Bonus Law (found in California Government Code Sections 65915—65918), is a State mandate. A developer who meets the requirements of the State law is entitled to receive the density bonus and other benefits. In addition to the density bonus, the City is also required to provide one or more "incentives"

or "concessions" to each project which qualifies for the density bonus. Cities and counties are required to grant a Density Bonus and other incentives or concessions to housing projects that contain one of the following:

- At least 5% of the housing units are restricted to very low-income residents;
- At least 10% of the housing units are restricted to lower income residents;
- At least 10% of the housing units in a for-sale common interest development are restricted to moderate-income residents;
- The project donates at least one acre of land to the City or County for very low-income units, and the land has the appropriate general plan designation, zoning permits and approvals, and access to public facilities needed for such housing;
- The project is a senior citizen housing development (no affordable units required); and,
- The project is a mobile-home park age-restricted to senior citizens (no affordable units required).

The amount of the Density Bonus is set on a sliding scale, based upon the percentage of affordable units at certain prescribed income levels. In addition to the Density Bonus, the City is also required to provide one or more 'incentives' or "concessions" to each project which qualifies for the Density Bonus (except that market rate senior citizen projects with no affordable units, and land donated for very low-income housing, do not appear to be entitled to incentives or concessions). A concession or incentive is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements;
- Approval of mixed use zoning; or
- Other regulatory incentives or concessions which actually result in identifiable and financially sufficient cost reductions.

The number of required incentives or concessions is based on the percentage of affordable units in the project:

- For projects with at least 5% very low-income, 10% lower income or 10% moderate-income units, one incentive or concession is required;

- For projects with at least 10% very low-income, 20% lower income or 20% moderate-income units, two incentives or concessions are required; and,

- For projects with at least 15% very low-income, 30% lower income or 30% moderate-income units, three incentives or concessions are required.

The City is required to grant the concession or incentive proposed by the developer unless it finds that the proposed concession or incentive is not required in order to achieve the required affordable housing costs or rents, or would cause a public health or safety problem, cause an environmental problem, harm historical property, or would be contrary to law. Financial incentives, fee waivers and reductions in dedication requirements may be, but are not required to be, provided by the City.

The City's existing Density Bonus does include provisions related to the granting of Density Bonuses for affordable housing (refer to Subsection 13, Affordable housing; (Also see Subsection 9-4.103.E). The City will then promote the program by providing brochures describing the program and its benefits, and making them available at the counter and information desk in City Hall. Promotion of this program will be accomplished by verbally communicating information regarding housing bonuses to housing developers as they are assisted by the Planning Department at the public counter or over the telephone. Under this Housing Element, the program will be continued over the entire planning period applicable to this Housing Element update. This program's implementation strategy is summarized below:

- **Source of Funding.** General Fund (for the rezoning).
- **2014-2021 Program Objectives:** The City will advertise this program through handout materials and communication with developers.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The program is a new program. The new Affordable Housing Density Bonus Ordinance will be adopted by the end of 2014. The brochure materials and handouts will be provided by the end of the second quarter of 2015.

PROGRAM #10 - REASONABLE ACCOMMODATION HOUSING

The State now requires all cities to maintain a "reasonable accommodation ordinance" to ensure that a city's zoning and development requirements do not hinder the implementation of housing improvements that aid disabled persons. These improvements may include ramps, wider doorways, hand rails, etc. The City of Huntington Park does not have any such constraints though this commitment needs to be established through an amendment to the Zoning Ordinance that addresses reasonable accommodation. This program is a new program that will be implemented during the 2013 through 2021 planning period. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident. However, many residents will benefit from specific improvements that would better accommodate a disabled person.

The City of Huntington Park has adopted a "Reasonable Accommodation Ordinance' that is included in Section 9-3.1901 in the City of Huntington Park Municipal Code. The stated purpose is to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing. The purpose of this section is to provide a procedure under which a disabled person may request a reasonable accommodation in the application of zoning requirements. Under this program, the City will continue to review the Ordinance to ensure it meets current State requirements. The review related to the implementation of the Ordinance will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

- **Source of Funding.** General Fund (for the rezoning).
- **2014-2021 Program Objectives:** Facilitate the development, maintenance and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50 percent.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.**The Zoning Ordinance revision will be completed by the second quarter of 2014.

PROGRAM #11 - ENERGY CONSERVATION

Under this program, the City will review the City's Zoning Ordinance and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. This program will supplement existing City efforts in the enforcement of the State's construction codes requiring energy efficiency in new construction. The City of Huntington Park will adopt a "Green City" ordinance in conformance to current State requirements. This program will ensure that developers and/or architects incorporate certain State-mandated energy and water conserving equipment in any new development. The City's website will be expanded to include a "Green City" section that will refer users to a wide range of initiatives from other energy and water providers that will be effective in helping to conserve these resources. The programs will include rebates from other energy providers for energy conserving refrigerators, water heaters, and other household appliances. The key elements of this program include the following:

- The City will encourage and support cost-effective energy technologies (passive solar space heating and cooling and water conservation) in the review of new residential development. The City shall permit the installation of photovoltaic/solar and solar water heating systems on new residential construction.

- The City will establish an information kiosk in Civic Center near the planning counter that will include brochures and handouts promoting energy conservation from local utility providers. In addition, the City's website will be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.

- City of Huntington Park will update the Zoning Ordinance and subdivision requirements and other applicable codes to promote energy conservation in housing rehabilitation and in the construction of new housing.

- The City shall support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances.

- The City will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts.

- Title 24 of the California Building Code requires phasing out older, less energy efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. The City will continue to ensure that this requirement is being implemented.

- The City shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development.

No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. Under this Housing Element, the program will be continued over the entire planning period. This program's implementation strategy is summarized below:

- **Source of Funding.** General Fund.
- **2014-2021 Program Objectives:** The City will revise its ordinance consistent with State law and advertise it through handout materials available at the public counter through the City's web page and through periodic advertisements in the City newsletter.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.**The program is ongoing and will be continued.

PROGRAM #12 - SINGLE ROOM OCCUPANCY HOUSING

The State requires all cities to update their zoning ordinances to provide for SRO housing. A single-room occupancy (SRO) development may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities. A SRO unit usually is small ranging in size from 200 square feet to 350 square feet. Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition.

The City has adopted a SRO Ordinance (Title 9, Chapter 3, Article 13 [Single Room Occupancy Facilities]). The purpose of this Article is to provide location, development, and operational standards for SRO facilities. The key elements of the SRO Ordinance include the following:

> "Single room occupancy (SRO) facilities, allowable only in the SRO Overlay District and within specified Districts in the Huntington Park Downtown Specific Plan (DTSP) subject to the approval of a Conditional Use Permit, shall be located/developed/operated in the following manner:
>
> - The parcel upon which the single room occupancy facility is to be established shall conform to all standards of the R-H and the Huntington Park Downtown Specific Plan (DTSP) zoning districts, as applicable.
>
> - SROs shall not be located within 250 feet of a parcel which has a school for children, adult bookstore or theater, bar or liquor store; and existing motels, hotels or apartments shall not be permitted to convert to SROs.
>
> - SROs shall be located within one-quarter mile of a bus stop or transit station.
>
> - SROs shall not exceed a maximum density of seventy (70) units per gross acre in the DTSP or 400 units per gross acre in the SRO Overlay District.
>
> - Off-street parking shall be provided in compliance with Article 8 of this Chapter (Off-Street Parking Standards). Secured bicycle or motorcycle spaces shall be provided at a minimum ratio of one space for each ten (10) tenants. A permanent, continuously available temporary parking/loading area shall be provided adjacent to the main entrance.

- The design of a SRO project shall coordinate with and complement the existing architectural style and standards of the surrounding land uses. If a design theme has been established in the proposed area, the theme should be reflected in the design and scale of the SRO project;

- Exterior common areas and/or open courtyards should be provided throughout the project. These areas should be designed to provide passive open space with tables, chairs, planters or small garden spaces to make these areas useful and functional for the tenants. Exterior common areas, including parking areas, shall be illuminated with a minimum of two (2) footcandles by low pressure sodium lighting from dusk to dawn. The exterior lighting shall be stationary and directed away from adjacent properties and public rights-of-way."

This program will involve the updating of the SRO Ordinance as required during this planning period. The implementation elements are outlined below:

- **Source of Funding.** General Fund (for the rezoning).
- **2014-2021 Program Objectives:** The City will amend the Zoning Ordinance as required by State law.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.**Within 12 months of Housing Element Adoption.

PROGRAM #13 - SUPPORTIVE HOUSING

The State requires all cities to update their zoning ordinances to provide for supportive housing. Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training. Most supportive housing is constructed and managed by non-profit housing developers in partnership with non-profit service providers. However, the State requires that local governments take a proactive role in facilitating the review and

approval process. As a result, the City will be required to amend its Zoning Ordinance to permit such housing in its residential zone districts. Such housing is already located in the City though this program will enable the Huntington Park Planning Department and other City agencies to better track and monitor such uses.

The State requires this Housing Element to identify zones that allow supportive housing development and demonstrate that zoning, local regulations (standards and the permit process) encourage and facilitate supportive housing. Supportive housing may include a single family detached unit or an apartment building. The City of Huntington Park will permit supportive housing within all of the residential Zone districts. The City will comply with all State requirements governing supportive housing. The implementation strategy is summarized below:

- **Source of Funding.** General Fund (for the rezoning).
- **2014-2021 Program Objectives:** The City will amend the Zoning Ordinance as required by State law.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.**Within 12 months of Housing Element Adoption.

REGIONAL HOUSING NEEDS ASSESSMENT

This section of the City of Huntington Park Housing Element compares the housing need projections developed by the Southern California Association of Governments (SCAG) as part of the Regional Housing Needs Assessment (RHNA), with historic population, housing, and employment growth in the City. The projections were derived from population, housing, and employment figures developed by SCAG as part of the earlier planning process undertaken to develop the RHNA. The authority to determine housing needs for the various income groups for cities within the region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The housing needs are categorized according to income groups. The income categories include *Very low, Low, Moderate*, and *Above moderate-income* households, and the incomes of the selected income groups are based upon percentages of the median household income for the larger Los Angeles County region. The RHNA housing need for Huntington Park is categorized according to the following income groups:

- The **Very-Low-income** households are those households whose income does not exceed 50% of the median household income for the greater Los Angeles area. The City's RHNA for this category is 216 units.

- The **Low-income** households earn from 51% to 80% of the median. The City's RHNA for this category is 128 households.

- The **Moderate-income** groups earn from 81% to 120% of the median and the City's RHNA for this category is 149 households.

- The **Above-Moderate** households earn over 120% of the median income and the City's RHNA for this category is 402 households.

The total projected construction need for Huntington Park during the 2014 to 2021 planning period is 895 units. Table 6-24 illustrate the distribution of the projected housing needs for the four income categories.

Table 6-24: RHNA Allocation for Huntington Park 2014-2021

Income Level	RHNA	%
Very Low-income	216	24.1%
Low-income	128	14.7%
Moderate-income	149	16.7%
Above Moderate-income	402	44.5%
Total	895	100.0%
Source: SCAG RHNA. 2016		

The HCD indicates that the projected need for extremely low-income households may be calculated by assuming that such households represent 50% of the very low-income households. In other words, the future house need for extremely low-income households in Huntington Park is projected to be 5 units. The State Legislature also requires local governments to consider the projected needs for extremely low-income households. As indicated previously, those households that have incomes of 30% of

the County median would fall into this category. Based on a 2010 Los Angeles County median income ($61,632), an extremely low-income household would have a median annual income of $18,490 or less.

LAND AVAILABLE TO ACCOMMODATE RHNA HOUSING NEED

The City of Huntington Park is fully developed and, as a result, any new residential development will consist of infill development within properties that are currently vacant or underutilized. New residential development may also occur within residentially zoned properties where the existing land uses are non-residential at the present time. The Land Use Element contains two residential land use categories and a single category each for commercial, industrial, open space, and institutional.

- **Residential, Low-Density.** This land use designation contemplates lower density residential development, including single-family homes, within those properties that are so designated. The maximum development density is 8.71 dwelling units per acre. (One unit per parcel is permitted with a minimum lot size of 5,000 square feet.) This designation is limited to properties improved with existing single-family (detached) dwelling units.

- **Residential, Medium-Density.** This land use designation permits higher density residential development that includes multiple-family development (town homes, condominiums, and apartments). The maximum development density is 21.78 units per acre. The corresponding zone districts include R-1, R-2, R-3, and C-3R zones.

The primary infill housing strategy focuses on the identification of a specific area of the City that could be developed in residential uses. Three available sites were identified as potential candidates that would enable the City to accommodate its RHNA allocation.

QUANTIFIED OBJECTIVES

Table 6-25 indicates the department responsible for overseeing the administration and/or implementation of the aforementioned programs. **Table 3-4** also indicates the funding source for the program, the schedule for the program's implementation, and finally, where appropriate, the number of units that will be assisted through the implementation of the housing program.

Table 6-25: 5-Year Housing Program Implementation Matrix, 2019-2024

Program Name	Responsible Agency	Funding Source	Implementation Schedule	Quantified Objective
Huntington Park Code Enforcement Program	Community Development Department.	General Fund and Community Development Block Grants.	This program is ongoing and will be continued.	To maintain the current level of service.
Emergency Shelter Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To continue with the existing shelter facility.
Equal Housing Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.
Housing Rehabilitation Program	Community Services Department	Community Development Block Grant.	This program is ongoing and will be continued.	To maintain the current level of service.
Handy-Worker Program	Community Services Department	Community Development Block Grant.	This program is ongoing and will be continued.	To maintain the current level of service.
Land Use and Zoning Conformity Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.
Review of Governmental Constraints and the Zoning Ordinance	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.

Table 6-25: 5-Year Housing Program Implementation Matrix, 2019-2024 (continued)

Program Name	Responsible Agency	Funding Source	Implementation Schedule	Quantified Objective
Transitional Housing Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.
Accessory (Second) Unit Ordinance Program	Community Development Department.	General Fund.	Will be amended by the end of 2017.	The City will revise its Zoning Ordinance.
Density Bonus Program	Community Development Department.	General Fund.	Has already been adopted.	The City will advertise through handout materials.
Reasonable Accommodation Housing Program	Community Development Department.	General Fund.	Has already been adopted.	To reduce processing time for reasonable accommodation requests by 50%.
Energy Conservation Program	Community Development Department.	General Fund.	To be continued during the planning period.	To revise ordinance consistent with State Law. Programs will be advertised on the City's webpage and newsletter.
Single Room Occupancy Housing Program	Community Development Department.	General Fund.	Has already been adopted.	Comply with applicable State requirements.
Supportive Housing Program	Community Development Department.	Community Development Block Grant.	Not Applicable.	To implement this program as required by State law.

Source: City of Huntington Park, 2019.

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