

# CITY OF HUNTINGTON PARK

## City Council Agenda Monday, June 17, 2013

6:00 p.m.  
City Hall Council Chambers  
6550 Miles Avenue  
Huntington Park, CA 90255

**Mario Gomez**  
Mayor

**Rosa E. Perez**  
Vice Mayor

**Ofelia Hernandez**  
Council Member



**Karina Macias**  
Council Member

**Valentin Palos Amezcuita**  
Council Member

All agenda items and reports are available for review in the City Clerk's Office and [www.huntingtonpark.org](http://www.huntingtonpark.org). Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Office of the City Clerk located at 6550 Miles Avenue, Huntington Park, California 90255 during regular business hours, 7:00 a.m. to 5:30 p.m., Monday – Thursday, and at the City Hall Council Chambers during the meeting.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **Public Comment**

The Council encourages all residents of the City and interested people to attend and participate in the meetings of the City Council.

Prior to the business portion of the agenda, the City Council and all other agencies meeting on such date will convene to receive public comments regarding any agenda items or matters within the jurisdiction of such governing bodies. This is the only opportunity for public input except for scheduled public hearing items. The Mayor or Chairperson will separately call for testimony at the time of each public hearing. If you wish to address the Council, please complete the speaker card that is provided at the entrance to the Council Chambers and place it in the box at the podium. When called upon by the Mayor or Mayor's designee, each person addressing the Council shall step up to the microphone and state his/her name or organization he/she represents for the record. Each speaker will be limited to three minutes per Huntington Park Municipal Code 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

### **Additions/Deletions**

Items of business may be added to the agenda upon a motion adopted by a minimum two-thirds vote finding that there is a need to take immediate action and that the need for action came to the attention of the City or Agency subsequent to the agenda being posted. Items may be deleted from the agenda upon the request of staff or Council.

### **Consent Calendar**

All matters listed under the Consent Calendar are considered to be routine and will all be enacted by one motion. The City Council Members have received detailed staff reports on each of the items recommending an action. There will be no separate discussion of these items prior to the time the Council votes on the motion unless members of the Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

### **Important Notice**

The City of Huntington Park shows replays of City Council Meetings on Local Access Channel 3 and over the Internet at [www.huntingtonpark.org](http://www.huntingtonpark.org). Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice as previously described.

PLEASE SILENCE ALL PAGERS, CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL IS IN SESSION.

Thank you.

**1. INVOCATION**

**2. FLAG SALUTE:**

**Angel Rodriguez, student at Lucille Roybal-Allard Elementary School.**

- 3. ROLL CALL:** Mayor Mario Gomez  
Vice Mayor Rosa E. Perez  
Council Member Ofelia Hernandez  
Council Member Valentin Palos Amezquita  
Council Member Karina Macias

**4. PRESENTATIONS**

- 4.1 Presentation to student who led the flag salute: Angel Rodriguez.**
- 4.2 Presentation by the Department of Public Works on the City's Recycling Overview and presentation of Certificates of Appreciation to students who participated in the City of Huntington Park's Recycled Art Contest.**

**5. PUBLIC COMMENTS**

Each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207.

**6. CONSENT CALENDAR**

**OFFICE OF THE CITY CLERK**

- 6.1 Approve minutes of the following City Council meetings:**
- 6.1-1 Special meeting held Wednesday, May 29, 2013  
6.1-2 Regular meeting held Monday, June 3, 2013
- 6.2 Approve the reading by title of all ordinances and resolutions. Said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.**

**FINANCE DEPARTMENT**

- 6.3 Approve Accounts Payable and Payroll Warrants dated June 17, 2013.**

**6. CONSENT CALENDAR – (Continued)**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**6.4 Ordinance amending the Official Zoning Map for properties located at 5959-6169 S. Alameda Street.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt for second reading Ordinance No. 911-NS amending the Official Zoning Map of the City of Huntington Park.

**6.5 Resolution authorizing submission and boundaries of the Harbor Gateway Communities Enterprise Zone Targeted Employment Area.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. 2013-28 authorizing submission and boundaries of the Harbor Gateway Communities Enterprise Zone Targeted Employment Area.

**PUBLIC WORKS DEPARTMENT**

**6.6 Notice of Completion for the Rehabilitation of 4 Million Gallon East Reservoir located at Miles Avenue and Slauson Avenue, Project No. 10-005B-1.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Accept the work as completed.
2. Authorize the City Clerk to record a Notice of Completion with the Los Angeles County Registrar-Recorder's Office and notify the surety company to exonerate the payment bond, contingent upon no claims being filed within 35 days after the recordation and contractor posting an acceptable warranty bond.
3. Approve the final total project budget and authorize the Director of Public Works to release the 10% retention payment in the amount of \$43,914.00 to Utility Services Company, Inc. 35 days after recordation of the Notice of Completion by the Los Angeles County Registrar-Recorder, contingent upon no claims being filed on the project and the contractor posting an acceptable warranty bond.

**END OF CONSENT CALENDAR**

## **7. HEARING**

### **7.1 Resolution ordering the abatement of noxious and dangerous weeds growing upon and in front of certain lots and parcels of land in the City of Huntington Park.**

#### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Open the public hearing to receive any comments.
2. Close the public hearing.
3. Adopt Resolution No. 2013-29 ordering the abatement of noxious and dangerous weeds growing upon and in front of certain lots and parcels of land in the City of Huntington Park in accordance with Government Code Section 39560 *Et Seq.*

## **8. REGULAR AGENDA**

### **OFFICE OF THE CITY CLERK**

#### **8.1 Republication of the Huntington Park Municipal Code (HPMC).**

#### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Approve the republication of the Huntington Park Municipal Code to rectify discrepancies, outdated fees, vague or awkward language, inaccuracies, duplications and conflicting ordinances within the HPMC.
2. Approve a budget in the amount of \$13,800 for the republication of the Huntington Park Municipal Code and legal review.
3. Authorize the Finance Department to issue a purchase order to Quality Code Publishing for said costs.

### **COMMUNITY DEVELOPMENT DEPARTMENT**

#### **8.2 Proposed News Racks Regulations.**

#### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Discuss the City's proposed regulations pertaining to news racks.
2. Receive and file this informational report.

**8. REGULAR AGENDA – (Continued)**

**PUBLIC WORKS DEPARTMENT**

- 8.3 Resolution adopting a Green Streets Policy in accordance with Order No. R4-2012-1075, NPDES MS4 Permit and Waste Discharge Requirements for Storm Water and Non-stormwater Discharges.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. 2013-30 approving a Green Streets Policy.

- 8.4 Ordinance amending Title 7, Chapter 9 of the Huntington Park Municipal Code pertaining to low impact development requirements.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt for first reading Ordinance No. 912-NS amending the City of Huntington Park's Municipal Code Title 7, Public Works, Chapter 9, Storm Water Management and Discharge, to include Low Impact Development (LID) Strategies on Projects that require building, grading and encroachment permits.

**9. CITY MANAGER'S AGENDA**

- 9.1 Status report on clothing donation bins throughout the City of Huntington Park.
- 9.2 Presentation by David Abalos of California Forward regarding the Southeast Services Project.

**10. CITY ATTORNEY'S AGENDA**

**11. WRITTEN COMMUNICATIONS**

## **12. COUNCIL COMMUNICATIONS**

- 12.1 Mayor Mario Gomez**
- 12.2 Vice Mayor Rosa E. Perez**
- 12.3 Council Member Ofelia Hernandez**
- 12.4 Council Member Valentin Palos Amezquita**
- 12.5 Council Member Karina Macias**

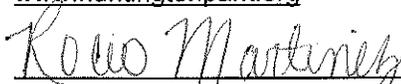
## **13. CLOSED SESSION**

- 13.1 CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**, pursuant to California Government Code Subdivision (c) of Section 54956.9(c), Number of Potential Cases: (1)
  
- 13.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**, Significant exposure to litigation pursuant to California Government Code Section 54956.9(b): (3)
  
- 13.3 Pursuant to Government Code Subdivision (a) of Section 54956.9 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
  
Name of Case: Maez v. City of Huntington Park, LASC Case No. VC060007.
  
- 13.4 Pursuant to California Government Code Section 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS**  
  
Property: APN: 6322-017-901 – 6322-017-910  
Agency Negotiator: City Manager  
Negotiating Parties: City of Huntington Park and Primestor  
Under Negotiation: Price and Terms of Payment
  
- 13.5 Pursuant to Government Code Subdivision (a) of Section 54956.9 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
  
Name of Case: Huntington Patients' Association, Edwin Movagharian vs. City of Huntington Park, et al., Case No. BC466323

**14. ADJOURNMENT**

NEXT REGULAR MEETING OF THE  
CITY OF HUNTINGTON PARK CITY COUNCIL  
MONDAY, JULY 1, 2013 at 6:00 p.m.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on June 13, 2013 on the bulletin board outside City Hall and available at [www.huntingtonpark.org](http://www.huntingtonpark.org)



Rocio Martinez, Acting City Clerk

Minutes of the special meeting of the City Council of the City of Huntington Park held Wednesday, May 29, 2013.

Following the Pledge of Allegiance to the Flag, the meeting was called to order in the Council Chambers at 6:00 p.m. by Mayor Gomez. Present: Vice Mayor Rosa E. Perez, Council Member Ofelia Hernandez, Council Member Karina Macias, and Mayor Mario Gomez; Absent: Council Member Valentin Palos Amezcuita.

Mayor Gomez announced that the special meeting was called for the purpose of discussing and/or taking action regarding a study session on the City's budget.

Mayor Gomez opened oral communications, indicating that this was the time for anyone in the audience to address the City Council on any matter of City business.

Henry Gray addressed City Council regarding public comment on agenda items and the quality of audio associated with the recording of City Council meetings.

Mayor Gomez called for any other oral communications, and hearing none, declared oral communications closed.

City Budget review presentation conducted by Director of Finance Morales.

Mayor Gomez declared the meeting adjourned at 7:09 p.m.

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Mario Gomez, Mayor

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Rocio Martinez, Acting City Clerk

Minutes of the regular meeting of the City Council of the City of Huntington Park held Monday, June 3, 2013.

Following the Invocation, the Pledge of Allegiance to the Flag was led by Samantha Rodriguez, student at Lucille Roybal-Allard School in Huntington Park. The meeting was called to order in the Council Chambers at 6:00 p.m. by Mayor Gomez. Present: Vice Mayor Rosa E. Perez, Council Member Ofelia Hernandez, Council Member Karina Macias, and Mayor Mario Gomez; Absent: Council Member Valentin Palos Amezquita.

Mayor Gomez and City Council presented a Certificate of Appreciation to Samantha Rodriguez for leading the flag salute at the City Council meeting June 3, 2013.

Chief of Police Cisneros announced the promotion of the following Huntington Park Police Department personnel: 1) Senior Officer Joseph Settles; and 2) Senior Officer Abraham Sidney.

Council Member Amezquita arrived and took his seat at 6:13 p.m.

Director of Parks and Recreation Espinosa displayed a presentation of the Community Cleanup at Salt Lake Park. Mayor Gomez and City Council presented Certificates of Recognition to the following volunteers who assisted in this event: 1) HP Friends of the Park; 2) HP High School Key Club; 3) Aidee Leon; 4) Roxana Flores; 5) Leslie Meza; 6) Jessica Jaime; 7) Jessica Valencia; and 8) Monique Contreras.

Mayor Gomez opened oral communications, indicating that this was the time for anyone in the audience to address the City Council on any matter of City business.

Betty Retama addressed concerns to City Council regarding the "All American City" status of the City and Council Member Perez's flag salute at a Council meeting.

Jose Navarro inquired about the recent change back to bi-monthly water billing and regarding any rebates or refunds for recycling.

Rodney Avila, representing Boys Scouts Troop 422, asked City Council for assistance with community work.

Edgar Gordillo briefed City Council regarding a community meeting held recently to address health risks associated with Exide Technologies.

Rodolfo Cruz addressed concerns regarding the Rugby Plaza Senior Housing project.

Juan addressed concerns to City Council regarding a dangerous intersection at near Newell and Hood Avenue and requested signage and more police surveillance. Juan also addressed his concern with speeding cyclists at the City parks.

Jesus addressed his concern with the Rugby Plaza Senior Housing project.

Edmundo Perez addressed concerns regarding the Rugby Plaza Senior Housing project.

A gentleman addressed his concern to City Council regarding the amount of patrol vehicles sent to respond to a recent incident involving a cyclist.

Steve Samuelian and Dave Marquez from California Consulting LLC, presented a status update report on the

Mayor Gomez called for any other oral communications, and hearing none, declared oral communications closed.

Motion by Hernandez, seconded by Molina, to approve the Consent Calendar, carried as follows: Ayes: Council Member Amezquita, Vice Mayor Perez, Council

Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

Edmundo Perez addressed concerns to City Council regarding Consent Calendar Item Nos.: 6.1 (minutes of the City Council meetings); 6.2 (Approving the reading by title of all ordinances and resolutions); and 6.4 (Resolution in support of California Senate Bill 391, the California Homes and Jobs Act of 2013).

## 6. CONSENT CALENDAR

### OFFICE OF THE CITY CLERK

6.1 Approve minutes of the following City Council meetings:

- 6.1-1 Special meeting held Tuesday, February 26, 2013
- 6.1-2 Adjourned Regular meeting held Tuesday, May 14, 2013
- 6.1-3 Regular meeting held Monday, May 20, 2013

6.2 Approve the reading by title of all ordinances and resolutions. Said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

### FINANCE DEPARTMENT

6.3 Approve Accounts Payable and Payroll Warrants dated June 3, 2013.

6.4 **Resolution in support of California Senate Bill 391 (Desaulnier): the California Homes and Jobs Act of 2013.**

### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. 2013-20 in support of California Senate Bill 391 (SB 391), the California Homes and Jobs Act of 2013 was presented. Motion by Hernandez, seconded by Macias, to adopt Resolution No. 2013-20, carried as follows: Ayes: Council Member Amezcua, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

### END OF CONSENT CALENDAR

## 7. HEARINGS

7.1 **Ordinance amending the Zoning Map and adoption of a Resolution amending the General Plan Land Use Map for properties located at 5959-6169 S. Alameda Street.**

### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Open the public hearing to receive any comments.
2. Close the public hearing.
3. Adopt for first reading Ordinance No. 911-NS amending the Official Zoning Map of the City of Huntington Park was read by title. Motion by Hernandez, seconded by Perez, that reading in full of Ordinance No. 911-NS for first reading be waived, and that Ordinance No. 911-NS be introduced and approved for first reading, carried as follows: Ayes: Council Member Amezcua, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

**7. HEARINGS – (Continued)**

4. Adopt Resolution No. 2013-21 amending the General Plan Land Use Map of the City of Huntington Park was presented. Motion by Hernandez, seconded by Perez, to adopt Resolution No. 2013-21, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

**7.2 Resolution confirming the levy of assessment within the Downtown Huntington Park Business Improvement District for Fiscal Year 2013-2014.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Open the public hearing to receive any comments.
2. Close the public hearing.
3. Adopt Resolution No. 2013-23 confirming the levy of assessment within the Downtown Huntington Park Business Improvement District for Fiscal Year 2013-2014

Motion by Gomez, seconded by Amezcuita, to **cancel the levying of assessment within the Downtown Huntington Park Business Improvement District for Fiscal Year 2013-2014 and to approve the dissolution of the Business Improvement District effective July 1, 2013**, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

**7.3 Public hearing regarding the collection of delinquent fees as a special assessment to be collected at the same time and in the same manner as county taxes.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Open the public hearing to receive any comments.
3. Close the public hearing.

Resolution Nos.: 2013-22; 2013-23; 2013-24; and 2013-25 were presented as follows:

4. Adopt Resolution No. 2013-22 authorizing and directing the County Assessor to include delinquent recycling fees as a special assessment to be collected at the same time and in the same manner as county taxes (172.56 Recycling Fees)
5. Adopt Resolution No. 2013-23 authorizing and directing the County Assessor to include delinquent refuse collection fees as a special assessment to be collected at the same time and in the same manner as county taxes (172.54 Refuse Collection Fees)
6. Adopt Resolution No. 2013-24 authorizing and directing the County Assessor to include delinquent sewer maintenance fees as a special assessment to be collected at the same time and in the same manner as county taxes (172.53 Sewer Maintenance Fees)

## **7. HEARINGS – (Continued)**

7. Adopt Resolution No. 2013-25 authorizing and directing the County Assessor to include delinquent utility tax as a special assessment to be collected at the same time and in the same manner as county taxes (172.57 Utility Tax)

Motion by Perez, seconded by Hernandez, to adopt Resolution Nos.: 2013-22; 2013-23; 2013-24; and 2013-25, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

### **7.4 Public hearing regarding the collection of delinquent rubbish charges pursuant to Section 6-2.205 of the City of Huntington Park Municipal Code.**

#### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Open the public hearing to receive any comments.
2. Close the public hearing.
3. Adopt Resolution No. 2013-26 authorizing and directing the County Auditor-Controller to include delinquent refuse collection fees as a special assessment to be collected at the same time and in the same manner as county taxes (172.52 Waste Management Fee) was presented. Motion by Hernandez, seconded by Amezcuita, to adopt Resolution No. 2013-26, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

## **8. REGULAR AGENDA**

### **FINANCE DEPARTMENT**

#### **8.1 Proposition A, Proposition C and Air Quality Management District (AQMD) budgets for Fiscal Year 2013-2014.**

#### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Discuss and/or take action regarding Proposition A, Proposition C and Air Quality Management District (AQMD) budgets for Fiscal Year 2013-2014.
2. Authorize staff to prepare a resolution to adopt said budgets for Fiscal Year 2013-2014.

Director of Finance Morales displayed PowerPoint presentations on Proposition A, Proposition C, and AQMD budgets for Fiscal Year 2013-2014.

Motion by Macias, seconded by Amezcuita, to **approve Proposition A, Proposition C and Air Quality Management District (AQMD) budgets for Fiscal Year 2013-2014 with City Council recommendations and authorized staff to prepare a resolution adopting said budgets**, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

## 8. REGULAR AGENDA

### COMMUNITY DEVELOPMENT DEPARTMENT

#### 8.2 **Consideration to reappoint Eddie Benitez to serve on the Planning Commission for the City of Huntington Park.**

##### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Reappointment of Eddie Benitez to serve on the Planning Commission for the City of Huntington Park for a term of four years.

Motion by Perez, seconded by Hernandez, to **reappoint Eddie Benitez to serve on the Planning Commission for the City of Huntington Park for a term of four years ending June 3, 2017**, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

### PARKS AND RECREATION DEPARTMENT

#### 8.3 **Award Contract for 4<sup>th</sup> of July Fireworks Display.**

##### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve the agreement with Bay Fireworks, Inc. to provide pyrotechnic services for the City of Huntington Park's 2013 4<sup>th</sup> of July celebration.
2. Authorize the City Manager to sign the agreement between the City of Huntington Park and Bay Fireworks, Inc.

Motion by Amezcuita, seconded by Perez, to **approve the agreement with Bay Fireworks, Inc. to provide pyrotechnic services for the City of Huntington Park's 2013 4<sup>th</sup> of July celebration and authorize the City Manager to sign the agreement between the City of Huntington Park and Bay Fireworks, Inc.**, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

### POLICE DEPARTMENT

#### 8.4 **Ordinance amending Chapter 21 of Title 5 of the Huntington Park Municipal Code relating to hours of operation for public parks.**

##### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt for second reading **Ordinance No. 910-NS** amending Chapter 21 of Title 5 of the Huntington Park Municipal Code relating to hours of operation for public parks was read by title. Motion by Perez, seconded by Hernandez, that reading in full of Ordinance No. 910-NS for second reading be waived, and that Ordinance No. 910-NS be approved for second reading and adopted, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

## 9. CITY MANAGER'S AGENDA

- 9.1 **Adopt Resolution No. 2013-27 approving and adopting new class specifications for the position of graduate management intern** was presented. Motion by Amezcuita, seconded by Hernandez, to adopt Resolution No. 2013-27, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

**10. CITY ATTORNEY'S AGENDA**

**11. WRITTEN COMMUNICATIONS**

**12. COUNCIL COMMUNICATIONS**

**12.1 Mayor Mario Gomez**

**12.2 Vice Mayor Rosa E. Perez**

**12.3 Council Member Ofelia Hernandez**

**12.4 Council Member Valentin Palos Amezquita**

**12.4-1** Appointment of an Ad-Hoc Committee to review new contracts for City services. Following a brief discussion and there being no objection, no action was taken.

**12.5 Council Member Karina Macias**

Interim City Attorney Litfin requested the City Council resolve into a closed session for the following:

**13. CLOSED SESSION**

**13.1 Pursuant to California Government Code Section 54956.8  
CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property: Water Rights

Agency Negotiator: City Manager René Bobadilla

Negotiating Parties: City of Vernon and the City of Huntington Park

Under Negotiation: Price and Terms of Payment

**13.2 Pursuant to California Government Code Section 54956.8  
CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property: Water Rights

Agency Negotiator: City Manager René Bobadilla

Negotiating Parties: City of Lynwood and the City of Huntington Park

Under Negotiation: Price and Terms of Payment

Mayor Gomez declared the meeting resolved into closed session to be held immediately in the adjoining conference room at 9:04 p.m.

Following the closed session, the meeting was called to order in the Council Chambers at 9:26 p.m. Present: Council Member Valentin Palos Amezquita, Vice Mayor Rosa E. Perez, Council Member Ofelia Hernandez, Council Member Karina Macias, and Mayor Mario Gomez; Absent: None.

Mayor Gomez declared the meeting adjourned at 9:27 p.m., in memory of the following:

**14. ADJOURNMENT**

- 14.1 Manuel Avila, Jr., son of Manuel Avila and Rebecca Avila, former Parks and Recreation Commissioner and former City Treasurer for the City of Huntington Park, respectively.

\_\_\_\_\_  
Mario Gomez, Mayor

\_\_\_\_\_  
Rocio Martinez, Acting City Clerk



# CITY OF HUNTINGTON PARK

Community Development Department  
City Council Agenda Report

June 17, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **SECOND READING OF AN ORDINANCE AMENDING THE ZONING MAP FOR PROPERTIES LOCATED AT 5959-6169 S. ALAMEDA STREET**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approve the Second Reading and adopt an Ordinance amending the Zoning Map designation from Manufacturing Planned Development (MPD) to Commercial General (CG) for properties located at 5959-6169 Alameda Street.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The proposed zone change will prohibit industrial uses on the subject properties and will specifically encourage the establishment of retail/commercial uses. Additionally, the zone change will be consistent with the General Plan Land Use Designation, which was recently amended to General Commercial.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On May 22, 2013, the Planning Commission considered PC Case No. 2013-08 ZC/GPA and adopted Resolution 2013-08 recommending to the City Council the adoption of General Plan Land Use Map and Zoning Map amendments for properties located at 5959-6169 S. Alameda Street. Following public testimony, the Planning Commission unanimously voted to recommend adoption of the proposed ordinance amendment to the City Council.

On June 3, 2013, the City Council conducted a public hearing, approved the first reading of the proposed ordinance to amend the Zoning Map and adopted a resolution to amend the General Plan Land Use Map.

The proposed Ordinance (Attachment A) will amend the current Zoning Designation for the subject site from MPD to CG.

SECOND READING OF AN ORDINANCE AMENDING THE ZONING MAP FOR PROPERTIES LOCATED AT 5959-6169 S. ALAMEDA STREET.

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The proposed General Plan Land Use Designation and Zoning Designation amendments will not be in conflict with the existing surrounding land uses and will allow the underutilized parcels to be revitalized and used for potential commercial developments. Various land studies have indicated that due to the large land area, the highest and best use of the subject site is a commercial development. Given that the property is not being used for industrial purposes, commercial uses would not displace any existing businesses or create legal nonconforming uses. The subject parcels are owned by the Successor Agency to the City of Huntington Park Community Development Commission.

The subject site is located on the west side of Alameda Street, beginning 650± feet north of Gage Avenue extending to Randolph Street. The site is composed of 5 separate parcels totaling ±5.5 acres (239,275 sq. ft.) of land area, and has an irregular land configuration. The site is improved with a one story steel industrial building containing 16,325 square feet, and a masonry two story office building containing 2,490 square feet. A portion of the site is currently leased and utilized for automobile storage by an auto dealership located on an adjacent commercially zoned (CG) property to the south.

**Zoning Consistency:**

Per HPMC Section 9-4.301, the primary purpose of the existing MPD Zone is to provide for service commercial, business and industrial uses; to provide an economic base with employment concentration served by arterial streets; provide adequate space to meet the needs of industrial development, including off-street parking and loading; minimize traffic congestion; protect adjacent areas from excessive illumination noise, odor, smoke, unsightliness and other objectionable influences, and to promote high standards of site planning and architecture and landscape design for industrial development within the City in compliance with the guidelines contained within the General Plan.

Per HPMC Section 9-4.201, the primary purpose of the proposed CG Zone is to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses.

The current MPD zoning for the subject site allows for light industrial and manufacturing uses and only allows retail and service uses that are incidental to a principally permitted use. Although the MPD zone allows for limited commercial uses, including auto dealerships, other general commercial uses such as shopping centers are not allowed. The CG zone provides for a wider range of retail/commercial uses than the MPD zone. Auto dealerships which are currently allowed in the MPD with a Conditional Use Permit (CUP) will continue to be allowed with a CUP in the CG Zone.

SECOND READING OF AN ORDINANCE AMENDING THE ZONING MAP FOR  
PROPERTIES LOCATED AT 5959-6169 S. ALAMEDA STREET.

June 17, 2013

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**Findings for Zoning Map Amendments:**

In accordance with HPMC Section 9-2.1407, the following findings have been made as part of the Zoning Map Amendment:

1. The proposed amendment is internally consistent with the General Plan;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City;
3. The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live;
4. The subject parcel(s) is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development; and
5. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's Guidelines.

**NEGATIVE DECLARATION / ENVIRONMENTAL IMPACT REPORTS**

Per the California Environmental Quality Act (CEQA), it has been determined that adoption and implementation of the proposed Ordinance is categorically exempt pursuant to Section 15183 of the California Code of Regulations.

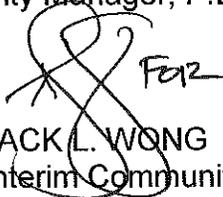
**CONCLUSION**

Based on the aforementioned, Staff recommends that the City Council approve the second reading and adopt the proposed ordinance. If adopted, the zone change will become effective 30 days later on July 17, 2013.

Respectfully submitted,



RENÉ BOBADILLA  
City Manager, P.E.



JACK L. WONG  
Interim Community Development Director

**ATTACHMENTS**

A: Ordinance Adopting the Amendment of the Zoning Map

**Proposed Ordinance for  
Zoning Map Amendment**

**ATTACHMENT A**



1 conformance with the goals, policies and objectives of the General Plan as required by  
2 State Law; and

3 **WHEREAS**, adoption and implementation of this Ordinance is exempt from the  
4 provisions of the California Environmental Quality Act (hereinafter "CEQA") pursuant to  
5 Section 15183 of the State CEQA Guidelines (California Public Resources Code Sections  
6 21000 et seq.).

7 **WHEREAS**, the newly revised Zoning Map will reflect a minimal decrease in  
8 industrial zoned areas and a minimal increase in commercial zoned areas; and

9 **WHEREAS**, the proposed amendment to the Zoning Map is in the best interest and  
10 furtherance of the public health, safety, general welfare; and

11 **WHEREAS**, all persons appearing for or against the proposed amendment to the  
12 Zoning Map were given the opportunity to be heard in connection with said matter; and

13 **WHEREAS**, any and all oral and/or written comments received prior to and at the  
14 hearing were reviewed by the City Council.

15  
16 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK**  
17 **DOES HEREBY ORDAIN AS FOLLOWS:**

18  
19 **SECTION 1.** The recitals set forth herein above are adopted as findings of fact by the  
20 City Council.

21 **SECTION 2.** The Official Zoning Map of the City of Huntington Park is hereby  
22 amended as and attached hereto as Exhibit "A."

23 **SECTION 3.** The City Council hereby finds that the amendment to the Zoning Map is  
24 consistent with the City's General Plan, and the land use element included therein.

25 **SECTION 4.** This Ordinance shall take effect thirty (30) days after its final passage  
26 by the City Council.

27 **SECTION 5.** The City Clerk shall certify as to the adoption of this Ordinance.  
28

1 PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

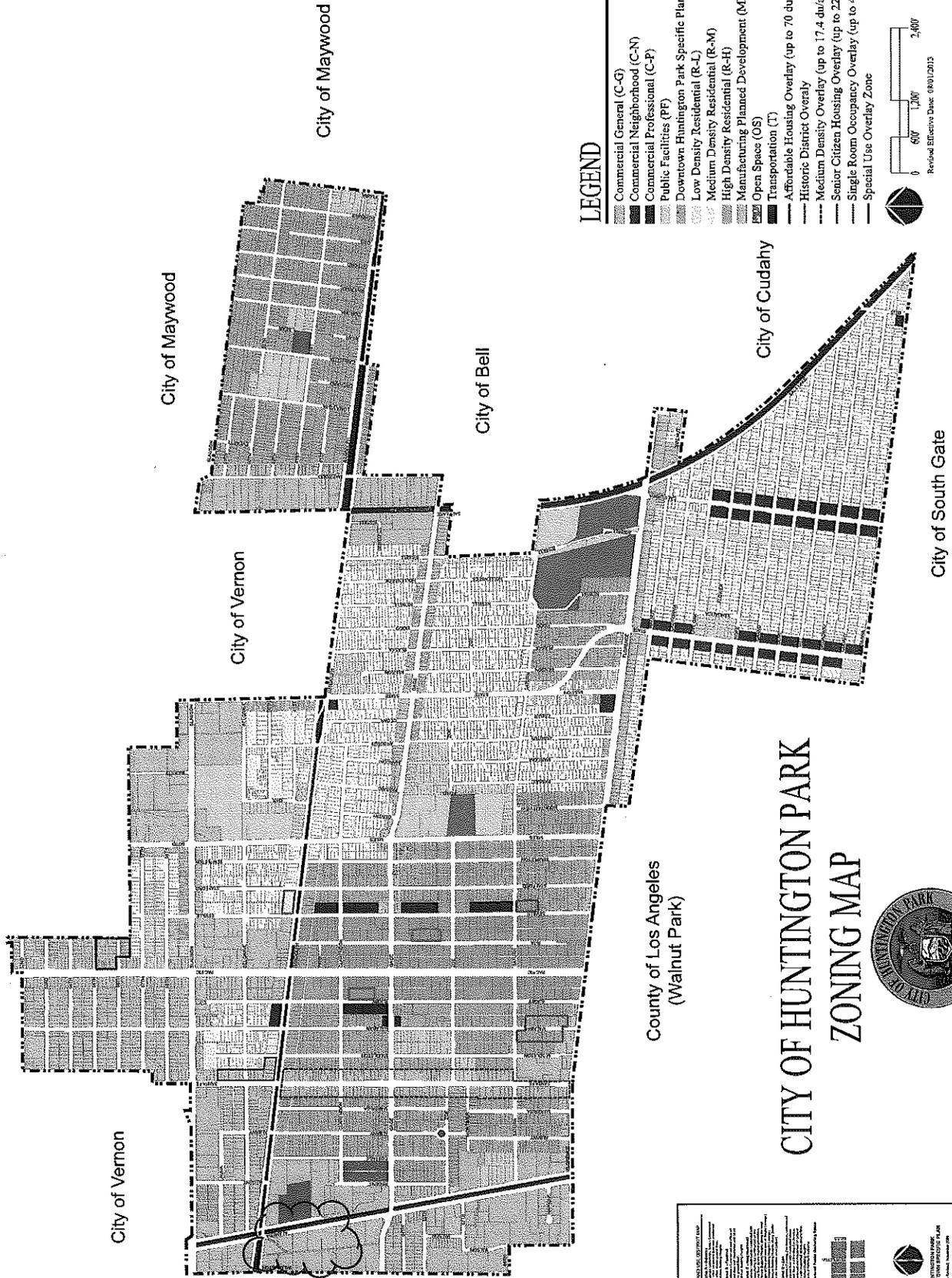
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**CITY OF HUNTINGTON PARK**

\_\_\_\_\_  
Mario Gomez, Mayor

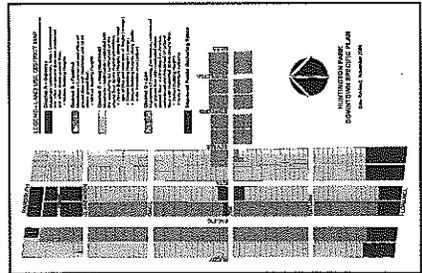
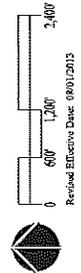
ATTEST:

\_\_\_\_\_  
Rocio Martinez, Acting City Clerk

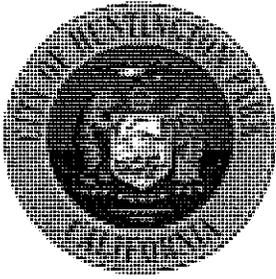


**LEGEND**

- Commercial General (C-G)
- Commercial Neighborhood (C-N)
- Commercial Professional (C-P)
- Public Facilities (PF)
- Downtown Huntington Park Specific Plan (DTSP)
- Low Density Residential (R-L)
- Medium Density Residential (R-M)
- High Density Residential (R-H)
- Manufacturing Planned Development (MPD)
- Open Space (OS)
- Transportation (T)
- Affordable Housing Overlay (up to 70 du/ac)
- Historic District Overlay
- Medium Density Housing Overlay (up to 17.4 du/ac)
- Senior Citizen Housing Overlay (up to 225 du/ac)
- Single Room Occupancy Overlay (up to 400 du/ac)
- Special Use Overlay Zone



**CITY OF HUNTINGTON PARK  
ZONING MAP**



# CITY OF HUNTINGTON PARK

Community Development Department  
City Council Agenda Report

June 17, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **RESOLUTION AUTHORIZING SUBMISSION AND BOUNDARIES OF THE HARBOR GATEWAY COMMUNITIES ENTERPRISE ZONE TARGETED EMPLOYMENT AREA**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Adopt a resolution authorizing submission and boundaries of the Harbor Gateway Communities Enterprise Zone Targeted Employment Area

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the resolution is to authorize the submission of a joint application by the City of Huntington Park, City of Los Angeles and Los Angeles County to the State of California Department of Housing and Community Development (HCD) for approval of a Targeted Employment Area (TEA) designation under the California Enterprise Zone program for the Harbor Gateway Communities Enterprise Zone (HGCEZ).

The TEA application is being resubmitted to update the TEA boundaries under the 2010 Census information. The current Harbor Gateway TEA boundaries is based on 2000 Census tract information.

### **FISCAL IMPACT/FINANCING**

The HGCEZ program generates approximately \$25,000 annually in voucher fees. Funds will be reprogrammed into the economic development activities to promote the HGCEZ program, business retention and attraction activities.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In a joint effort, the City of Huntington Park, City of Los Angeles, and the County of Los Angeles submitted the "Harbor Gateway Communities Enterprise Zone" application and

RESOLUTION AUTHORIZING SUBMISSION AND BOUNDARIES OF THE HARBOR  
GATEWAY COMMUNITIES ENTERPRISE ZONE TARGETED EMPLOYMENT AREA

June 17, 2013

Page 2 of 3

were awarded designation as an enterprise zone on May 1, 2012 as the HGCEZ. The City of Huntington Park, City of Los Angeles and Los Angeles County entered into an agreement with the State of California Department of Housing and Community Development to manage the new enterprise zone designation on May 1, 2012.

The proposed TEA application identifies census tracts that are 51% of low to moderate income level households within the HGCEZ. Employees/residents living within the TEA are automatically eligible for the Enterprise Zone Hiring Tax Credit. Businesses/Employers submitting Hiring Tax Credit Voucher Applications under the TEA designation are required to provide proof of the employee's residence within a TEA. It is the most popular and highest tax benefit for the businesses in enterprise zone programs.

Under the agreement with the State, the City of Huntington Park agreed to make substantial and sustained efforts to revitalize the HGCEZ areas through marketing, incentives and financing programs, job development and independent verification and issuance of hiring credit vouchers. Hiring credit vouchers are submitted by an employer for each eligible employee. A qualified business may reduce its taxable income by a percentage of wages paid to one or more qualified employees over a five-year period; up to \$37,440 in State tax credits may be available for each qualified employee hired.

The TEA is a State-approved area within an enterprise zone area that is composed solely of those census tracts that have at least 51% of its residents of low to moderate income levels, based on the 2010 Census information.

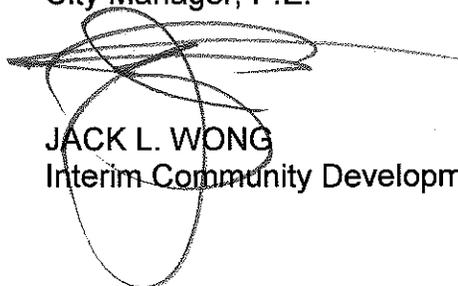
**CONCLUSION**

Upon the approval of the attached resolution, staff will submit the resolution to the County of Los Angeles Community Development Commission as the lead agency for submission of the application for TEA boundary to HCD for approval.

Respectfully submitted,



RENÉ BOBADILLA  
City Manager, P.E.



JACK L. WONG  
Interim Community Development Director

RESOLUTION AUTHORIZING SUBMISSION AND BOUNDARIES OF THE HARBOR  
GATEWAY COMMUNITIES ENTERPRISE ZONE TARGETED EMPLOYMENT AREA

June 17, 2013

Page 3 of 3

**ATTACHMENTS**

- A. Resolution to establish the TEA for the Harbor Gate Communities Enterprise Zone
- B. Qualified TEA tracts
- C. Qualified address ranges



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4. The Council hereby directs the City Manager of the City, or his designee, to execute and submit the required documentation to the California Department of Housing and Community Development and to execute other documents necessary for the implementation of the TEA.

**PASSED, APPROVED AND ADOPTED** this 17<sup>th</sup> day of June 2013.

\_\_\_\_\_  
Mario Gomez, Mayor

ATTEST:

\_\_\_\_\_  
Rocio Martinez, Acting City Clerk

# Harbor Gateway Communities Enterprise Zone

## Qualifying TEA Tracts

101210	101220	102105	104105	104108	104201	104203	104204	104320	104401
104403	104404	104500	104610	104620	104701	104703	104704	104821	104822
106114	106405	106407	106408	106520	106604	106648	107020	109100	109500
109603	111301	111400	113233	113234	113321	113421	115104	115201	115202
115302	115401	115403	115404	117201	117303	117405	117407	117408	117510
117520	117530	119002	119201	119202	119320	119340	119341	119342	119700
120010	120020	120030	120103	120104	120105	120106	120107	120108	120400
121020	121101	121210	121221	121222	121801	122120	122121	122122	122200
122410	122420	123010	123020	123103*	123104	123203	123204	123205	123206
123301	123303	123304	123410	123420	123510	123520	123601	123602	123700
123800	123901	123902	124102	124103	124104	124105	124201	124203	124204
124300	124400	124902	124903	125200	125310	125320	125401	125501	127102
127103	127104	127210	127220	127300	127400	127520	127603	127604	127605
127606	127712	127803	127804	127805	127806	127910	127920	128101	128102
128210	128220	128302	128303	128400	128601	128801	131010	131020	131400
131701	131702	131800	132001	132102	132300	132501	132502	132700	134001
134002	134103	134104	134305	134520	134521	134522	134710	134720	134903
134904	135114	139200	139302	139303	139401	139503	139504	141201	143200
183103	183220	183222	183300	183401	183402	183520	183610	183620	183701
183702*	183810	183820	185202	185203	185204	185310	185320	186201	186202
186301	186401	186403	186404	187102	187200	188100	189201	189500	189600
189800	189902	189903	189904	189905	190100	190201	190202	190301	190401
190402	190510	190520	190700	190801	190802	190901	190902	191000	191110
191120	191201	191203	191204	191301	191302	191410	191420	191500	191610
191620	191710	191720	191810	191820	191901	192001	192410	192420	192510
192520	192610	192620	192700	194101	195300	195710	195720	195802	195804
195901	195902	195903	197200	197300	197410	197500	197600	197700	199000
199110	199120	199201	199202	199300	199400	199700	199800	199900	201110
201120	201200	201301	201401	201402	201501	201503	201504	201601	201602
201700	203100	203200	203300	203500	203600	203710	203720	203800	203900
204110	204120	204200	204300	204410	204420	204600	204700	204810	204820
204910	204920	205110	205120	206010	206031	206032	206050	206200	206300
207101	207102	207103	207301	207302	207501	207502	207710	207900	208000
208301	208302	208401	208402	208501	208502	208610	208620	208710	208720
208801	208802	208902	208903	208904	209102	209103	209104	209200	209300
209401	209402	209403	209510	209520	209810	209820	210010	211120	211121
211122	211201	211202	211310	211320	211410	211420	211500	211701	211703
211704	211802	211803	211804	211910	211921	211922	212101	212102	212202
212203	212204	212303	212304	212305	212306	212410	212420	212501	212502
212610	212620	212701	212800	212900	213100	213201	213202	213310	213320
213401	213402	214502	214902	215101	216401	216402	216700	216900	217002
217100	217200	218110	218120	218210	218220	218300	218400	218500	218600
218701	218702	218800	218900	219010	219020	219300	219500	219700	219800
219901	219902	220000	220100	221110	221120	221210	221220	221302	221303
221304	221401	221402	221500	221601	221602	221710	221810	221820	221900

\* Portion Tracts indicated with asterisk

Data Published December 2012

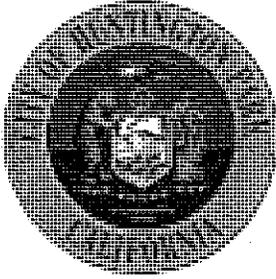
# Harbor Gateway Communities Enterprise Zone

## Qualifying TEA Tracts

222001	222002	222100	222200	222500	222600	222700	224010	224020	224200
224310	224320	224410	224420	224600	224700	226001	226002	226410	226420
226700	227010	227020	228100	228210	228220	228310	228320	228410	228420
228500	228600	228710	228720	228800	228900	229100	229200	229300	229410
229420	231100	231210	231220	231300	231400	231500	231600	231710	231720
231800	231900	232110	232120	232200	232300	232400	232500	232600	232700
232800	234000	234300	234501	234502	234600	234700	234800	234901	234902
235201	235202	236100	236202	236203	236204	236400	237101	237102	237201
237202	237300	237401	237402	237500	237600	237710	237720	237800	237900
238100	238200	238310	238320	238400	239201	239202	239310	239320	239330
239501	239502	239601	239602	239701	239702	239801	239802	240010	240020
240200	240300	240401	240402	240500	240600	240700	240800	240900	241001
241002	241110	241120	241201	241202	241300	241400	242000	242100	242200
242300	242600	242700	243000	243100	265303	265304	265305	267403	267502
269601	269602	269800	269903	269904	269905	269907	270100	270200	270300
271200	271702	271801	271802	271902	272201	272202	272302	275102	275200
275500	275603	276100	277200	277400	291110	291120	291130	291210	291220
291300*	292000	293201	293202	293304	293307	294120	294302	294421	294510
294520	294610	294620	294701	294810	294820	294830	294900	296210	296220
296500	296600	296901	296902	297110	297120	297201	297202	400800*	401603*
401704*	402403*	403722*	404201*	404202*	404501*	404504*	405301*	405701*	406101*
406901*	407001*	407301*	407502	408133*	408137*	408138*	408140*	408141*	408202*
408211*	408212*	408301*	408623	408630	408631	408704	408723	408724	431100*
431200*	433102*	433501*	434003*	461000	480011	480012*	481102*	481202*	482402*
500403*	500500*	501001*	501400*	502100*	502302*	502902*	503000*	503104	503105
503302	503701	530202*	530301	530302	530400*	530500	530601	530602	530700
530801	530802	530901	530902	531000	531101	531102	531201	531202	531301
531302*	531502	531503	531504	531602	531603	531604	531701	531702	531800*
531901	531902*	532400*	532500	532603	532604	532605	532606	532700	532800
532900	533001	533002	533103	533104	533105	533106	533107	533201	533202
533203	533300*	533501	533502	533503	534501	534502	534700	534802	534803
534804	534900	535001	535002	535101	535102	535200	535300	535400	536200*
540000*	540400	540600	540700	540800	540901	540902	541001	541100*	541400
541500	541802*	542000*	542103*	542104*	542105*	542106*	542200*	543000*	543305*
543603	543905*	554600*	599000*	599100*	600100	600201	600202	600302	600303
600304	600400	601302*	601501*	601502	601600*	601700*	601801*	601802*	602509*
602801	602802	602900*	603704*	700501*	701100	900102	900103	900104	900201*
900300*	901101*	910002*	910101*	910201*	910404*	910706*	910707*	911001	920011
920033	980004*	980008	980010	980014	980015*				

\* Portion Tracts indicated with asterisk

Data Published December 2012



# CITY OF HUNTINGTON PARK

Public Works Department  
City Council Agenda Report

June 17, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **NOTICE OF COMPLETION FOR THE REHABILITATION OF 4 MILLION GALLON EAST RESERVOIR LOCATED AT MILES AVE. & SLAUSON AVE. PROJECT (PROJECT NO. 10-005B-1)**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Accept the Work as completed.
2. Authorize the City Clerk to record a Notice of Completion with the Los Angeles County Registrar-Recorder Office for said project and notify the surety company to exonerate the payment bond contingent upon no claims being filed within 35 days after recordation and the contractor posting an acceptable warranty bond.
3. Approve the final Total Project Budget (Attachment A) and authorize the Director of Public Works to release the 10% retention payment in the amount of \$43,914.00 to Utility Services Company, Inc. 35 days after recordation of the Notice of Completion by the Los Angeles County Registrar-Recorder, contingent upon no claims being filed on the project and the contractor posting an acceptable warranty bond.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Bids for the subject project were opened on June 23, 2011. Three bids were received ranging from \$375,180 to \$508,130. Utility Services Co., Inc. (Utility Services) submitted the lowest responsive and responsible bid of \$375,180. The City Council awarded the contract to Utility Services at the regularly scheduled council meeting on July 18, 2011.

The Work consisted of the rehabilitation of the 4 Million Gallon East Reservoir at Well No. 17 located at Miles Avenue and Slauson Avenue. The Work was substantially completed in April 2012. However, several punchlist items remained incomplete and the City withheld final payment and the release of retention funds pending the completion of the punchlist items. Those items were completed on May 10, 2013. Therefore, staff

NOTICE OF COMPLETION FOR THE REHABILITATION OF 4 MILLION GALLON  
EAST RESERVOIR LOCATED AT MILES AVE. & SLAUSON AVE. PROJECT  
(PROJECT NO. 10-005B-1)

June 17, 2013

Page 2 of 3

recommends that the City Council accept the Work as completed per the plans and specifications and authorize the filing of a Notice of Completion. The filing of a Notice of Completion enables closeout of the project and the release of final payments to the contractor. It also formally starts the warranty period for the Work.

**FISCAL IMPACT/FINANCING**

The remaining balance due to the contractor is \$46,407, including \$43,914 of retention funds. This amount will be paid from the Water Enterprise Fund from Account No. 681-4010-431.73-10. This was a budgeted item in Fiscal Year 2011-2012, with the closeout of the project rolling over into Fiscal Year 2012-2013.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In accordance with the project specifications and contract, a Notice of Completion must be filed with the Los Angeles County Registrar-Recorder's Office following the acceptance of the Work by the City Council. If no claims are filed within 35 days after recordation, and upon the contractor posting an acceptable warranty bond, the City will provide notice to the surety company to exonerate the payment bond(s) and will release the 10% retention payment to the contractor. This also starts the warranty period for the Work.

**CONTRACTING PROCESS**

The subject construction contract was advertised, awarded, and executed in accordance with the California Public Contract Code.

NOTICE OF COMPLETION FOR THE REHABILITATION OF 4 MILLION GALLON  
EAST RESERVOIR LOCATED AT MILES AVE. & SLAUSON AVE. PROJECT  
(PROJECT NO. 10-005B-1)

June 17, 2013

Page 3 of 3

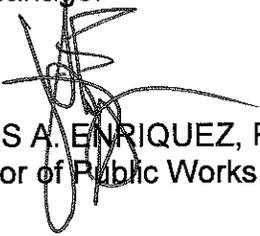
**CONCLUSION**

Upon City Council approval of the recommended actions, staff will file the Notice of Completion and complete the closeout process for the project.

Respectfully submitted,



RENÉ BOBADILLA, P.E.  
City Manager



JAMES A. ENRIQUEZ, P.E.  
Director of Public Works / City Engineer

**ATTACHMENTS:**

- A. Total Project Budget
- B. Notice of Completion

**ATTACHMENT A**

**ATTACHMENT A**

**REHABILITATION OF 4 MILLION GALLON EAST RESERVOIR  
LOCATED AT MILES AVE. & SLAUSON AVE.  
(PROJECT NO. 10-005B-1)**

**TOTAL PROJECT BUDGET  
Revised June 17, 2013**

<b>Project Activity</b>	<b>Budget</b>
Original Contract Amount (Authorized by City Council on July 18, 2011)	\$ 375,180
Change Order #1: Additional Work for Water Valves	+ 24,990
Change Order #2: Additional Work for Tank Rafters	+ 42,600
Change Order #3: Additional Work to Replace Seismic Tie Rods	+ 8,725
Change Order #4: Additional Work to Remove and Repair Roof Girder Plates	+ 3,650
Change Order #5: Provide and Install 1 Roof Vent	+ 3,125
Change Order #6: Two Days Overtime	+ 3,300
Change Order #7: Weld Collar on Perforated Overflow	+ 650
Change Order #8: Paint Additional Pipe and Fittings	+ 1,320
Change Order #9: Delete Various Original Items of Work	- 24,400
<b>Revised Contract Amount:</b>	<b>\$ 439,140</b>
Retention (10%):	\$ 43,914
<b>Total Payments to Date:</b>	<b>\$ 392,733</b>
<b>Remaining Balance (including 10% retention):</b>	<b>\$ 46,407</b>

# **ATTACHMENT B**

Recording Requested By:  
City of Huntington Park

When Recorded, MAIL TO:  
City Clerk  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA. 90255

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## NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT

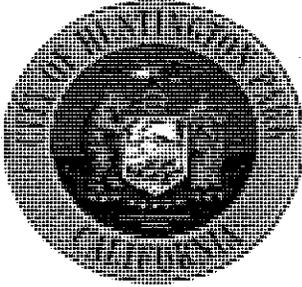
1. The undersigned are owners or corporate officers of the interest or estate stated below on the property hereinafter described: WELL NO. 17 LOCATED AT THE SOUTHEAST CORNER OF MILES AVE. & SLAUSON AVE. IN THE CITY OF HUNTINGTON PARK, CALIFORNIA.
2. The full name of the owner is: City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255
3. The work consisted of "REHABILITATION OF 4 MILLION GALLON EAST RESERVOIR LOCATED AT MILES AVE. & SLAUSON AVE. PROJECT (PROJECT NO. 10-005B-1)"
4. The work was completed on May 10, 2013.
5. The Contractors was: UTILITY SERVICE CO., INC.  
535 Courtney Hodges Blvd.  
Perry, GA 31069
6. All work was performed within the public rights-of-way or easements within the City of Huntington Park, CA.

### VERIFICATION OF CORPORATE OFFICER

I hereby certify under penalty of perjury that the foregoing is true and correct.

\_\_\_\_\_  
Date

\_\_\_\_\_  
James A. Enriquez, P.E.  
Director of Public Works / City Engineer



# CITY OF HUNTINGTON PARK

City Clerk's Office  
City Council Agenda Report

June 17, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **RESOLUTION ORDERING THE ABATEMENT OF NOXIOUS AND DANGEROUS WEEDS GROWING UPON AND IN FRONT OF CERTAIN LOTS AND PARCELS OF LAND IN THE CITY OF HUNTINGTON PARK**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Adopt a resolution ordering the abatement of noxious and dangerous weeds growing upon and in front of certain lots and parcels of land in the City of Huntington Park in accordance with Government Code Section 39560 *ET SEQ.*

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On May 20, 2013, the City Council of the City of Huntington Park adopted Resolution No. 2013-17 declaring weeds now growing upon and in front of certain lots and parcels of land in the City of Huntington Park to be a public nuisance, in accordance with California Government Code Section 39560 et seq. and fixing a time for hearing protests and ordering the abatement of such nuisances. This year, there were four properties identified to contain weeds considered a public nuisance. Notices were mailed on May 23, 2013 to all four property owners to notify them of this hearing date and to give them the opportunity to clear the parcel prior to the City imposing a special assessment and creating a lien on the property to recover the City's cost of the abatement. Notices were conspicuously posted on or in front of the property where the nuisance exists and provided such hearing date and time to hear all objections to the proposed abatement.

### **FISCAL IMPACT/FINANCING**

The City's cost of the weed abatement includes investigation, boundary determination, measurement, clerical and other related costs such as equipment rental, staff size and time. Said cost will constitute a special assessment against the parcel to be entered on

RESOLUTION ORDERING THE ABATEMENT OF NOXIOUS AND DANGEROUS WEEDS GROWING UPON AND IN FRONT OF CERTAIN LOTS AND PARCELS OF LAND IN THE CITY OF HUNTINGTON PARK

June 17, 2013

Page 2 of 2

the County of Los Angeles tax roll to be collected in the same time and in the manner as other ordinary municipal taxes.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

California Government Code Section 39561 authorizes the legislative body of a city to declare by resolution that noxious or dangerous weeds growing upon the streets, sidewalks, or private property in the City to be a public nuisance; and authorizes cities to abate such public nuisance.

**CONCLUSION**

Upon approval of the resolution, staff will continue with the next steps of the annual weed abatement process as outlined in said resolution.

Respectfully submitted,



RENÉ BOBADILLA  
City Manager, P.E.



ROCIO MARTINEZ  
Acting City Clerk

**ATTACHMENT**

Attachment A: Resolution ordering the abatement of noxious and dangerous weeds growing upon and in front of certain lots and parcels of land in the City of Huntington Park in accordance with Government Code Section 39560  
*ET SEQ.*

# ATTACHMENT "A"



1 written and oral objections, if any, to the proposal of abatement of the public nuisance, as defined  
2 herein, and closed the public hearing thereafter.

3 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON**  
4 **PARK DOES HEREBY RESOLVE AS FOLLOWS:**

5  
6 **SECTION 1:** The City Council hereby overrules all written and oral objections, if any, to the  
7 proposed removal of all noxious and dangerous weeds growing upon and in  
8 front of certain lots and parcels of land in the City, pursuant to Government  
9 Code section 39569.

10 **SECTION 2:** The City Council hereby orders the Director of Public Works to abate the  
11 nuisance declared by Resolution No. 2013-17 by having the weeds removed,  
12 and for this purpose, the Director Public Works, pursuant to Government Code  
13 Section 39572, may enter upon the private property to abate the nuisance.

14 **SECTION 3:** The City Council hereby orders the Director of Public Works or the contractor  
15 awarded the work, as the case may be, to keep an account of the cost of  
16 abatement in front of or on each separate parcel of land where the work is  
17 done, pursuant to Government Code Sections 39574 and 39576.5.

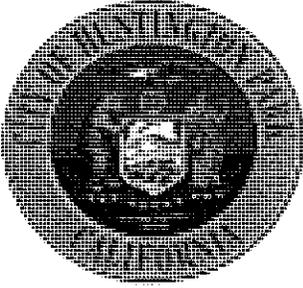
18 **SECTION 4:** The City Clerk shall certify to the adoption of this Resolution.

19 **PASSED, APPROVED AND ADOPTED** this 17<sup>th</sup> day of June, 2013.

20  
21 \_\_\_\_\_  
22 Mario Gomez, Mayor

23 ATTEST:

24  
25 \_\_\_\_\_  
26 Rocio Martinez, Acting City Clerk  
27  
28



# CITY OF HUNTINGTON PARK

City Clerk's Office  
City Council Agenda Report

June 17, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **REPUBLICATION OF THE HUNTINGTON PARK MUNICIPAL CODE (HPMC)**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approve the republication of the Huntington Park Municipal Code to rectify discrepancies, outdated fees, vague or awkward language, inaccuracies, duplications and conflicting ordinances within the HPMC.
2. Approve a budget in the amount of \$13,800 for the republication of the Huntington Park Municipal Code and legal review.
3. Authorize the Finance Department to issue a purchase order to Quality Code Publishing for said costs.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The current Huntington Park Municipal Code (HPMC) is outdated, inconsistent, and it contains conflicting ordinances within the HPMC. In order to rectify these issues, the HPMC must undergo legal review as well as City departmental review and the revised code must be republished; this process takes 2-3 months to complete. As part of the legal review, Quality Code Publishing attorneys will organize and review the City's current code, charter, and all existing ordinances of a general and permanent nature or which impose a fine, penalty or forfeiture. The code and ordinances will be compared against the charter and charter amendments, if any, to identify conflicts or discrepancies between provisions. Every code provision will be compared against state statutes and current, relevant, federal and state case laws to identify conflicts, inconsistencies, preemptions and other potential problems. The code and ordinances will be examined for internal discrepancies such as outdated fees, vague or awkward language, inaccuracies, duplications and conflicts with other ordinances. The results of the above will be presented to the City in written report for review at the convenience of the City's representatives. Where conflicts, problems or inconsistencies are noted, Quality Code

## REPUBLICATION OF THE HUNTINGTON PARK MUNICIPAL CODE (HPMC)

June 17, 2013

Page 2 of 3

Publishing attorneys will include relevant statutory or case citations, plus specific recommendations for corrective measures. The final revised code will be delivered to the City three months after authorization to proceed has been received from the City.

In addition to the legal review, a new index will be created, out-of-date official job titles and department names within the code will be corrected and numbering in the text (e.g. times, dollars, numerals, percents, etc.) will be standardized. Before beginning the republication project the City would establish stylistic procedures for editing the code, such as standardizing sub-section numbering and capitalization, thus standardizing the editorial style of the code which would help rectifying some of the inconsistencies.

### **FISCAL IMPACT/FINANCING**

The total estimated cost of the republication of the Huntington Park Municipal Code through Quality Code Publishing is \$13,800. This amount includes legal review \$3,000 and republication of the HPMC consisting of 900 pages at \$12 per page. This will be funded from the Public, Educational and Government Grant (PEG). Quality Code Publishing is committed to working closely with City staff during this process at no additional cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Huntington Park Municipal Code consists of all the regulatory, penal, and administrative laws of general application to the City of Huntington Park, codified pursuant to the authority contained in Article 2 of Chapter 1 of Part 1 of Division of Title 5 of the California Government Code.

### **CONCLUSION**

Upon approval of the budget for the republication of the HPMC, the Finance Department shall be authorized to issue the purchase order and make payment to Quality Code Publishing upon completion of the republication.

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.

  
ROCIO MARTINEZ  
Acting City Clerk

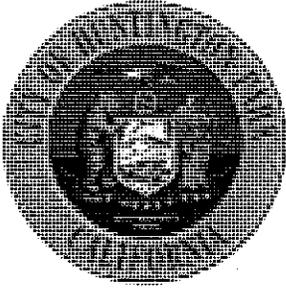
REPUBLICATION OF THE HUNTINGTON PARK MUNICIPAL CODE (HPMC)  
June 17, 2013  
Page 3 of 3

**ATTACHMENTS:**

A. Purchase Order

# ATTACHMENT "A"





# CITY OF HUNTINGTON PARK

Community Development Department  
City Council Agenda Report

June 17, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **PROPOSED NEWS RACKS REGULATIONS**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Discuss the City's proposed regulations pertaining to news racks; and
2. Receive and file this informational report.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

In response to City Council concerns regarding the proliferation of news racks located in the public rights-of-way, the Interim City Attorney's Office and staff have prepared an updated news rack ordinance which will repeal and replace the current ordinance found in Title 4, Chapter 10 of the Huntington Park Municipal Code (HPMC). Historically, the City has faced challenges and issues related to news racks such as poor maintenance, inconsistent appearance, and safety hazards to pedestrians. The City Prosecutor concluded that the current ordinance is difficult to enforce and recommended that the ordinance be amended.

The proposed ordinance aims to improve the overall appearance and safety of the City's streetscape by creating standards that address illegal, abandoned and poorly maintained news racks.

Moreover, per the City Council's direction, the proposed ordinance will establish regulations that address the aesthetic appearance of news racks, the location of news racks and ultimately a reduction in the number of news racks Citywide.

# PROPOSED NEWS RACKS REGULATIONS

June 17, 2013

Page 2 of 6

## FACTS AND PROVISIONS/LEGAL REQUIREMENTS

City staff representatives from the Police Department, Code Enforcement Division, Public Works/Engineering Department and Planning Division have met on several occasions to discuss the current and proposed ordinances. Staff discussions have focused on implementation and enforcement of the ordinance. Staff has also performed a complete survey of all news racks City wide, identifying the number of news racks, the publications and contact information for each news rack.

### **Regulations Summary:**

The following is a summary of the proposed News Racks Ordinance:

#### 1. News Racks Application/Permit Process

- A. Any publisher wanting to display a publication on City streets must first submit a "News Rack Permit Application" signed by the applicant or by an individual who has legal authority to bind the applicant.
- B. The following must accompany the "News Rack Permit Application":
  - 1. A Certificate of Insurance naming the City as an additional insured;
  - 2. An Indemnification and Hold Harmless Agreement;
  - 3. A copy of the publication that the news rack will contain;
  - 4. A description of the frequency of distribution;
  - 5. A list containing the total number and proposed location for each news racks; and
  - 6. The application fee.
- C. No news racks shall be placed on City streets prior to obtaining a permit.
- D. Location approvals are non-transferable.
- E. The Director of Community Development shall approve or deny the application within 30 days of receiving a complete application. If an application is denied, the applicant may appeal the decision to the Planning Commission.

#### 2. News Racks Location

- A. The placement of news racks may only occur within a designated location that is determined by City staff pursuant to public safety, aesthetics, handicap accessibility and adjacent physical considerations. These areas are called News Rack Zones.
- B. News racks on City property shall be placed only within Designated News Rack Zones.

## PROPOSED NEWS RACKS REGULATIONS

June 17, 2013

Page 3 of 6

- C. Designated News Rack Zones shall contain no more than six (6) news racks at any given time.
- D. No more than one (1) news rack shall be permitted for a publication per Designated News Rack Zone.
- E. News racks or zones shall not be located:
  - 1. Within fifty (50') feet of another Designated News Rack Zone, provided the Designated News Rack Zones are on the same block face;
  - 2. Within eighteen (18') inches of the edge of a curb;
  - 3. Within five (5') feet of any marked crosswalk;
  - 4. Within five (5') feet of any curb return;
  - 5. Within five (5') feet of any fire hydrant, fire call box, police call box, or other emergency facility;
  - 6. Within five (5') feet of any driveway;
  - 7. Within five (5') feet of any bus bench or transit advertising shelter; or
  - 8. Within any residential zone.
- F. Exceptions to the above requirements may be considered on a case-by-case basis.

### 3. News Racks Design

- A. Staff is recommending that a particular model and type of news rack be specified within the ordinance to eliminate a plethora of types, sizes, colors and shapes of news racks. A picture of the recommended news rack model is attached. Furthermore, the approved news rack will display a City-issued decal for identification and enforcement purposes.
- B. New Rack Specifications:
  - 1. Model: K-Jack KJ-100 T Flattop
  - 2. Color: Toronto Blue
  - 3. Height: 42 ½ inches
  - 4. Width: 26 inches
  - 5. Depth: 18 inches
- C. No other news rack other than the specified model shall be permitted.
- D. The exterior of the news rack may contain the name of the publication, logo, and price. However, no 3rd party advertising, notices or signs shall be permitted, except for a permit decal issued by the City.

# PROPOSED NEWS RACKS REGULATIONS

June 17, 2013

Page 4 of 6

- E. Each permitted news rack must have affixed to it and readily visible and legible at all times, the contact name, address, email address (if applicable) and telephone number of the owner.

## 4. News Racks Space Allocation

- A. A lottery process will be used to allocate spaces where demand exceeds available spaces during the implementation phase of these requirements and on an ongoing basis where approved locations are vacated.
- B. Existing available spaces will be allocated on a first-come, first-served basis upon application from a publisher and review of the location.
- C. Applicants that are unable to obtain a permit for a space in their desired Designated News Rack Zone shall be placed on a waiting list in the order that their application was drawn. In the event of a vacancy, applicants on the waiting list shall have first priority.

## 5. Operational Requirements

- A. Publishers will be responsible for keeping their news racks clean and in good repair.
- B. Publishers will be responsible for removing old publications from news racks and recycling them.
- C. News racks must be stocked with new publications on scheduled issue release days and must be stocked at least weekly for publications for which release frequency is less than weekly.
- D. News racks shall be limited to containing only publications and at no time shall anything other than the publication authorized by the permit be stocked.
- E. News racks shall not dispense or display any material which is harmful to minors, unless blinder racks are placed in front of the material.

## 6. Enforcement and Revocation

- A. Any news rack placed in the public right-of-way without a valid permit may be removed by the City.
- B. Any news rack in violation of the approved permit may be revoked by the City.

PROPOSED NEWS RACKS REGULATIONS

June 17, 2013

Page 5 of 6

C. Owners of publications shall be notified by the City prior to removal of a news rack or revocation of a permit. The owner may request a hearing prior to removal or revocation.

7. Fees

A. All news rack permits shall expire annually on January 1.

B. After notification of permit expiration from the City, a permittee may renew a news rack permit by filing a complete renewal application along with the application fee on or before December 1.

C. Permit fees are to be paid on or before December 31 each calendar year.

D. Fees for news racks shall be as follows:

Type	Fee
News Rack Permit Application Fee	\$210.12 (Fee for annual application processing)
News Rack Permit Fee	\$25.00 per news rack (Annual fee for each permitted news rack)
News Rack Impound Fee	\$162.79 per news rack (Fee for the impounding of news racks)
News Rack Installation Fee	To be established* Fee for the installation of news racks
New Designated News Rack Zone	To be established* Fee for the creation of new designated news rack zones
<i>*All fees shall be established by a Resolution approved by the City Council.</i>	

**Implementation:**

Staff has researched, analyzed and tabulated all news racks in the City. None of the news racks currently installed on City property possess a valid permit under the existing ordinance due to the expiration and non-renewal of a prior permit or they have been placed on public property without proper approval. To implement the proposed ordinance, staff will maintain an index file and map of all registered news racks in the City. Per the proposed ordinance, an initial grace period of 90 days will be established for news racks existing prior to the adoption of the proposed ordinance. After the grace period has expired, any unpermitted news racks may be removed by the City.

PROPOSED NEWS RACKS REGULATIONS

June 17, 2013

Page 6 of 6

**CONCLUSION**

Upon City Council review of the proposed regulations for news racks, staff will inform the current news rack owners of the proposed ordinance and compliance procedures. Staff intends to present the proposed ordinance for City Council adoption in July or August.

Respectfully submitted,



RENÉ BOBADILLA  
City Manager, P.E.



JACK L. WONG  
Interim Director of Community Development

**ATTACHMENT**

A: Specifications for Recommended News Rack Model

## **Recommended News Rack Model**

**ATTACHMENT A**

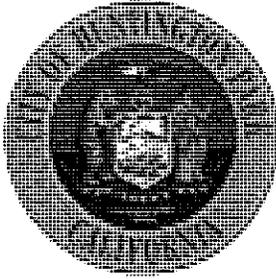


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# CITY OF HUNTINGTON PARK

Public Works Department  
City Council Agenda Report

June 17, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **RESOLUTION ADOPTING A GREEN STREETS POLICY IN ACCORDANCE WITH ORDER NO. R4-2012-1075, NPDES MS4 PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR STORM WATER AND NON-STORMWATER DISCHARGES**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Adopt the resolution approving the implementation of a Green Streets Policy that establishes minimum guidelines for the design of roadway construction and reconstruction of public streets and alleys in accordance with Order No. R4-2012-1075, National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On November 8, 2012 the Los Angeles Regional Water Quality Control Board (LAR-RWQCB) adopted Order No. R4-2012-0175 revising the waste discharge requirements for Municipal Separate Storm Sewer System (MS4) dischargers within the coastal watersheds of Los Angeles County covered by NPDES Permit No. CAS004001 (collectively referred to as "Stormwater Permit"). This new Stormwater Permit became effective on December 28, 2012 and regulates the water quality of urban runoff (storm and non-storm generated) in cities within most of Los Angeles County, including Huntington Park. It applies to discharges from the City and by definition covers all runoff conveyed over or through municipal streets, sidewalks, curbs, gutters, catch basins, storm drains, ditches, man-made channels and similar facilities. The new Stormwater Permit supersedes the previous permit adopted in 2001 and all subsequent revisions.

There are a number of requirements and deadlines under the new Stormwater Permit and the City is working toward compliance. One of the requirements is the adoption of a Green Streets Policy by June 28, 2013.

RESOLUTION ADOPTING A GREEN STREETS POLICY IN ACCORDANCE WITH  
ORDER NO. R4-2012-1075, NPDES MS4 PERMIT AND WASTE DISCHARGE  
REQUIREMENTS FOR STORM WATER AND NON-STORMWATER DISCHARGES  
June 17, 2013  
Page 2 of 3

Green streets are defined as public streets and alleys that incorporate sustainable design features to minimize the volume of urban water runoff to the local waterways, streams and ocean. Design features include minimizing of impermeable surfaces and inclusion of infiltration, biofiltration, and storage systems utilizing Best Management Practices (BMPs) to collect, retain or detain water runoff and preserve the existing hydrological characteristics of a project site. Green streets also provide landscape elements that create attractive streetscapes. Although the design and appearance of green streets will vary, the functional goals are the same; provide source control of urban runoff, limit its transport and pollutant conveyance to the collection systems, restore pre-development hydrologic characteristics to the maximum extent practicable, and provide environmentally enhanced roadways. Successful incorporation of green street design features will increase soil and vegetation contact with storm and non-storm runoff increasing retention and infiltration, minimizing the volume of runoff to the streams and ocean.

Green streets provide many benefits including water quality improvement, groundwater replenishment, attractive streetscapes, creation of wildlife habitat, and opportunities for pedestrian and bicycle accessibility.

The proposed Green Streets Policy will serve as the City's Best Management Practices (BMPs) for the design of the construction and major reconstruction of public streets and alleys. The policy incorporates by reference the municipal handbook entitled *Managing Wet Weather with Green Infrastructure: Green Streets EPA-833-F-08-009 (December 2008)* published by the U.S. Environmental Protection Agency (EPA). The policy will apply to projects that add a minimum of 10,000 square feet of new impervious surface. Routine road maintenance projects and linear utility projects are exempt. Routine road maintenance projects include slurry sealing, grind and overlay, and reconstruction of pavement where the original line and grade are maintained and less than 10,000 square feet of new impervious surface is added.

### **FISCAL IMPACT/FINANCING**

The cost for implementing the Green Streets Policy on the City's Capital Improvement Program (CIP) projects will vary and is project specific depending on the types of design guidelines selected for and applied to each project. The cost differential relative to conventional design guidelines for roadway construction and reconstruction will be studied and compiled as projects are executed to assist in planning and budgeting for future CIP projects.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended action has no immediate impact on current services or projects. However, the added requirements will have an impact on the cost of future CIP projects.

RESOLUTION ADOPTING A GREEN STREETS POLICY IN ACCORDANCE WITH  
ORDER NO. R4-2012-1075, NPDES MS4 PERMIT AND WASTE DISCHARGE  
REQUIREMENTS FOR STORM WATER AND NON-STORMWATER DISCHARGES  
June 17, 2013  
Page 3 of 3

This cost differential will be incorporated into the planning and budgeting for the City's Capital Improvement Program.

**ENVIRONMENTAL IMPACT**

The recommended action does not require an environmental finding pursuant to the California Environmental Quality Act (CEQA).

**CONCLUSION**

Upon City Council approval, staff will implement the Green Streets Policy on all applicable future Capital Improvement Program projects.

Respectfully submitted,



RENÉ BOBADILLA, P.E.  
City Manager



JAMES A. ENRIQUEZ, P.E.  
Director of Public Works / City Engineer

**ATTACHMENTS:**

- A. Resolution
- B. Municipal Handbook

1 Resolution No. \_\_\_\_\_

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK  
3 APPROVING A GREEN STREETS POLICY

4 WHEREAS, the Municipal Separate Storm Sewer System (MS4) Permit (Order No.  
5 R-2012-0175) adopted by the California Regional Water Quality Control Board, Los Angeles  
6 Region on November 8, 2013 allows municipalities to comply with the requirements of Order  
7 No. R-2012-0175 through the preparation of a Watershed Management Program or an  
8 Enhanced Watershed Management Program.

9 WHEREAS, municipalities choosing to comply with the requirements of Order No.  
10 R-2012-0175 through the preparation of a Watershed Management Program are required to  
11 demonstrate that Green Street Policies are in place to specify the use of green street  
12 strategies for transportation corridors.

13 WHEREAS, the City of Huntington Park has elected to comply with the  
14 requirements of Order No. R-2012-0175 by preparing a Watershed Management Program  
15 in collaboration with the Cities of Bell, Bell Gardens, Commerce, Cudahy, Maywood, and  
16 Vernon.

17 WHEREAS, green Streets strategies are enhancements to street and road projects to  
18 improve the quality of storm water and urban runoff through the implementation of  
19 infiltration, bio-treatment, xeriscaping parkways and tree lined streets.

20 WHEREAS, on February 19, 2013, the City Council authorized the development of a  
21 Green Streets Policy for the City of Huntington Park.

22 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK,  
23 CALIFORNIA, HEREBY RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

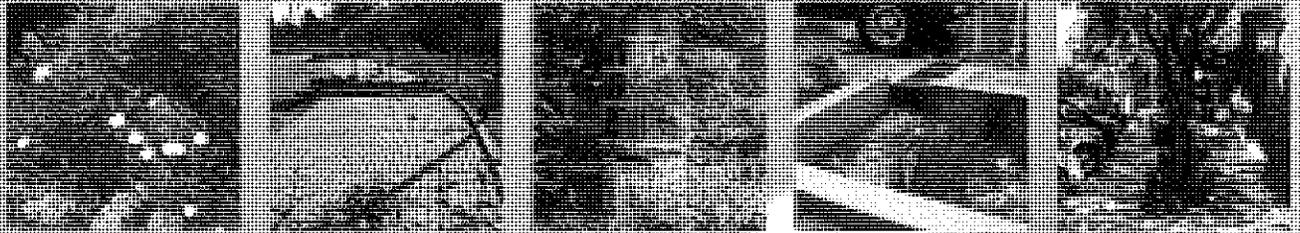
24 Section 1. That the Public Works Department implement a Green Streets Policy  
25 for transportation corridors for publicly owned street and road projects that involve the  
26 reconstruction or addition of 10,000 square feet or more of impervious area. The USEPA's  
27 Managing Wet Weather with Green Infrastructure Municipal Handbook (December 2008  
28 EPA-833-F-08-009) shall be followed to the maximum extent practicable.

Section 2. That the City Council of the City of Huntington Park does hereby direct  
the Public Works Department to plan for the use of Green Streets strategies as a means to  
better connect neighborhoods, better use the City's Rights of Ways, and enhance  
neighborhood livability.

Section 3. That routine maintenance including but not limited to: slurry seals, grind  
and overlay and reconstruction to maintain original line and grade are excluded from the  
Green Streets Policy.

//





MANAGING WET WEATHER WITH  
GREEN INFRASTRUCTURE

MUNICIPAL HANDBOOK

GREEN STREETS

# Managing Wet Weather with Green Infrastructure

## Municipal Handbook

### Green Streets

prepared by

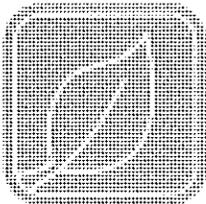
**Robb Lukes  
Christopher Kloss  
Low Impact Development Center**

The Municipal Handbook is a series of documents  
to help local officials implement green infrastructure in their communities.

**December 2008**



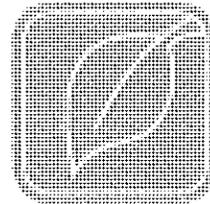
EPA-833-F-08-009



#### **Front Cover Photos**

Top: rain garden; permeable pavers; rain barrel;  
planter; tree boxes.

Large photo: green alley in Chicago



# Green Streets

## **Introduction**

By design and function, urban areas are covered with impervious surfaces: roofs, roads, sidewalks, and parking lots. Although all contribute to stormwater runoff, the effects and necessary mitigation of the various types of surfaces can vary significantly. Of these, roads and travel surfaces present perhaps the largest urban pollution sources and also one of the greatest opportunities for green infrastructure use.

The Federal Highway Administration (FHA) estimates that more than 20% of U.S. roads are in urban areas.<sup>1</sup> Urban roads, along with sidewalks and parking lots, are estimated to constitute almost two-thirds of the total impervious cover and contribute a similar ratio of runoff.<sup>2</sup> While a significant source of runoff, roads are also a part of the infrastructure system, conveying stormwater along gutters to inlets and the buried pipe network. Effective road drainage, translated as moving stormwater into the conveyance system quickly, has been a design priority while opportunities for enhanced environmental management have been overlooked especially in the urban environment.

**Table 1. Examples of Stormwater Pollutants Typical of Roads.<sup>3,4</sup>**

Pollutant	Source	Effects
Trash	---	Physical damage to aquatic animals and fish, release of poisonous substances
Sediment/solids	Construction, unpaved areas	Increased turbidity, increased transport of soil bound pollutants, negative effects on aquatic organisms reproduction and function
Metals • Copper • Zinc • Lead • Arsenic	<ul style="list-style-type: none"> <li>• Vehicle brake pads</li> <li>• Vehicle tires, motor oil</li> <li>• Vehicle emissions and engines</li> <li>• Vehicle emissions, brake linings, automotive fluids</li> </ul>	Toxic to aquatic organisms and can accumulate in sediments and fish tissues
Organics associated with petroleum (e.g., PAHs)	Vehicle emissions, automotive fluids, gas stations	Toxic to aquatic organisms
Nutrients	Vehicle emissions, atmospheric deposition	Promotes eutrophication and depleted dissolved oxygen concentrations

The altered flow regime from traditional roadways, increased runoff volume, more frequent runoff events, and high runoff peak flows, are damaging to the environment and a risk to property downstream. These erosive flows in receiving streams will cause down cutting and channel shifting in some places and excessive sedimentation in others. The unnatural flow regime destroys stream habitat and disrupts aquatic systems.

Compounding the deliberate rapid conveyance of stormwater, roads also are prime collection sites for pollutants. Because roads are a component of the stormwater conveyance system, are impacted by atmospheric deposition, and exposed to vehicles, they collect a wide suite of pollutants and deliver them into the conveyance system and ultimately receiving streams (See Table 1). The metals, combustion by-products, and automotive fluids from vehicles can present a toxic mix that combines with the ubiquitous nutrients, trash, and suspended solids.

While other impervious surfaces can be replaced, for example using green roofs to decrease the amount of impervious roof surface, for the most part, impervious roads will, for some time to come, constitute a significant percentage of urban imperviousness because of their current widespread existence.

**Green Streets** achieve multiple benefits, such as improved water quality and more livable communities, through the integration of stormwater treatment techniques which use natural processes and landscaping.

Reducing road widths and other strategies to limit the amount of impervious surface are critical, but truly addressing road runoff requires mitigating its effects.

Roads present many opportunities for green infrastructure application. One principle of green infrastructure involves reducing and treating stormwater close to its source. Urban transportation right-of-ways integrated with green techniques are often called “green streets”. Green streets provide a source control for a main contributor of stormwater runoff and pollutant load. In addition, green infrastructure approaches complement street facility upgrades, street aesthetic improvements, and urban tree canopy efforts that also make use of the right-of-way and allow it to achieve multiple goals and benefits. Using the right-of-way for treatment also links green with gray infrastructure by making use of the engineered conveyance of roads and providing connections to conveyance systems when needed.

Green streets are beneficial for new road construction and retrofits. They can provide substantial economic benefits when used in transportation applications. Billions of dollars are spent annually on road construction and rehabilitation, with a large percentage focused on rehabilitation especially in urban areas. Coordinating green infrastructure installation with broader transportation improvements can significantly reduce the marginal cost of stormwater management by including it within larger infrastructure improvements. Also, and not unimportantly, right-of-way installations allow for easy public maintenance. A large municipal concern regarding green infrastructure use is maintenance; using roads and right-of-ways as locations for green infrastructure not only addresses a significant pollutant source, but also alleviates access and maintenance concerns by using public space.

In urban areas, roads present many opportunities for coordinated green infrastructure use. Some municipalities are capitalizing on the benefits gained by introducing green infrastructure in transportation applications. This paper will evaluate programs and policies that have been used to successfully integrate green infrastructure into roads and right-of-ways.

### **Green Street Designs**

Green streets can incorporate a wide variety of design elements including street trees, permeable pavements, bioretention, and swales. Although the design and appearance of green streets will vary, the functional goals are the same: provide source control of stormwater, limit its transport and pollutant conveyance to the collection system, restore predevelopment hydrology to the extent possible, and provide environmentally enhanced roads. Successful application of green techniques will encourage soil and vegetation contact and infiltration and retention of stormwater.

### **Alternative Street Designs (Street Widths)**

A green street design begins before any BMPs are considered. When building a new street or streets, the layout and street network must be planned to respect the existing hydrologic functions of the land (preserve wetlands, buffers, high-permeability soils, etc.) and to minimize the impervious area. If retrofitting or redeveloping a street, opportunities to eliminate unnecessary impervious area should be explored.

### **Implementation Hurdles**

Many urban and suburban streets, sized to meet code requirements for emergency service vehicles and provide a free flow of traffic, are oversized for their typical everyday functions. The Uniform Fire Code requires that streets have a *minimum 20 feet of unobstructed width*; a street with parking on both sides would require a width of at least 34 feet. In addition to stormwater concerns, wide streets have many detrimental implications on neighborhood livability, traffic conditions, and pedestrian safety.<sup>5</sup>

### **Oregon State Code Granting Authority for Street Standards to Local Government**

ORS 92.044 - Local governments shall *supersede and prevail over any specifications and standards for roads and streets set forth in a uniform fire code adopted by the State Fire Marshal, a municipal fire department or a county firefighting agency...* Local governments shall consider the needs of the fire department or fire-fighting agency when adopting the final specifications and standards.

The Transportation Growth and Management Program of Oregon, through a Stakeholder Design Team, developed a guide for reducing street widths titled the *Neighborhood Street Design Guidelines*.<sup>6</sup> The document provides a helpful framework for cities to conduct an inclusive review of street design profiles with the goal of reducing widths. Solutions for accommodating emergency vehicles while minimizing street widths are described in the document. They include alternative street parking configurations, vehicle pullout space, connected street networks, prohibiting parking near intersections, and smaller block lengths.



**Figure 1. The street-side swale and adjacent porous concrete sidewalk are located in the High Point neighborhood of Seattle, WA**  
(Source: Abby Hall, US EPA).

In 1997, Oregon, which has adopted the *Uniform Fire Code*, specifically granted local government the authority to establish alternative street design standards but requires them to consult with fire departments before standards are adopted. Table 2 provides examples of alternative street widths allowed in U.S. jurisdictions.<sup>7</sup>

### **Swales**

Swales are vegetated open channels designed to accept sheet flow runoff and convey it in broad shallow flow. The intent of swales is to reduce stormwater volume through infiltration, improve water quality through vegetative and soil filtration, and reduce flow velocity by increasing channel roughness. In the simple roadside grassed form, they have been a common historical

component of road design. Additional benefit can be attained through more complex forms of swales, such as those with amended soils, bioretention soils, gravel storage areas, underdrains, weirs, and thick diverse vegetation.

### **Implementation Hurdles**

There is a common misconception of open channel drainage being at the bottom of a street development hierarchy in which curb and gutter are at the top. Seattle's Street Edge Alternative Project and other natural drainage swale pilot projects have demonstrated that urban swales not only mitigate stormwater impacts, but they can also enhance the urban environment.<sup>8</sup>

**Table 2. Examples of Alternative Street Widths**

Jurisdiction	Street Width	Parking Condition
Phoenix, AZ	28'	parking both sides
Santa Rosa, CA	30'	parking both sides, <1000ADT
	26'-28'	parking one side
	20'	no parking
	20'	neck downs @ intersection
Orlando, FL	28'	parking both sides, res. Lots<55' wide
	22'	parking both sides, res. Lots>55' wide
Birmingham, MI	26'	parking both sides
	20'	parking one side
Howard County, MD	24'	parking unregulated
Kirkland, WA	12'	alley
	20'	parking one side
	24'	parking both sides – low density only
	28'	parking both sides
Madison, WI	27'	parking both sides, <3DU/AC
	28'	parking both sides, 3-10 DU/AC

ADT: Average Daily Traffic

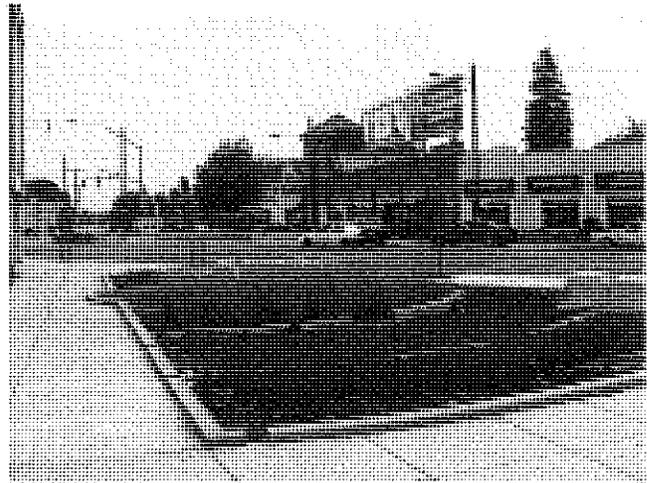
DU/AC: dwelling units per acre

**Bioretention Curb Extensions and Sidewalk Planters**

Bioretention is a versatile green street strategy. Bioretention features can be tree boxes taking runoff from the street, indistinguishable from conventional tree boxes. Bioretention features can also be attractive attention grabbing planter boxes or curb extensions. Many natural processes occur within bioretention cells: infiltration and storage reduces runoff volumes and attenuates peak flows; biological and chemical reactions occur in the mulch, soil matrix, and root zone; and stormwater is filtered through vegetation and soil.

**Implementation Hurdles**

A few municipal DOT programs have instituted green street requirements in roadway projects, but as of yet, specifications for street bioretention have not yet been incorporated into municipal DOT specifications. Many cities do have street bioretention pilot projects; two of the well documented programs are noted in the table. Several concerns and considerations have prevented standard implementation of bioretention by DOTs.



**Figure 2.** This bioretention area takes runoff from the street through a trench drain in the sidewalk as well as runoff from the sidewalk through curb cuts (Source: Abby Hall, US EPA).

**Table 3. Municipalities with Swale Specifications and Standard Details**

Municipality	Document	Section Title	Section #
City of Austin <sup>9</sup>	Standard Specifications and Standard Details	Grass-Lined Swale and Grass-Lined Swale with Stone Center	627S
City of Seattle <sup>10</sup>	2008 Standard Specifications for Municipal Construction	Natural Drainage Systems	7-21

**Table 4. Municipalities with Bioretention Pilot Projects in the Right-of-Way**

Municipality	Bioretention Type	Document
Maplewood, MN	Rain gardens	<i>Implementing Rainwater in Urban Stormwater Management</i> <sup>11</sup>
Portland, OR	<ul style="list-style-type: none"> <li>• Curb extensions</li> <li>• Planters</li> <li>• Rain gardens</li> </ul>	<i>2006 Stormwater Management Facility Monitoring Report</i> <sup>12</sup>

The diversity of shapes, sizes, and layouts bioretention can take is a significant obstacle to their incorporation with DOT specifications and standards. Street configurations, topography, soil conditions, and space availability are some of the factors that will influence the design of the bioretention facility. These variables make documentation of each new bioretention project all the more important. By building a menu of templates from local bioretention projects, future projects with similar conditions will be easier to implement and cost less to design. The documentation should include copies of the details and specifications for the materials used. A section on construction and operation issues, costs, lessons learned, and recommendations for similar designs should also be included in project documentation. Portland’s Bureau of Environmental Services has proven adept at documenting each of its Green Streets projects and making them accessible online.<sup>13</sup>

Utilities are a chief constraint to implementing bioretention as a retrofit in urban areas. The Prince George’s County, MD Bioretention Design Specifications and Criteria manual recommends applying the same clearance criteria recommended for storm drainage pipes.<sup>14</sup> Municipal design standards should specify the appropriate clearance from bioretention or allowable traversing.

**Prince George’s County, MD - 2.12.1.16 Utility Clearance**

Utility clearances that apply to storm drainage pipe and structure placement also apply to bioretention. Standard utility clearances for storm drainage pipes have been established at 1’ vertical and 5’ horizontal. However, bioretention systems are shallow, non-structural IMP’s consisting of mostly plant and soil components, (often) with a flexible underdrain discharge pipe. For this reason, other utilities may traverse a bioretention facility without adverse impact. Conduits and other utility lines may cross through the facility but construction and maintenance operations must include safeguard provisions. In some instances, bioretention could be utilized where utility conflicts would make structural BMP applications impractical.

Plants are another common concern of municipal staff, whether it is maintenance, salt tolerance, or plant height with regard to safety and security. Cities actively implementing LID practices in public spaces maintain lists of plants which fit the vegetated stormwater management practice niche. These are plants that flourish in the regional climate conditions, are adapted to periodic flooding, are low maintenance, and, if in cold climates, salt tolerant. Most often these plants are natives, but sometimes an approved non-native will best fit necessary criteria. A municipal plant list should be periodically updated based on maintenance experience, and vegetation health surveys.

**Permeable Pavement**

Permeable pavement comes in four forms: permeable concrete, permeable asphalt, permeable interlocking concrete pavers, and grid pavers. Permeable concrete and asphalt are similar to their impervious counterparts but are open graded or have reduced fines and typically have a special binder added. Methods for pouring, setting, and curing these permeable pavements also differ from the impervious versions. The concrete and grid pavers are modular systems. Concrete pavers are installed with gaps between them that allow water to pass through to the base. Grid pavers are typically a durable plastic matrix that can be filled with gravel or vegetation. All of the permeable pavement systems have an aggregate base in common which provides structural support, runoff storage, and pollutant removal through filtering and adsorption. Aside from a rougher unfinished surface, permeable concrete and asphalt look very similar to their impervious versions. Permeable concrete and asphalt and certain permeable concrete pavers are ADA compliant.

### Implementation Hurdles

Of all the green streets practices, municipal DOTs have been arguably most cautious about implementing permeable pavements, though it should be noted that some DOTs have, for decades, specified open-graded asphalt for low use roadways because of lower cost; to minimize vehicle hydroplaning; and to reduce road noise. The reticence to implement on a large-scale, however, is understandable given the lack of predictability and experience behind impervious pavements. However, improved technology, new and ongoing research, and a growing number of pilot projects are dispelling common myths about permeable pavements.



**Figure 3. Pervious pavers used in the roadway of a neighborhood development in Wilsonville, OR**  
(Source: Abby Hall, US EPA).

The greatest concern among DOT staff seems to be a perceived lack of long-term performance and maintenance data. Universities and DOTs began experimenting with permeable pavements in parking lots, maintenance yards, and pedestrian areas as early as twenty years ago in the U.S., even earlier in Europe. There is now a wealth of data on permeable pavements successfully used for these purposes in nearly every climate region of the country. In recent years, the cities of Portland, OR, Seattle, WA, and Waterford, CT and several private developments have constructed permeable pavement pilots within the roadway with positive results.

The two typical maintenance activities are periodic sweeping and vacuuming. The City of Olympia, WA has experimented with several methods of clearing debris from permeable concrete sidewalks. Each of the methods was evaluated on the ease of use, debris removal, and the performance pace. The cost analysis by

Permeable pavement concerns in the roadway often raise concerns of safety, maintenance, and durability. Municipalities can replace impervious surfaces in other non-critical areas such as sidewalks, alleys, and municipal parking lots. These types of applications help municipalities build experience and a market for the technology.

Olympia, WA found that the maintenance cost for pervious pavement was still lower than the traditional pavement when the cost of stormwater management was considered.

**Table 5. Municipalities with Permeable Pavement Specifications and Standard Details**

Municipality	Document	Section Title	Section #
Portland	2007 Standard Construction Specifications	Unit Pavers (includes permeable pavers)	00760
Olympia	WSDOT Specification	Pervious Concrete Sidewalks	8-30

Freeze/thaw and snow plows are the major concerns for permeable pavements in cold climate communities. However, these concerns have proven to be generally unwarranted when appropriate design and maintenance practices are employed. A well designed permeable pavement structure will always drain and never freeze solid. The air voids in the pavement allow plenty of space for moisture to freeze and ice crystals to expand. Also, rapid drainage through the pavement eliminates the occurrence of freezing puddles and black ice. Cold climate municipalities will need to make adjustments to snow plowing and deicing programs for permeable pavement areas. Snow plow blades must be raised enough to prevent scraping the surface of permeable pavements, particularly paver systems. Also, sand should not be applied.

**Table 6. A Study in Olympia, WA Comparison of the cost of permeable concrete sidewalks to the cost of traditional impervious sidewalks<sup>15</sup>**

Traditional Concrete Sidewalk		Permeable Concrete Sidewalk	
Construction Cost	Maintenance Cost	Construction Cost	Maintenance Cost
\$5,003,000*	\$156,000	\$2,615,000*	\$147,000
Total = \$5,159,000 \$101.16 per square yard		Total = \$2,762,000 \$54.16 per square yard	

\*The cost of stormwater management (stormwater pond) for the added impervious surface is factored into the significantly higher cost of constructing the traditional concrete sidewalk. Maintenance of the stormwater pond is also factored into the traditional concrete sidewalk maintenance cost.

### Sidewalk trees and tree boxes

From reducing the urban heat island effect and reducing stormwater runoff to improving the urban aesthetic and improving air quality, much is expected of street trees. Street trees are even good for the economy. Customers spend 12% more in shops on streets lined with trees than on those without trees.<sup>16</sup>

However, most often street trees are given very little space to grow in often inhospitable environments. The soil around street trees often becomes compacted during the construction of paved surfaces and minimized as underground utilities encroach on root space. If tree roots are surrounded by compacted soils or are deprived of air and water by impervious streets and sidewalks, their growth will be stunted, their health will decline, and their expected life span will be cut short. By providing adequate soil volume and a good soil mixture, the benefits obtained from a street tree multiply. To obtain a healthy soil volume, trees can simply be provided larger tree boxes, or structural soils, root paths, or “silva cells” can be used under sidewalks or other paved areas to expand root zones. These allow tree roots the space they need to grow to full size. This increases the health of the tree and provides the benefits of a mature sized tree, such as shade and air quality benefits, sooner than a tree with confined root space.



**Figure 4. Trees planted at the same time but with different soil volumes, Washington DC**  
(Source: Casey Trees)

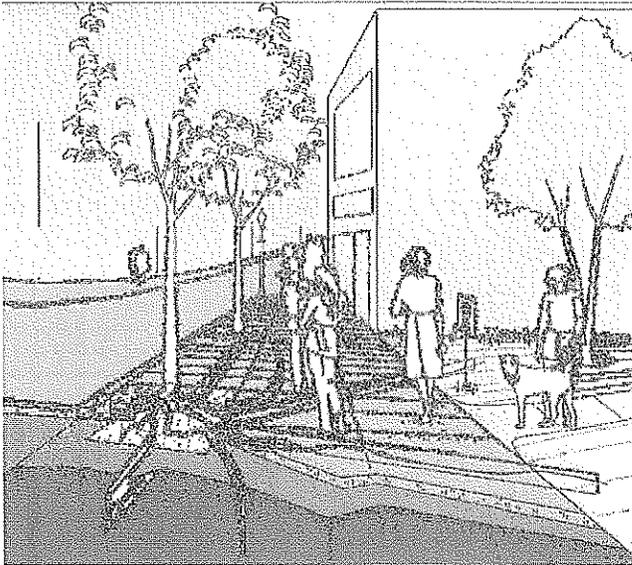
**Table 7. Healthy Tree Volume and Permeable Pavement Specifications and Standard Details**

Jurisdictions	Minimum Soil Volume	Section Title	Section #
Prince William County, VA	Large tree 970 cf	Design Construction Manual (Sec 800)	Table 8-8
	Medium tree 750 cf		
	Small tree 500 cf		
Alexandria, VA	300 cf	Landscape Guidelines	II.B. (2)

## Implementation Hurdles

Providing an adequate root volume for trees comes down to a trade off between space in the right-of-way and added construction costs. The least expensive way to obtain the volume needed for roots to grow to full size is providing adequate space unhindered by utilities or other encroachments. However, it is often hard to reserve space dedicated just to street trees in an urban right-of-way with so many other uses competing for the room they need. As a result, some creative solutions, though they cost more to install, have become useful alternatives in crowded subsurface space. Structural soils, root paths, and “silva cells” leave void space for roots and still allow sidewalks to be constructed near trees.

Root Paths can be used to increase tree root volume by connecting a small tree root volume with a larger subsurface volume nearby. A tunnel-like system extends from the tree underneath a sidewalk and connects to an open space on the other side.



**Figure 5. Root Paths direct tree roots under paving and into better soil areas for tree root growth**  
(Source: Arlington County, VA).

Silva Cells<sup>17</sup> are another option for supporting sidewalks near trees while still providing enough space for roots to grow. These plastic milk crate-like frames fit together and act as a supporting structure for a sidewalk while leaving room for uncompacted soil and roots inside the frame.

Permeable pavement sidewalks are another enhancement to the root space. They provide moisture and air to roots under sidewalks. Soils under permeable pavements can still become compacted. Structural soils<sup>18</sup> are a good companion tree planting practice to permeable pavement. When planting a tree in structural soils an adequate tree root volume is excavated and filled with a mix of stone and soil that still provides void space for healthy roots and allows for sidewalks, plazas or other paved surfaces to be constructed over them.

## Case Studies

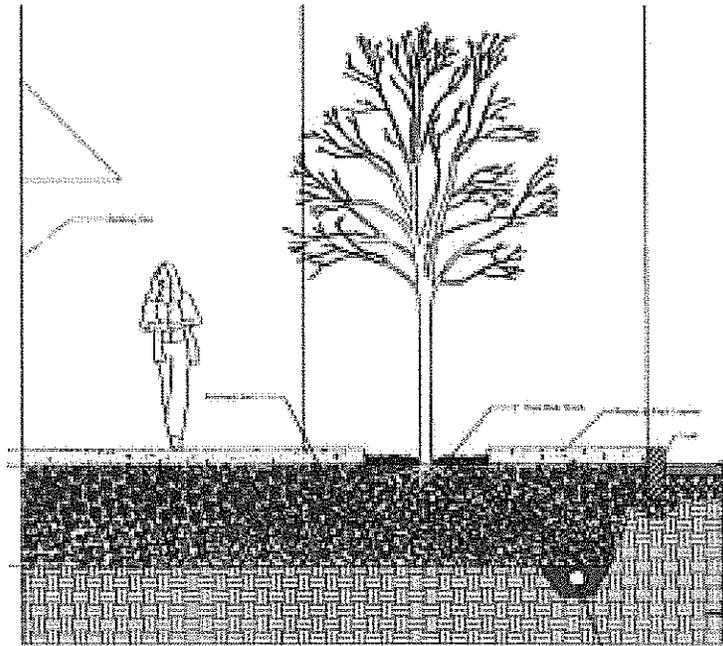
### Portland, OR: Green Street Pilot Projects

Portland, Oregon is a national leader in developing green infrastructure. Portland's innovation in stormwater management was necessitated by the need to satisfy a Combined Sewer Overflow consent decree, Safe Drinking Water Act requirements, impending Total Maximum Daily Load limitations, Superfund cleanup measures and basement flooding. Through the 1990s, over 3 billion gallons of combined sewer overflow discharged to the Willamette River every year.<sup>19</sup> All of these factors plus leadership and local desires to create green solutions and industries compelled the city to implement green infrastructure as a complement to adding capacity to the sewer system with large pipe overflow interceptors. Despite gaps in long-term performance data, Portland took a proactive approach in implementing green infrastructure pilot projects.

Portland's green infrastructure pilot projects have their roots in the city's 2001 Sustainable Infrastructure Committee. The committee, consisting of representatives from Portland's three infrastructure management Bureaus, documented the city's ongoing efforts toward sustainable infrastructure, gathered research on green infrastructure projects from around the country, and identified opportunities for local pilots.<sup>20, 21, 22</sup>



**Figure 6. Silva cell structures support the sidewalk while providing root space for street trees**  
 (Source: Deep Root Partners, LP).



**Figure 7. Structural soils provide void space for root growth and load-bearing for sidewalk**  
 (Source: Urban Horticulture Institute, Cornell University).

One of the Bureau of Environmental Services' (BES) earliest green infrastructure retrofit projects within the right-of-way was a set of two stormwater curb extensions on NE Siskiyou Street. Portland had been retrofitting many streets with curb extensions for the purpose of pedestrian safety, but this was the first done for the purpose of treating street runoff. In a simulated 25-year storm event flow test, the curb extensions captured 85% of the runoff volume that would be discharged to the combined sewer system and reduced peak flow by 88%.<sup>23</sup>

Between 2003 and 2007, Portland designed and implemented a variety of Green Street pilots. Funding sources for these projects have come from BES, Portland Department of Transportation, U.S. EPA, and an Innovative Wet Weather Fund. BES combined funds with an EPA grant to create the Innovative Wet Weather Fund. In 2004, nearly \$3 million from the Innovative Wet Weather Fund was budgeted for a long list of projects from city green roofs, public-private projects, and a number of pilot projects within the right-of-way.<sup>24</sup> Several pilots have been cost competitive with or less costly than conventional upgrades. The Bureau recognizes that costs will decrease once these projects become more routine. Many of the pilot project costs included one time costs such as the development of outreach materials and standard drawings.



**Figure 8: NE Siskiyou Vegetated Curb Extensions**

Source: City of Portland – Bureau of Environmental Services

**Table 8. Portland, OR - Green Street Pilot Projects**

Location	Design	Year Completed	Cost
NE Siskiyou b/w NE 35 <sup>th</sup> Pl. and NE 36 <sup>th</sup> Ave	Stormwater curb extension	2003	\$20,000
3 blocks of the Westmoreland Neighborhood	Permeable Pavers in parking lanes and curb to curb	2004	\$412,000
SE Ankeny b/w SE 56 <sup>th</sup> and SE 57 <sup>th</sup> Ave.	Stormwater curb extensions	2004	\$11,946
NE Fremont b/w NE 131st and 132 <sup>nd</sup> Av	Stormwater curb extension	2005	\$20,400
SW 12 <sup>th</sup> Ave b/w SW Montgomery and Mill	Stormwater planters	2005	\$34,850
East Holladay Park	Pervious paver parking lot	2005	\$165,000
4 blocks of North Gay Avenue b/w N Wygant and N Sumner	Porous concrete in curb lanes and curb to curb; porous asphalt in curb lanes and curb to curb	2005	--
SW Texas	Stormwater wetlands and swales	2007	\$2.3 million
Division St. – New Seasons Market	Stormwater planters and swales	--	--
SE Tibbetts and SE 21 <sup>st</sup> Ave.	Stormwater curb extension and planters	--	--

Source: Portland Bureau of Environmental Services, 2008  
<http://www.portlandonline.com/bes/index.cfm?c=44463&>

Each of the pilot projects have been well documented by BES. A consistent format has been used to describe pilot background, features, engineering design, landscaping, project costs, maintenance, monitoring, and, most importantly, lessons learned. These case studies as well as other Green Street documentation can be found on BES's Sustainable Stormwater webpage, <http://www.portlandonline.com/BES/index.cfm?c=34598>. Due to physical factors (drainage, slope, soil, existing utilities, multiple uses) and development factors (retrofit, redevelopment, and new construction), there will be many variations on Green Streets. As part of the program, a continually updated Green Street Profile Notebook will catalog the successful green street projects. Users can use the Notebook for permitting guidance, to identify green streets facilities appropriate for various factors, but the document is not a technical document with standard details.

**The Green Streets Team**

The City of Portland, OR is widely acknowledged for long term, forward thinking, and comprehensive transportation and environmental planning. Portland recognized the fact that 66% of the City’s total runoff is collected from streets and the right-of-way.<sup>25</sup> The city also saw the potential for transportation corridors to meet multiple objectives, including:

- Comprehensively address numerous City goals for neighborhood livability, sustainable development, increased green spaces, stormwater management, and groundwater protection;
- Integrate infrastructure functions by creating “linear parks” along streets that provide both pedestrian/bike areas and stormwater management;
- Avoid the key impacts of unmanaged stormwater whereby surface waterbodies are degraded, and water quality suffers;
- Manage stormwater with investments citizens can support, participate in, and see;
- Manage stormwater as a resource, rather than a waste;
- Protect pipe infrastructure investments (extend the life of pipe infrastructure, limit the additional demand on the combined sewer system as development occurs);
- Protect wellhead areas by managing stormwater on the surface; and
- Provide increased neighborhood amenities and value.

In a two phased process from 2005 to 2007, the Green Streets Team, a cross agency and interdisciplinary team, developed a comprehensive green streets policy and a way forward for the green streets agenda. Phase 1 identified challenges and issues and began a process for addressing them. Barriers to the public initiation of green street projects included a code and standards that would disallow or discourage green street strategies, long term performance unknowns, and maintenance responsibilities. To address these barriers, the Green Streets Team organized into subgroups focusing on outreach, technical guidance, infrastructure, maintenance, and resources.

Phase 2 of the Green Streets project synthesized the opportunities and solutions identified in Phase 1 into a citywide Green Streets Program. The first priority for this phase was the drafting of a binding citywide policy. The resolution was adopted by the Portland City Council in March 2007.

**Prior to the start of the Portland effort, 90% of implemented green street projects were issued by private permits rather than city initiated projects.**

<b>Six Approaches to Implementing Green Streets</b>	
<b>Pathway</b>	<b>Implementation</b>
City-initiated street improvement projects	City designs, manages, maintains
City-initiated stormwater retrofits	City designs, manages, maintains
Neighborhood-initiated LIDs	
Developer-initiated subdivisions with public streets	Developer designs and builds via City permit and review process, then turns over new right of way to the City after warranty period
Developer-initiated subdivisions with private streets	Developer designs and builds via City permit and review process, and turns over to home-owner association
Developer-related initiated frontage improvements on existing public streets	Developer designs and builds new sidewalks and curbs via City permit and review process, usually because the City required it via a building permit or via a land division

*Source: Portland Green Streets, Phase 1*

### Portland City Council Approved Green Streets Policy

Goal: City of Portland will promote and incorporate the use of green street facilities in public and private development.

City elected officials and staff will:

#### 1. Infrastructure Projects in the Right of Way:

- a. Incorporate green street facilities into all City of Portland funded development, redevelopment or enhancement projects as required by the City's September 2004 (or updated) Stormwater Management Manual. Maintain these facilities according to the May 2006 (or updated) Green Streets Maintenance Policy.

If a green street facility (infiltrating or flow through) is not incorporated into the Infrastructure Project, or only partial management is achieved, then an off site project or off site management fee will be required.

- b. Any City of Portland funded development, redevelopment or enhancement project, that does not trigger the Stormwater Manual but requires a street opening permit or occurs in the right of way, shall pay into a "% for Green" Street fund. The amount shall be 1% of the construction costs for the project.

*Exceptions: Emergency maintenance and repair projects, repair and replacement of sidewalks and driveways, pedestrian and trail replacement, tree planting, utility pole installation, street light poles, traffic, signal poles, traffic control signs, fire hydrants, where this use of funds would violate contracted or legal restrictions.*

#### 2. Project Planning and Design:

- a. Foster communication and coordination among City Bureaus to encourage consideration of watershed health and improved water quality through use of green street facilities as part of planning and design of Bureau projects.
- b. Coordinate Bureau work programs and projects to implement Green Streets as an integrated aspect of City infrastructure.
- c. Plan for large-scale use of Green Streets as a means of better connecting neighborhoods, better use of the right of way, and enhancing neighborhood livability.
- d. Strive to develop new and innovative means to cost-effectively construct new green street facilities.
- e. Develop standards and incentives (such as financial and technical resources, or facilitated permit review) for Green Streets projects that can be permitted and implemented by the private sector. These standards and incentives should be designed to encourage incorporation of green street facilities into private development, redevelopment and enhancement projects.

#### 3. Project and Program Funding:

- a. Seek opportunities to leverage the work and associated funding of projects in the same geographic areas across Bureaus to create Green Street opportunities.
- b. Develop a predictable and sustainable means of funding implementation and maintenance of Green Street projects.

#### 4. Outreach:

- a. Educate citizens, businesses, and the development community/industry about Green Streets and how they can serve as urban greenways to enhance, improve, and connect neighborhoods to encourage their support, demand and funding for these projects.
- b. Establish standard maintenance techniques and monitoring protocols for green street facilities across bureaus, and across groups within bureaus.

#### 5. Project Evaluation:

- a. Conduct ongoing monitoring of green street facilities to evaluate facility effectiveness as well as performance in meeting multiple City objectives for:
  - Gallons managed;
  - Projects distributed geographically by watershed and by neighborhood; and

The second priority for Phase 2 was developing communication and planning procedures for incorporating multi-bureaus plans into the scheduled Portland DOT Capital Improvement Program (CIP). Three timeframes for green street project planning were recommended. In the short term, the CIP Planning Group, backed by the citywide policy directive, will shift to a focus on "identifying and evaluating opportunities to partner." For example, coordinating Water Bureau and BES pipe replacement

projects with DOT maintenance, repair, and improvement projects. The mid-term approach is more proactive and involves forecasting potential green street projects using existing bureau data and GIS tools. As for the long term, green street objectives will be incorporated into the citywide systems plan which guides city bureaus for the next 20 years.

The Green Street Team methodology propelled Portland's early green street pilot projects into a comprehensive, citywide multi-bureau program. The program built on previous efforts by the Sustainable Infrastructure Committee as well as other efforts such as the 2005 Portland Watershed Management Plan, established a City Council mandated policy, and institutionalized green street development. The outcome of this approach is multi-agency buy-in and responsibility for the effort. For instance, because of their knowledge of plant maintenance, Portland Parks and Recreation is responsible for the maintenance of some DOT installations.

### **Chicago, IL: Green Alleys Program**

The City of Chicago, Illinois has an alley system that is perhaps the largest in the world. These 13,000 publicly owned alleys result in 1,900 miles, or 3,500 acres, of impermeable surfaces in addition to the street network. Because the alley system was not originally paved, there are no sewer connections as part of the original design. Over time the alleys were paved and flooding in garages and basements began to occur as a result of unmanaged stormwater runoff. Since the city already spends \$50 million each year to clean and upgrade 4,400 miles of sewer lines and 340,000 related structures, the preferred solution to the flooded alleys is one that doesn't put more stress on an already overburdened and expensive sewer system.<sup>26</sup>

In 2003, the Chicago Department of Transportation (CDOT) used permeable pavers and French drain pilot applications to remedy localized flooding problems in alleys in the 48<sup>th</sup> Ward.<sup>27</sup> These applications proved to be successful and by 2006, CDOT launched its Green Alley Program with the release of the Chicago Green Alley Handbook (Handbook).<sup>28</sup>

The Chicago Green Alley Program is unique because it marries green infrastructure practices in the public right-of-way with green infrastructure efforts on private property. The user-friendly Handbook, which describes both facets of the program including the design techniques and their benefits, is an award winning document. The American Society of Landscape Architects awarded the creators of the Handbook the 2007 Communications Honor Award for the clear graphics and simple, yet effective, message.<sup>29</sup> The Handbook explains to the residents why green infrastructure is important, how to be good stewards of the Green Alley in their neighborhood, and what sorts of "green" practices they can implement on their property to reduce waste, save water, and help manage stormwater wisely.

While the initial impetus behind the Green Alley Program was stormwater management, Chicago decided to use this opportunity to address other environmental concerns as well as reducing the urban heat island effect, recycling, energy conservation, and light pollution.

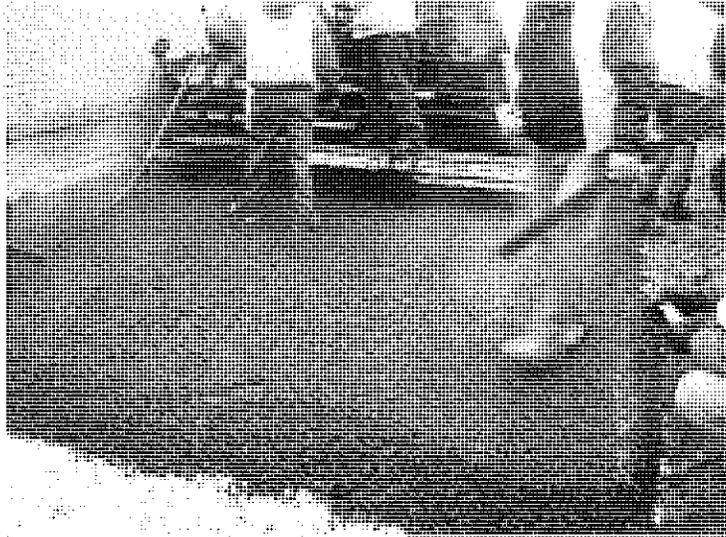
#### ***Green Infrastructure in the Right-of-Way***

Chicago's Green Alley Program uses the following five techniques in the public right-of-way to "green" the alley:

1. Changing the grade of the alley to drain to the street rather than pond water in the alley or drain toward garages or private property.
2. Using permeable pavement that allows water to percolate into the ground rather than pond on the surface.
3. Using light colored paving material that reflects sunlight rather than adsorbing it, reducing urban heat island effect.

4. Incorporating recycled materials into the pavement mix to reduce the need for virgin materials and reduce the amount of waste going into the landfill.
5. Using energy efficient light fixtures that focus light downward, reducing light pollution.

Four design approaches were created using these techniques. Based on the local conditions, the most appropriate approach is selected. In areas where soils are well-draining, permeable pavement is used. In areas where buildings come right up to the edge of pavement and infiltrated water could threaten foundations, impermeable pavement strips are used on the outside with a permeable pavement strip down the middle. In areas where soils do not provide much infiltration capacity, the alley is regraded to drain properly and impermeable pavement made with recycled materials is used. Another approach utilizes an infiltration trench down the middle of the alley. Light colored (high albedo) pavement, recycled materials, and energy efficient, glare reducing lights are a part of each design approach.



**Figure 9: Permeable Asphalt Installation Using Ground Tire Rubber.**

*Source: Chicago Department of Transportation, Sustainable Development Initiatives; Streetscape and Urban Design Program, CDOT Division of Project Development.*

### ***Green Infrastructure on Private Property***

The Handbook also describes actions that property owners can take to “green” their own piece of Chicago. The Handbook describes the costs, benefits, and utility of the following practices:

- Recycling;
- Composting;
- Planting a tree;
- Using native landscape vegetation;
- Constructing a rain garden;
- Installing a rain barrel;
- Using permeable pavement for patios;
- Installing energy efficient lighting; and
- Utilizing natural detention.

By bringing this wide range of “green” practices to the attention of homeowners, the positive impacts of the Green Alley Program spread beyond the boundaries of the right-of-way, increasing awareness and providing practical resources to help community members be a part of the solution.

### ***Chicago Green Alley Cost Considerations***

When the program began in 2006, repaving the alleys with impermeable pavement ranged in cost from \$120,000 to \$150,000, whereas a total Green Alley reconstruction was more along the lines of \$200,000 to \$250,000.<sup>30</sup> While less expensive conventional rehabilitation options may seem more attractive, they don’t provide a solution to the localized flooding issues or the combined sewer system overflow problems. Sewer system connections could be established to solve the localized flooding problem, but it would add to the already overburdened sewer system and increase the cost of the reconstruction to that of the impermeable alley option. Consequently, the higher priced Green Alley option proved to be the best investment as it has multiple benefits in addition to solving localized flooding and reducing flow into the combined sewer system. The additional benefits of the Green Alley Program include not only urban heat

island effect reduction, material recycling, energy conservation, and light pollution reduction, but also the creation of a new market.

In 2006, when the Green Alley Program began, the city paid about \$145 per cubic yard of permeable concrete. Just one year later, the cost of permeable concrete had dropped to only \$45 per cubic yard. Compared with the cost of ordinary concrete, \$50 per cubic yard, permeable concrete may have seemed like an infeasible option in the past to customers wanting to purchase concrete.<sup>31</sup> After the city's initial investment in the local permeable concrete market, the product cost has come down making permeable concrete a more affordable option for other consumers besides the city. This has resulted in an increased application of permeable concrete throughout the region.



**Figure 10: Permeable Pavers and Permeable Concrete Chicago Alleys**  
(Source: Abby Hall, US EPA)

The success of the Chicago Green Alley Program is evident. Not only are the alleys been “greened” as a result of the program, the surrounding properties and even the surrounding neighborhoods are experiencing the positive impacts of the program’s implementation.

### **Conclusions and Recommendations**

Incorporating green streets as a feature of urban stormwater management requires matching road function with environmental performance. Enhancing roads with green elements can improve their primary function as a transportation corridor while simultaneously mitigating their negative environmental impacts. In theory and practice many municipalities are not far removed from dedicated green streets programs. Street tree and other greenscaping programs are often identified and promoted along urban transportation corridors. Adapting them to become fully functional green streets requires minor design modifications and an evaluation of how to maximize the benefits of environmental systems.

Portland’s green streets program demonstrates how common road and right-of-way elements (e.g., traffic calming curb extensions, tree boxes) can be modified and optimized to provide stormwater management in addition to other benefits. The curb cuts and design variations to allow runoff to enter the vegetated areas are subtle changes with a significant impact and demonstrate how stormwater can be managed successfully at the source. One of the biggest successes of the program was reassessing common design features and realizing that environmental performance can be improved by integrating stormwater management.

Where Portland used vegetation, Chicago’s Green Alley Program similarly demonstrates that hardscape elements can be an integral part of a greening program. By incorporating permeable pavements that simulate natural infiltration, Chicago enhances the necessary transportation function of alleys while enhancing infrastructure and environmental management. Portland also contrasts the “soft” and “hard”

elements of green streets by using both permeable pavements and vegetated elements. The green options available demonstrate the flexibility of green infrastructure to satisfy road function and environmental objectives and highlight why transportation corridors are well suited for green infrastructure.

**Elements necessary for a successful green streets program:**

- **Pilot projects are critical.** The most successful municipal green street programs to date all began with well documented and monitored pilot projects. These projects have often been at least partially grant funded and receive the participation of locally active watershed groups working with the city infrastructure programs. The pilot projects are necessary to demonstrate that green streets can work in the local environment, can be relied upon, and fit with existing infrastructure. Pilot projects will help to dispel myths and resolve concerns.
- **Leadership in sustainability from the top.** The cities with the strongest green streets programs are those with mayors and city councils that have fully bought into sustainable infrastructure. Council passed green policies and mayoral sustainability mandates or mission statements are needed to institutionalize green street approaches and bring it beyond the token green project.
- **Buy-in from all municipal infrastructure departments.** By their nature, green streets cross many municipal programs. Green street practices impact stormwater management, street design, underground utilities, public lighting, green space planning, public work maintenance, and budgeting. When developing green streets, all of the relevant agencies must be represented. Also, coordination between the agencies on project planning is important for keeping green infrastructure construction costs low. Superior green street design at less cost occurs when sewer and water line replacement projects can be done in tandem with street redevelopment. These types of coordination efforts must happen at the long-term planning stage.
- **Documentation.** Green street projects need to be documented on two levels, the design and construction level and on a citywide tracking level. Due to the different street types and siting conditions, green street designs will take on many variations. By documenting the costs, construction, and design, the costs of similar future projects can be minimized and construction or design problems can be avoided or addressed. Tracking green street practices across the city is crucial for managing maintenance and quantifying aggregate benefits.
- **Public outreach.** Traditional pollution prevention outreach goes hand in hand with green street programs. Properly disposing of litter, yard waste, and hazardous chemicals and appropriately applying yard chemicals will help prolong the life of green street practices. An information campaign should also give the public an understanding of how green infrastructure works and the benefits and trade offs. In many cases, remedial maintenance of green street practices will be performed by neighboring property owners; they need to know how to maintain the practices to keep them performing optimally.

As public spaces, roads are prime candidates for green infrastructure improvements. In addition to enabling legislation, and technical guidance, developing a green streets program requires an institutional re-evaluation of how right-of-ways are most effectively managed. This process typically includes:

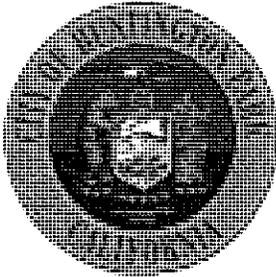
- Assessing the necessary function of the road and selecting the minimum required street width to reduce impervious cover;
- Enhancing streetscaping elements to manage stormwater and exploring opportunities to integrate stormwater management into roadway design; and
- Integrating transportation and environmental planning to capitalize on economic benefits.

The use of green streets offers the capability of transforming a significant stormwater and pollutant source into an innovative treatment system. Green streets optimize the performance of public space easing maintenance concerns and allowing municipalities to coordinate the progression and implementation of stormwater control efforts. In addition, green streets optimize the performance of both the transportation and water infrastructure. Effectively incorporating green techniques into the transportation network provides significant opportunity to decrease infrastructure demands and pollutant transport.

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<sup>2</sup> Lance Frazer, *Paving Paradise: The Peril of Impervious Cover*, Environmental Health Perspectives, Volume 113, Number 7, July 2005.

- <sup>3</sup> See note 1.
- <sup>4</sup> *Pollutants Commonly Found in Stormwater Runoff*, <http://www.stormwaterauthority.org/pollutants/default.aspx> (accessed July 2008).
- <sup>5</sup> Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities: <http://www.ite.org/css/> (Ch. 6, pages. 65-87)
- <sup>6</sup> *Neighborhood Street Design Guidelines*, prepared by Neighborhood Streets Project Stakeholders. November 2000 <http://www.oregon.gov/LCD/docs/publications/neighborstreet.pdf> (accessed June 2008)
- <sup>7</sup> *Narrow Streets Database*, <http://www.sonic.net/abcaia/narrow.htm> (accessed July 2008).
- <sup>8</sup> City of Seattle. Street Edge Alternatives Project [http://www.ci.seattle.wa.us/util/About\\_SPU/Drainage\\_&\\_Sewer\\_System/Natural\\_Drainage\\_Systems/Street\\_Edge\\_Alternatives/index.asp](http://www.ci.seattle.wa.us/util/About_SPU/Drainage_&_Sewer_System/Natural_Drainage_Systems/Street_Edge_Alternatives/index.asp)
- <sup>9</sup> City of Austin, Engineering Services Division. Standard Specifications and Details Website: <http://www.ci.austin.tx.us/sd2/>
- <sup>10</sup> See note 9
- <sup>11</sup> *Implementing Rainwater in Urban Stormwater Management* [http://www.ci.maplewood.mn.us/index.asp?Type=B\\_BASIC&SEC=%7BF2C03470-D6B5-4572-98F0-F79819643C2A%7D](http://www.ci.maplewood.mn.us/index.asp?Type=B_BASIC&SEC=%7BF2C03470-D6B5-4572-98F0-F79819643C2A%7D) (accessed July 2008).
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- <sup>13</sup> City of Portland. Green Streets website. <https://www.sustainableportland.org/BES/index.cfm?c=44407> (last accessed July, 2008).
- <sup>14</sup> Prince George's County, MD. *Bioretention Design Specifications and Criteria*. [http://www.co.pg.md.us/Government/AgencyIndex/DER/ESD/Bioretention/pdf/bioretention\\_design\\_manual.pdf](http://www.co.pg.md.us/Government/AgencyIndex/DER/ESD/Bioretention/pdf/bioretention_design_manual.pdf) (accessed July 2008).
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- <sup>16</sup> The Case for Trees, Casey Trees, Washington, D.C.: <http://www.caseytrees.org/resources/casefortrees.html#EconGrowth>
- <sup>17</sup> Deep Root, LLC. <http://www.deeproot.com>
- <sup>18</sup> Cornell University, Urban Horticulture Institute. <http://www.hort.cornell.edu/UHI/>
- <sup>19</sup> City of Portland Bureau of Environmental Services, *CSO Program*, <http://www.portlandonline.com/BES/index.cfm?c=31030>, (accessed July 2008).
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- <sup>23</sup> City of Portland Bureau of Environmental Services, *Flow Test Report: Siskiyou Curb Extension*. August 4, 2004. <http://www.portlandonline.com/shared/cfm/image.cfm?id=63097> (accessed July 2008).
- <sup>24</sup> City of Portland Bureau of Environmental Services, *Environmental Assessment: Innovative Wet Weather Program*, April 2004.
- <sup>25</sup> Portland Stormwater Advisory Committee, 2004.
- <sup>26</sup> Chicago Department of Transportation, Sustainable Development Initiatives; Streetscape and Urban Design Program, CDOT Division of Project Development: [http://www.railvolution.com/rv2006\\_pdfs/rv2006\\_217c.pdf](http://www.railvolution.com/rv2006_pdfs/rv2006_217c.pdf)
- <sup>27</sup> 48<sup>th</sup> Ward Green Initiatives: <http://www.masmith48.org/greeninitiatives/greeninitiatives.html>
- <sup>28</sup> The Chicago Green Alley Handbook, Chicago Department of Transportation: [http://egov.cityofchicago.org/webportal/COCWebPortal/COC\\_EDITORIAL/GreenAlleyHandbook.pdf](http://egov.cityofchicago.org/webportal/COCWebPortal/COC_EDITORIAL/GreenAlleyHandbook.pdf)
- <sup>29</sup> American Society of Landscape Architects, 2007 Professional Awards: [http://www.asla.org/awards/2007/07winners/212\\_hdg.html](http://www.asla.org/awards/2007/07winners/212_hdg.html)
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# CITY OF HUNTINGTON PARK

Public Works Department  
City Council Agenda Report

June 17, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **FIRST READING OF AN ORDINANCE AMENDING TITLE 7, CHAPTER 9 OF THE HUNTINGTON PARK MUNICIPAL CODE (HPMC) PERTAINING TO LOW IMPACT DEVELOPMENT REQUIREMENTS**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approve the first reading of the proposed ordinance amending Title 7, Chapter 9 of the Huntington Park Municipal Code (HPMC) pertaining to Low Impact Development Requirements

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On November 8, 2012 the Los Angeles Regional Water Quality Control Board (LAR-RWQCB) adopted Order No. R4-2012-0175 revising the waste discharge requirements for Municipal Separate Storm Sewer System (MS4) dischargers within the coastal watersheds of Los Angeles County covered by NPDES Permit No. CAS004001 (collectively referred to as "Stormwater Permit"). This new Stormwater Permit became effective on December 28, 2012 and regulates the water quality of urban runoff (storm and non-storm generated) in cities within most of Los Angeles County, including Huntington Park. It applies to discharges from the City and by definition covers all runoff conveyed over or through municipal streets, sidewalks, curbs, gutters, catch basins, storm drains, ditches, man-made channels and similar facilities. The new Stormwater Permit supersedes the previous permit adopted in 2001 and all subsequent revisions.

There are a number of requirements and deadlines under the new Stormwater Permit and the City is working toward compliance. One of the requirements is the adoption of a Low Impact Development (LID) ordinance by June 28, 2013.

LID is a development planning practice that consists of designing landscape and building features in a manner that promotes the retention of stormwater runoff onsite and/or provides treatment of stormwater runoff prior to discharge from the site. The

FIRST READING OF AN ORDINANCE AMENDING TITLE 7, CHAPTER 9 OF THE HUNTINGTON PARK MUNICIPAL CODE (HPMC) PERTAINING TO LOW IMPACT DEVELOPMENT REQUIREMENTS

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intent of LID is to control the transport of pollutants to public streets and downstream receiving waters caused by increased runoff volumes attributable to the increase of impermeable surfaces when land is developed/redeveloped. LID is widely recognized as a sensible and sustainable approach to managing the quantity and quality of stormwater and non-stormwater runoff by setting standards and practices to maintain or restore the natural hydrologic characteristics of a development site, reduce off-site runoff, improve water quality, and provide groundwater recharge.

The provisions of the new ordinance establish requirements for construction activities and facility operations of Development and Redevelopment projects that require building, grading and encroachment permits in order to ensure compliance with Order No. R4-2012-0175. The new requirements also ensure the proposed project lessens the water quality impacts of development by requiring implementation of LID practices. LID practices will be implemented for all new development and/or redevelopment projects meeting the following minimum thresholds:

1. All development projects equal to one acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area.
2. Industrial parks 10,000 square feet or more of surface area.
3. Commercial malls 10,000 square feet or more of surface area.
4. Retail gasoline outlets with 5,000 square feet or more of surface area.
5. Restaurants (Standard Industrial Classification (SIC) of 5812) with 5,000 square feet or more of surface area.
6. Parking lots with 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces.
7. Streets and roads construction of 10,000 square feet or more of impervious surface area. Street and road construction applies to standalone streets, roads, highways, and freeway projects, and also applies to streets within larger projects.
8. Automotive service facilities (Standard Industrial Classification (SIC) of 5013, 5014, 5511 5541, 7532-7534, and 7536-7539) 5,000 square feet or more of surface area.
9. Projects located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area (ESA), where the development will:
  - a. Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and
  - b. Create 2,500 square feet or more of impervious surface area
10. Single-family hillside homes.
11. Redevelopment Projects
  - a. Land disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site on Planning Priority Project categories.

FIRST READING OF AN ORDINANCE AMENDING TITLE 7, CHAPTER 9 OF THE HUNTINGTON PARK MUNICIPAL CODE (HPMC) PERTAINING TO LOW IMPACT DEVELOPMENT REQUIREMENTS

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- b. Where Redevelopment results in an alteration to more than fifty percent (50%) of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.
- c. Where Redevelopment results in an alteration of less than fifty percent (50%) of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.
- d. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of facility or emergency redevelopment activity required to protect public health and safety. Impervious surface replacement, such as the reconstruction of parking lots and roadways which does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity. Redevelopment does not include the repaving of existing roads to maintain original line and grade.
- e. Existing single-family dwelling and accessory structures are exempt from the Redevelopment requirements unless such projects create, add, or replace 10,000 square feet of impervious surface area.

The proposed ordinance replaces and updates sections of the HPMC that required the preparation of an Urban Storm Water Mitigation Plan (USWMP) for development projects in accordance with the previous Stormwater Permit.

**FISCAL IMPACT/FINANCING**

No significant fiscal impact is anticipated due to the implementation of the LID ordinance. The new Stormwater Permit revised and augmented the requirements for private development projects. It also redefined the types of projects and lowered the thresholds used to determine if a project is subject to the new requirements, but the review and approval process for City staff remains relatively unchanged.

**ENVIRONMENTAL IMPACT**

The proposed LID Ordinance qualifies for a Class 8 California Exemption under the provisions of the California Environmental Quality Act (CEQA) Section 15308. Class 8 exempts actions taken by regulatory agencies as authorized by State or local ordinances to assure the maintenance, restoration, enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment.

FIRST READING OF AN ORDINANCE AMENDING TITLE 7, CHAPTER 9 OF THE HUNTINGTON PARK MUNICIPAL CODE (HPMC) PERTAINING TO LOW IMPACT DEVELOPMENT REQUIREMENTS

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**CONCLUSION**

Upon City Council approval, the proposed ordinance will take effect 30 days following City Council approval of the Second Reading, at which time the new LID requirements would be enforced on all applicable new development projects.

Respectfully submitted,



RENÉ BOBADILLA, P.E.  
City Manager



JAMES A. ENRIQUEZ, P.E.  
Director of Public Works / City Engineer

**ATTACHMENT**

- A. Proposed Ordinance

# ATTACHMENT "A"



1       **WHEREAS**, LID is widely recognized as a sensible approach to managing the  
2 quantity and quality of stormwater runoff by setting standards and practices to maintain or  
3 restore the natural hydrologic characteristics of a development site, reduce off-site runoff,  
improve water quality, and provide groundwater recharge; and

4       **WHEREAS**, it is the intent of the City to require stormwater and rainwater LID  
5 strategies for all Development and Redevelopment projects as defined under "Applicability."

6       **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK,  
7 CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

8       **Section 1:** The above recitals are true and correct and incorporated herein.

9       **Section 2:** Section 7.9.01 of the Huntington Park Municipal Code entitled  
10 "Definitions" is hereby amended to read in its entirety as follows:

11       **Section 7.9.01 Definitions.**

12       When used in this Chapter the following words and phrases shall have the following  
13 meaning. If the definition of any term contained in this chapter conflicts with the definition of  
the same term in Order No. R4-2012-0175, then the definition contained in Order No. R4-  
2012-0175 shall govern:

14       **"Act"** means the Federal Water Pollution Control Act, also known as, The Clean  
15 Water Act, as amended, 33 U.S.C. 1251.

16       **"Automotive Service Facility"** means a facility that is categorized in any one of the  
17 following Standard Industrial Classification (SIC) and North American Industry Classification  
18 System (NAICS) codes. For inspection purposes, Permittees need not inspect facilities with  
19 SIC codes 5013, 5014, 5511, 5541, 7532-7534, and 7536-7539 provided that these facilities  
have no outside activities or materials that may be exposed to stormwater (Order No. R4-  
2012-0175).

20       **"Basin Plan"** means the Water Quality Control Plan, Los Angeles Region, Basin  
21 Plan for the Coastal Watersheds of Los Angeles and Ventura Counties, adopted by the  
22 Regional Water Board on June 13, 1994 and subsequent amendments (Order No. R4-2012-  
0175).

23       **"Best Management Practice (BMP)"** means practices or physical devices or  
24 systems designed to prevent or reduce pollutant loading from stormwater or non-stormwater  
25 discharges to receiving waters, or designed to reduce the volume of stormwater or non-  
stormwater discharged to the receiving water (Order No. R4-2012-0175).

26       **"Biofiltration"** means a LID BMP that reduces stormwater pollutant discharges by  
27 intercepting rainfall on vegetative canopy, and through incidental infiltration and/or  
28 evapotranspiration, and filtration. Incidental infiltration is an important factor in achieving the  
required pollutant load reduction. Therefore, the term "biofiltration" as used in this Ordinance<sup>®</sup>  
is defined to include only systems designed to facilitate incidental infiltration or achieve the

1 equivalent pollutant reduction as biofiltration BMPs with an underdrain (subject to approval  
2 by the Regional Board's Executive Officer). Biofiltration BMPs include bioretention systems  
3 with an underdrain and bios Wales (Order No. R4-2012-0175).

4 **"Bios wale"** means a LID BMP consisting of a shallow channel lined with grass or  
5 other dense, low-growing vegetation. Bioswales are designed to collect stormwater runoff  
6 and to achieve a uniform sheet flow through the dense vegetation for a period of several  
7 minutes (Order No. R4-2012-0175).

8 **"City"** means the City of Huntington Park.

9 **"Clean Water Act (CWA)"** means the Federal Water Pollution Control Act enacted in  
10 1972, by Public Law 92-500, and amended by the Water Quality Act of 1987. The Clean  
11 Water Act prohibits the discharge of pollutants to Waters of the United States unless the  
12 discharge is in accordance with an NPDES permit.

13 **"Code of Federal Regulations (CFR)"** means the codification of the general and  
14 permanent rules published in the Federal Register by the executive departments and  
15 agencies of the Federal Government of the United States.

16 **"Commercial Development"** means any development on private land that is not  
17 heavy industrial or residential. The category includes, but is not limited to: hospitals,  
18 laboratories and other medical facilities, educational institutions, recreational facilities, plant  
19 nurseries, car wash facilities; mini-malls and other business complexes, shopping malls,  
20 hotels, office buildings, public warehouses and other light industrial complexes (Order No.  
21 R4-2012-0175).

22 **"Commercial Malls"** means any development on private land comprised of one or  
23 more buildings forming a complex of stores which sells various merchandise, with  
24 interconnecting walkways enabling visitors to easily walk from store to store, along with  
25 parking area(s). A commercial mall includes, but is not limited to: mini-malls, strip malls,  
26 other retail complexes, and enclosed shopping malls or shopping centers (Order No. R4-  
27 2012-0175).

28 **"Construction Activity"** means any construction or demolition activity, clearing,  
grading, grubbing, or excavation or any other activity that result in land disturbance.  
Construction does not include emergency construction activities required to immediately  
protect public health and safety or routine maintenance activities required to maintain the  
integrity of structures by performing minor repair and restoration work, maintain the original  
line and grade, hydraulic capacity, or original purposes of the facility. See "Routine  
Maintenance" definition for further explanation. Where clearing, grading or excavating of  
underlying soil takes place during a repaving operation, State General Construction Permit  
coverage by the State of California General Permit for Storm Water Discharges Associated  
with Industrial Activities or for Stormwater Discharges Associated with Construction  
Activities is required if more than one acre is disturbed or the activities are part of a larger  
plan (Order No. R4-2012-0175).

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1           **“Control”** means to minimize, reduce or eliminate by technological, legal,  
2 contractual, or other means, the discharge of pollutants from an activity of activities (Order  
3 No. R4-2012-0175).

4           **“County”** means the Los Angeles County Department of Public Works.

5           **“Development”** means construction, rehabilitation, redevelopment or reconstruction  
6 of any public or private residential project (whether single-family, multi-unit or planned unit  
7 development); industrial, commercial, retail, and other non-residential projects, including  
8 public agency projects; or mass grading for future construction. It does not include routine  
9 maintenance to maintain original line and grade, hydraulic capacity, or original purpose of  
10 facility, nor does it include emergency construction activities required to immediately protect  
11 public health and safety (Order No. R4-2012-0175).

12           **“Directly Adjacent”** means situated within 200 feet of the contiguous zone required  
13 for the continued maintenance, function, and structural stability of the environmentally  
14 sensitive area (Order No. R4-2012-0175).

15           **“Discharge”** means any release, spill, leak, pump, flow, escape, dumping, or  
16 disposal of any liquid, semi-solid, or solid substance.

17           **“Disturbed Area”** means an area that is altered as a result of clearing, grading,  
18 and/or excavation (Order No. R4-2012-0175).

19           **“Flow-through treatment BMPs”** means a modular, vault type “high flow  
20 biotreatment” devices contained within an impervious vault with an underdrain or designed  
21 with an impervious liner and an underdrain (Order No. R4-2012-0175).

22           **“Full Capture System”** means any single device or series of device, certified by the  
23 Executive Officer, that traps all particles retained by a 5 mm mesh screen and has a design  
24 treatment capacity of not less than the peak flow rate Q resulting from a one-year, one-hour  
25 storm in the sub-drainage area (Order No. R4-2012-0175).

26           **“General Construction Activities Storm Water Permit (GCASP)”** means the  
27 general NPDES permit adopted by the State Board which authorizes the discharge of  
28 stormwater from construction activities under certain conditions (Order No. R4-20120-0175).

**“Green Roof”** means a LID BMP using planter boxes and vegetation to intercept  
rainfall on the roof surface. Rainfall is intercepted by vegetation leaves and through  
evapotranspiration. Green roofs may be designed as either a bioretention BMP or as a  
biofiltration BMP. To receive credit as a bioretention BMP, the green roof system planting  
medium shall be of sufficient depth to provide capacity within the pore space volume to  
contain the design storm depth and may not be designed or constructed with an underdrain  
(Order No. R4-2012-0175).

**“Hazardous material”** means any material defined as hazardous by Chapter 6.95 of  
the California Health and Safety Code or any substantial designated pursuant to 40 CFR  
302. This also includes any unlisted hazardous substance that is a solid waste, as defined in

1 40 CFR 261.4(b), or is a hazardous substance under Section 101(14) of the Act, it exhibits  
2 any of the characteristics identified in 40 CFR 261.20 through 261.24.

3 **“Hazardous waste”** means a hazardous material that is to be discharged, discarded,  
4 recycled and/or processed.

5 **“Hillside”** means a property located in an area with known erosive soil conditions,  
6 where the development contemplates grading on any natural slope that is 25% or greater  
7 and where grading contemplates cut or fill slopes (Order No. R4-2012-0175).

8 **“Illicit connection”** means any device through or by which illicit discharges are  
9 made into the City’s storm drain system, including, but not limited to, floor drains, pipes or  
10 any fabricated or natural conduits.

11 **“Illicit discharge”** means any discharge of any substance or material to the City’s  
12 storm drain system that is not composed entirely of storm water runoff, except for the  
13 following:

14 (1) Any discharge regulated under a NPDES permit issued to the  
15 discharger and administered by the State of California under the authority of the United  
16 States Environmental Protection Agency, provided that the discharger is in full compliance  
17 with all requirements of the permit and other applicable laws or requirements;

18 (2) Discharges from the following activities, when properly managed: water  
19 line flushing and other discharges from potable water sources, landscape irrigation and lawn  
20 watering, irrigation waters, diverted stream flows, rising ground water, uncontaminated  
21 pumped ground water, foundation and footing drains, water from crawl space pumps,  
22 residential air conditioning condensation, springs, dechlorinated swimming pool discharges,  
23 flows from riparian habitats and wetlands, and fire fighting activities;

24 (3) Other discharges specifically permitted by law.

25 **“Industrial/Commercial Facility”** means any facility involved and/or used in the  
26 production, manufacture, storage, transportation, distribution, exchange or sale of goods  
27 and/or commodities, and any facility involved and/or used in providing professional and non-  
28 professional services. This category of facilities includes, but is not limited to, any facility  
defined by either the Standard Industrial Classifications (SIC) or the North American  
Industry Classification System (NAICS). Facility ownership (federal, state, municipal,  
private) and profit motive of the facility are not factors in this definition (Order No. R4-2012-  
0175).

**“Industrial Park”** means land development that is set aside for industrial  
development. Industrial parks are usually located close to transport facilities, especially  
where more than one transport modalities coincide: highways, railroads, airports, and  
navigable rivers. It includes office parks, which have offices and light industry (Order No.  
R4-2012-0175).

**“Infiltration BMP”** means a LIP BMP that reduces stormwater runoff by capturing  
and infiltrating the runoff into in-situ soils or amended onsite soils. Examples of infiltration  
BMPs include infiltration basins, dry wells, and pervious pavement (Order No. R4-2012-  
0175).

1           **“Low Impact Development (LID)”** consists of building and landscape features  
2 designed to retain or filter stormwater runoff (Order No. R4-2012-0175).

3           **“Municipal Separate Storm Sewer System (MS4)”** means a conveyance or system  
4 of conveyances (including roads with drainage systems, municipal streets, catch basins,  
5 curbs, gutters, ditches, manmade channels, or storm drains):

- 6           (i) Owned or operated by a State, city, town, borough, county, parish, district,  
7 association, or other public body (created by or pursuant to State law) having  
8 jurisdiction over disposal of sewage, industrial wastes, stormwater, or other  
9 wastes, including special districts under State law such as a sewer district,  
10 flood control district or drainage district, or similar entity, or an Indian tribe or  
11 an authorized Indian tribal organization, or a designated and approved  
12 management agency under section 208 of the CWA that discharges to waters  
13 of the United States;
- 14           (ii) Designed or used for collecting or conveying stormwater;
- 15           (iii) Which is not a combined sewer; and
- 16           (iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at  
17 40 CFR Section 122.2. (40 CFR Section 122.26(b)(8) (Order No. R4-  
18 201200175).

19           **“National Pollutant Discharge Elimination System (NPDES)”** means the national  
20 program for issuing, modifying, revoking and reissuing, terminating, monitoring and  
21 enforcing permits, and imposing and enforcing pretreatment requirements, under CWA  
22 Section 307, 403, 318, and 405. The term includes an “approved program” (Order No. R4-  
23 2012-0175).

24           **“Natural Drainage System”** means a drainage system that has not been improved  
25 (e.g., channelized or armored). The clearing or dredging of a natural drainage system does  
26 not cause the system to be classified as an improved drainage system (Order No. R4-2012-  
27 0175).

28           **“New development”** means land disturbing activities; structural development,  
including construction or installation of a building or structure, creation of impervious  
surfaces; and land subdivision (Order No. R4-2012-0175).

**“Non-Stormwater Discharge”** means any discharge to a municipal storm drain  
system that is not composed entirely of stormwater (Order No. R4-2012-0175).

**“Outfall”** means a point source as defined by 40 CFR 122.2 at the point where a  
municipal separate storm sewer discharges to waters of the United States and does not  
include open conveyances connecting two municipal separate storm sewers, or pipes,  
tunnels or other conveyances with connect segments of the same stream or other waters of  
the United States and are used to convey waters of the United States. (40 CFR Section  
122.26(b)(9)) (Order No. R4-2012-0175).

**“Parking Lot”** means land area or facility for the parking or storage of motor vehicles  
used for businesses, commerce, industry, or personal use, with a lot size of 5,000 square  
feet or more of surface area, or with 25 or more parking spaces (Order No. R4-2012-0175).

1           **"Pollutant"** means any "pollutant" defined in Section 502(6) of the Federal Clean  
2 Water Act or incorporated into the California Water Code Section 13373 (Order No. R4-  
2012-0175).

3           **"Project"** means all development, redevelopment, and land disturbing activities. The  
4 term is not limited to "Project" as defined under CEQA (Pub. Resources Code Section  
21065) (Order No. R4-2012-0175).

5           **"Rainfall Harvest and Use"** means a LID BMP system designed to capture runoff,  
6 typically from a roof but can also include runoff capture from elsewhere within the site, and  
7 to provide for temporary storage until the harvested water can be used for irrigation or non-  
8 potable uses. The harvested water may also be used for potable water uses if the system  
9 includes disinfection treatment and is approved for such use by the local building  
department (Order No. R4-2012-0175).

10          **"Receiving Water"** means "water of the United States" into which waste and/or  
11 pollutants are or may be discharged (Order No. R4-2012-0175).

12          **"Redevelopment"** means land-disturbing activity that results in the creation,  
13 addition, or replacement of 5,000 square feet or more of impervious surface area on an  
14 already developed site. Redevelopment includes, but is not limited to: the expansion of a  
15 building footprint; addition or replacement of a structure; replacement of impervious surface  
16 area that is not part of routine maintenance activity; and land disturbing activity related to  
structural or impervious surfaces. It does not include routine maintenance to maintain  
original line and grade, hydraulic capacity, or original purpose of facility, nor does it include  
emergency construction activities required to immediately protect public health and safety  
(Order No. R4-2012-0175).

17          **"Regional Board"** means the California Regional Water Quality Control Board Los  
18 Angeles Basin.

19          **"Restaurant"** means a facility that sells prepared foods and drinks for consumption,  
20 including stationary lunch counters and refreshment stands selling prepared foods and  
drinks for immediate consumption (SIC Code 5812) (Order No. R4-2012-0175).

21          **"Retail Gasoline Outlet"** means any facility engaged in selling gasoline and  
22 lubricating oils (Order No. R4-2012-0175).

23          **"Routine Maintenance"** includes, but is not limited to projects conducted to:

- 24           1. Maintain the original line and grade, hydraulic capacity, or original purpose of the  
25           facility.
- 26           2. Perform as needed restoration work to preserve the original design grade,  
27           integrity and hydraulic capacity of flood control facilities.
- 28           3. Includes road shoulder work, regarding dirt or gravel roadways and shoulders and  
performing ditch cleanouts.
4. Update existing lines\* and facilities to comply with applicable codes, standards,<sup>6</sup>  
and regulations regardless if such projects result in increased capacity.

1           5. Repair leaks

2 Routine maintenance does not include construction of new\*\* lines or facilities resulting from  
3 compliance with applicable codes, standards and regulations.

4 \* Update existing lines includes replacing existing lines with new materials or pipes.

5 \*\* New lines are those that are not associated with existing facilities and are not part of a  
6 project to update or replace existing lines (Order No. R4-2012-0175).

7           **"Runoff"** shall mean the same as "Urban Runoff".

8           **"Significant Ecological Areas (SEAs)"** means an area that is determined to  
9 possess an example of biotic resources that cumulatively represent biological diversity, for  
10 the purposes of protecting biotic diversity, as part of the Los Angeles County General Plan.  
11 Areas are designated as SEAs, if they possess one or more of the following criteria:

- 12           1. The habitat of rare, endangered, and threatened plant and animal species.
- 13           2. Biotic communities, vegetative associations, and habitat of plant and animal  
14 species that are either one of a kind, or are restricted in distribution on a regional  
15 basis.
- 16           3. Biotic communities, vegetative associations, and habitat of plant and animal  
17 species that are either one of a kind or are restricted in distribution in Los Angeles  
18 County.
- 19           4. Habitat that at some point in the life cycle of a species or group of species, serves  
20 as a concentrated breeding, feeding, resting, migrating grounds and is limited in  
21 availability either regionally or within Los Angeles County.
- 22           5. Biotic resources that are of scientific interest because they are either an extreme  
23 in physical/geographical limitations, or represent an unusual variation in a  
24 population or community.
- 25           6. Areas important as game species habitat or as fisheries.
- 26           7. Areas that would provide for the preservation of relatively undisturbed examples  
27 of natural biotic communities in Los Angeles County.
- 28           8. Special areas (Order No. R4-2012-0175).

29           **"Site"** means land or water where any "facility or activity" is physically located or  
30 conducted, including adjacent land used in connection with the facility or activity (Order No.  
31 R4-2012-0175).

32           **"Standard Industrial Code (SIC)"** means a numbering system developed by the  
33 United States Government, Office of Management and Budget, for the classification of  
34 establishments by the type of activity in which they are engaged.

35           **"Storm Drain System"** means any facility or any parts of the facility, including  
36 streets, gutters, conduits, natural or artificial rains, channels and watercourse that are used  
37 for the purpose of collecting, storing, transporting or disposing of stormwater and are located  
38 within the City.

39 //

1           **“Storm Water or Stormwater”** means runoff and drainage related to precipitation  
2 events (pursuant to 40 CFR Section 122.26(b)(13); 55 Fed. Reg. 47990, 47995 (Nov. 16,  
3 1990)).

4           **“Urban Runoff”** means surface water flow produced by storm and non-storm events.  
5 Non-storm events include flow from residential, commercial or industrial activities involving  
6 the use of potable and non-potable water.

7           **“U.S. EPA”** means United States Environmental Protection Agency.

8           **Section 3:** Section 7.9.04 of the Huntington Park Municipal Code is hereby entitled  
9 “Low Impact Development Measures for New Development and/or Redevelopment Planning  
10 and Construction Activities” and is hereby amended to read in its entirety as follows:

11           **Section 7.9.04 Low Impact Development Measures for New Development and/or**  
12 **Redevelopment Planning and Construction Activities.**

13           **A. Objective.** The provisions of this Section establish requirements for construction  
14 activities and facility operations of Development and Redevelopment projects to  
15 comply with Order No. R4-2012-0175, lessen the water quality impacts of  
16 development by using smart growth practices, and integrate Low Impact  
17 Development (LID) practices and standards for stormwater pollution mitigation  
18 through means of infiltration, evapotranspiration, biofiltration, and rainfall harvest  
19 and use. LID practices shall be inclusive of all new development and/or  
20 redevelopment requirements as further defined in Section 7-9.04.C.

21           **B. Scope.** This Section contains requirements for stormwater pollution control measures  
22 in Development and Redevelopment projects and authorizes the City to further  
23 define and adopt stormwater pollution control measures, and to develop LID  
24 principles and requirements, including but not limited to the objectives and  
25 specifications for integration of LID strategies, grant waivers from the LID  
26 requirements, and collect funds for projects that are granted waivers. Except as  
27 otherwise provided herein, the City shall administer, implement and enforce the  
28 provisions of this Section.

**C. Applicability.** Development projects subject to City conditioning and approval for the  
design and implementation of post-construction controls to mitigate storm water  
pollution, prior to completion of the project(s) are:

1. All development projects equal to one acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area.
2. Industrial parks 10,000 square feet or more of surface area.
3. Commercial malls 10,000 square feet or more of surface area.
4. Retail gasoline outlets with 5,000 square feet or more of surface area.
5. Restaurants (Standard Industrial Classification (SIC) of 5812) with 5,000 square feet or more of surface area.
6. Parking lots with 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces.

- 1 7. Streets and roads construction of 10,000 square feet or more of impervious  
2 surface area. Street and road construction applies to standalone streets,  
3 roads, highways, and freeway projects, and also applies to streets within  
4 larger projects.
- 5 8. Automotive service facilities (Standard Industrial Classification (SIC) of  
6 5013, 5014, 5511 5541, 7532-7534, and 7536-7539) 5,000 square feet or  
7 more of surface area.
- 8 9. Projects located in or directly adjacent to, or discharging directly to an  
9 Environmentally Sensitive Area (ESA), where the development will:
  - 10 a. Discharge stormwater runoff that is likely to impact a sensitive  
11 biological species or habitat; and
  - 12 b. Create 2,500 square feet or more of impervious surface area
- 13 10. Single-family homes.
- 14 11. Redevelopment Projects:
  - 15 a. Land disturbing activity that results in the creation or addition or  
16 replacement of 5,000 square feet or more of impervious surface  
17 area on an already developed site on Planning Priority Project  
18 categories.
  - 19 b. Where Redevelopment results in an alteration to more than fifty  
20 percent (50%) of impervious surfaces of a previously existing  
21 development, and the existing development was not subject to post-  
22 construction stormwater quality control requirements, the entire  
23 project must be mitigated.
  - 24 c. Where Redevelopment results in an alteration of less than fifty  
25 percent (50%) of impervious surfaces of a previously existing  
26 development, and the existing development was not subject to post-  
27 construction stormwater quality control requirements, only the  
28 alteration must be mitigated, and not the entire development.
  - 29 d. Redevelopment does not include routine maintenance activities that  
30 are conducted to maintain original line and grade, hydraulic  
31 capacity, original purpose of facility or emergency redevelopment  
32 activity required to protect public health and safety. Impervious  
33 surface replacement, such as the reconstruction of parking lots and  
34 roadways which does not disturb additional area and maintains the  
35 original grade and alignment, is considered a routine maintenance  
36 activity. Redevelopment does not include the repaving of existing  
37 roads to maintain original line and grade.
  - 38 e. Existing single-family dwelling and accessory structures are exempt  
39 from the Redevelopment requirements unless such projects create,  
40 add, or replace 10,000 square feet of impervious surface area.

**D. Specific Requirements:** The Site for every project shall be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest.

1. A new single-family home development shall include mitigation measures to:
  - a. Conserve natural areas;

- b. Protect slopes and channels;
- c. Provide storm drain system stenciling and signage,
- d. Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
- e. Direct surface flow to vegetated areas before discharge, unless the diversion would result in slope instability.

2. Street and road construction of 10,000 square feet or more of impervious surface shall follow USEPA guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets (December 2008 EPA-833-F-08-009) to the maximum extent practicable.

3. The reminder of projects not covered above shall prepare a LID Implementation Plan to comply with the following:

- a. Retain stormwater runoff onsite for the Stormwater Quality Design Volume (SWQDv) defined as the runoff from:
  - i. The 85<sup>th</sup> percentile 24-hour runoff event as determined from the Los Angeles County 85<sup>th</sup> percentile precipitation isohyetal map; or
  - ii. The volume of runoff produced from a 0.75 inch, 24-hour rain event, whichever is greater.
- b. Minimize hydromodification impacts to natural drainage systems as defined in Order No. R4-2012-0175.
- c. To demonstrate technical infeasibility, the project applicant must demonstrate that the project cannot reliably retain 100 percent of the SWQDv on-site, even with the maximum application of green roofs and rainwater harvest and use, and that compliance with the applicable post-construction requirements would be technically infeasible by submitting a site-specific hydrologic and/or design analysis conducted and endorsed by a registered professional engineer, geologist, architect, and/or landscape architect. Technical infeasibility may result from conditions including the following:
  - i. The infiltration rate of saturated in-situ soils is less than 0.3 inch per hour and it is not technically feasible to amend the in-situ soils to attain an infiltration rate necessary to achieve reliable performance of infiltration or bioretention BMPs in retaining the SWQDv onsite.
  - ii. Locations where seasonal high groundwater is within five to ten feet of surface grade;
  - iii. Locations within 100 feet of a groundwater well used for drinking water;
  - iv. Brownfield development sites or other locations where pollutant mobilization is a documented concern;
  - v. Locations with potential geotechnical hazards;
  - vi. Smart growth and infill or redevelopment locations where the density and/or nature of the project would create significant difficulty for compliance with the onsite volume retention requirement.

- 1 d. If partial or complete onsite retention is technically infeasible, the  
2 project Site may biofiltrate 1.5 times the portion of the remaining  
3 SWQDv that is not reliably retained onsite. Biofiltration BMPs must  
4 adhere to the design specifications provided in Order No. R4-2012-  
5 0175.  
6 e. The remaining SWQDv that cannot be retained or biofiltered onsite  
7 must be treated onsite to reduce pollutant loading BMPs must be  
8 selected and designed to meet pollutant-specific benchmarks as  
9 required per Order No. R4-2012-0175. Flow-through BMPs may be  
10 used to treat the remaining SWQDvs and must be sized based on a  
11 rainfall intensity of:  
12 i. 0.2 inches per hour, or  
13 ii. The one year, one-hour rainfall intensity as determined  
14 from the most recent Los Angeles County isohyetal map,  
15 whichever is greater.

16 **Section 4:** Section 7.9.08 of the Huntington Park Municipal Code is hereby entitled  
17 "Low Impact Development Plan" and amended to read in its entirety as follows:

18 **7-9.08 Low Impact Development Plan.**

- 19 (a) Prior to the submittal of an application for approval of new construction or  
20 redevelopment by the Planning Department and/or the Building and Safety  
21 Department the applicant shall submit an LID Plan to the City Engineer and/or  
22 Building Official.  
23 (b) The City Engineer and/or Building Official shall approve or disapprove the plan within  
24 fourteen (14) business days of submittal, or within fourteen (14) business days of  
25 approval of the development project by the Planning Commission, where such  
26 approval is required. If the plan is disapproved, the reasons for disapproval shall be  
27 given in writing to the developer. Any plan disapproved by the City Engineer and/or  
28 Building Official or his or her designee may be revised by the developer and  
resubmitted for approval. A resubmitted plan will be approved or disapproved within  
fourteen (14) business days of submission. No building permit shall be issued until an  
LID Implementation plan has been approved by the City Engineer and/or Building  
Official.

**Section 5:** Section 7.9.08.01 of the Huntington Park Municipal Code is hereby  
deleted in its entirety.

**Section 6:** Section 7.9.08.02 of the Huntington Park Municipal Code is hereby  
entitled "Low Impact Development Implementation Plan Requirements" and is hereby  
amended to read in its entirety as follows:

**7-9.08.02 Low Impact Development Implementation Plan Requirements.**

The Low Impact Development Implementation Plan shall be prepared by a California  
registered Civil Engineer, Architect, Landscape Architect knowledgeable about storm water  
management issues and shall evaluate and propose the proper BMPs to address each

1 source of pollutants identified by the project evaluation. As a minimum the designer shall  
2 provide BMPs meeting the requirements of Section 7-9.04.

3 **Section 7:** Section 7.9.03 of the Huntington Park Municipal Code is hereby entitled  
4 "Project specific issues to be addressed by the LID Implementation Plan" and is hereby  
5 amended to read in its entirety as follows:

6 **7-9.08.03 Project specific issues to be addressed by the LID Implementation Plan.**

7 The LID Implementation Plan shall address issues unique to the following occupancies:

8 (a) Automotive Repair Shops.

- 9 a. Properly Designed Fueling Areas. Fueling facilities for a new automotive  
10 repair project shall be constructed in compliance with the Service Station  
11 Managers Association guidelines.
- 12 b. Property Design of Outside Material Storage Areas. Areas used for storage  
13 of vehicles under repair or for storage of spare parts shall be designed to  
14 minimize, to the greatest extent practicable, the exposure of stored parts or  
15 vehicles to rainfall.
- 16 c. Property Design of Repair/Maintenance Bays. Repair/maintenance bays  
17 shall be designed to allow for the collection of all fluid spills and floor  
18 washdown runoff and provide for the proper discharge of these fluids to the  
19 sanitary sewer system. Automotive fluids and greases shall not be  
20 discharged to areas exposed to rainfall.
- 21 d. Properly Designed Loading and Unloading Areas. Loading and unloading  
22 of materials and vehicles shall be handled to limit the discharge of  
23 pollutants to the public streets or storm drain system. Spill prevention and  
24 cleanup materials shall be maintained on the site at all times and the staff  
25 at the site shall be trained in the proper use of such materials and their use.

26 (b) Commercial Developments.

- 27 a. Proper Design for Outside Material Storage Areas. Areas used for storage  
28 of raw materials or for storage of finished products or merchandise shall be  
designed to minimize, to the greatest extent practicable, the exposure of  
stored materials to rainfall.
- b. Proper Design for Repair/Maintenance Bays. Repair/maintenance bays  
shall be designed for the proper discharge of fluids to the sanitary sewer  
system. Automotive fluids and greases shall not be discharged to areas  
exposed to rainfall.
- c. Proper Design for Loading and Unloading Areas. Loading and unloading of  
materials and equipment shall be handled to limit the discharge of pollutants  
to the storm drain system. Spill prevention and cleanup materials shall be  
maintained on site and at all times and staff shall be trained in its proper  
use of such materials.

(c) Restaurants (SIC 5812).

- a. Properly Designed Equipment/Accessory Wash Areas. Projects in this SIC  
shall be designed with an area for the washing of floor mats and other large  
equipment that is connected to the sanitary sewer system. The area shall  
be roofed to prevent the entrance of rainwater or shall be designed to  
activate a valve to transfer the discharge from the storm drain to the

1 sanitary sewer when mats or equipment are being washed. The operator  
2 may, upon submission of substantial proof, eliminate the wash area if no  
3 floor mats or equipment will be washed outside.

4 b. Proper Design for Outside Storage Areas. Projects shall be designed to  
5 limit, to the greatest extent practicable, the exposure to rainfall or rainwater  
6 runoff for materials stored outside of the building. This provision shall apply  
7 to, but is not limited to the storage of fryer fat stored for recycling,  
8 cardboard or paper storage intended for recycling, and waste food products  
9 stored for recycling.

10 (d) Retail Gasoline Outlets.

11 a. Proper Design for Fueling Areas. Fueling facilities for a new retail gasoline  
12 outlet project shall be constructed in compliance with the Service Station  
13 Managers Association Guidelines.

14 b. Proper Design for Outside Materials Storage Areas. Areas used for storage  
15 of products or merchandise shall be designed to minimize, to the greatest  
16 extent practicable, the exposure of stored materials to rainfall.

17 c. Proper Design for Repair/Maintenance Bays. Repair/maintenance bays  
18 shall be designed to allow for the collection of all fluid spills and floor  
19 washdown runoff and provide for the proper discharge of these fluids to the  
20 sanitary sewer system. Automotive fluids and greases shall not be  
21 discharged to areas exposed to rainfall.

22 **Section 8:** Section 7.9.08. 04 of the Huntington Park Municipal Code is hereby  
23 entitled "Review of the Low Impact Development Implementation Plan by the City" and is  
24 hereby amended to read in its entirety as follows:

25 **7-9.08.04 Review of the Low Impact Development Implementation Plan by the City.**

26 The City shall review the LID Implementation Plan to assure that it complies with all  
27 elements of Order No. R4-2012-0175 and that the applicant has identified the BMPs  
28 necessary to protect the City's MS4 System. The City Engineer or his designee shall identify  
any deficiencies in the plan and return it to the applicant for modification. When the plan is  
found to comply with the provisions of this section, the grading and/or building permits may  
be issued for the project. If, during construction, the plan is found to be deficient by the City,  
the applicant shall amend the plan to address the deficiency.

29 **Section 9:** Section 7.9.08.05 of the Huntington Park Municipal Code is hereby  
30 entitled "Filing of the Low Impact Development Implementation Plan" and is hereby  
31 amended to read in its entirety as follows:

32 **7-9.08.05 Filing of the Low Impact Development Implementation Plan.**

33 Upon approval and acceptance of the LID Implementation Plan by the City, the applicant  
34 shall file a signed original of the plan with the County Recorder. The document shall contain  
35 sufficient legal description to identify the property covered and shall be binding upon the  
36 applicant and all successors in interest to the property. The format shall be provided by the  
37 County and shall only be amended or removed from title with the consent of the City.

1           **Section 10:** Section 7.9.08.06 of the Huntington Park Municipal Code is hereby  
2 entitled "Waiver" and is hereby amended to read in its entirety as follows:

3           **7-9.08.06 Waiver.**

4 If after evaluating the issues related to a project, the applicant determines that an LID  
5 Implementation Plan is infeasible for their project, a waiver may be applied for. The waiver  
6 for infeasibility shall only be granted when all structural or treatment BMPs have been  
7 considered and rejected as infeasible. All of the following situations shall apply to justify an  
8 impracticability waiver:

- 9           (a) Extreme limitations of space for treatment on a redevelopment project;
- 10           (b) Unfavorable or unstable soils conditions at a site to attempt infiltration;
- 11           (c) Risk of groundwater contamination because a known unconfined aquifer lies  
12           beneath the site or an existing or potential underground source of drinking water  
13           is less than ten (10) feet from the soil surface.

14           The Regional Water Quality Control Board-Los Angeles, must approve the Waiver. Any  
15 waivers granted for impracticality shall be filed as required by Section 7-9.08.05.

16           **Section 11:** Section 7.9.11 of the Huntington Park Municipal Code is hereby entitled  
17 "Public Education" and is hereby amended to read in its entirety as follows:

18           **7-9.11 Public Education.**

19           The Public Works Department shall conduct an informational program to educate the public  
20 about the dangers of stormwater and urban runoff pollution and the means of controlling  
21 such pollution. The program shall educate residents and business persons who operate  
22 within the City about the contents of this chapter.

23           **Section 12:** This Ordinance shall take effect and be in force thirty one (31) days after  
24 its passage.

25           **PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of  
26 the City of Huntington Park, on this \_\_\_\_ day of \_\_\_\_\_, 2013.

27  
28 \_\_\_\_\_  
Mario Gomez, Mayor

ATTEST:

\_\_\_\_\_  
Rocio Martinez, Acting City Clerk