



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, November 15, 2017 at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

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.

NOTE: Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

CALL TO ORDER

ROLL CALL

Chair Vacant
Vice Chair Eduardo Carvajal
Commissioner Angelica Montes
Commissioner Luz Gomez
Commissioner Irving Pacheco

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 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. This is the only opportunity for public input except for scheduled public hearing items.

CONSENT ITEMS

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

1. Approval of Planning Commission Meeting Minutes:
 - 1-1. Regular Meeting of September 20, 2017; and
 - 1-2. Regular Meeting of October 18, 2017

REGULAR AGENDA

1. **DETERMINATION OF SIMILARITY** - A request to determine if a restaurant filter cleaning service is similar to a meat-processing center or dairy products manufacturing and distributing center, which is conditionally permitted within the Manufacturing Planned Development (MPD) zone.

PUBLIC HEARING

1. **CASE NO. 2017-08 ZOA – ZONE ORDINANCE AMENDMENT** – A request for Planning Commission consideration recommending to the City Council the adoption of a Zoning Ordinance Amendment Bundle relating to various sections of the Huntington Park Municipal Code.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and
2. Take public testimony; and
3. Consider PC Resolution No. 2017-08, Recommending to the City Council the adoption of a Zoning Ordinance Amendment Bundle relating to various sections of the Huntington Park Municipal Code.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to a Regular Meeting on Wednesday, December 20, 2017 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington Park City Hall and made available at www.hpca.gov on November 11, 2017.



Carlos Luis, Senior Planner



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, September 20, 2017 at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

Commissioner Angelica Montes OPENED and CLOSED the meeting at 6:53 p.m. **due to lack of quorum.**

PRESENT: Commissioner(s): Angelica Montes and Luz Gomez. ABSENT: Commissioner Irving Pacheco, (VACANCY) and Chair Eduardo Carvajal.

STAFF PRESENT: Senior Planner Carlos Luis, Attorney Teresa Chen and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CONSENT ITEMS

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

1. Approval of Planning Commission Meeting Minutes:
 - 1-1. Special Meeting of August 9, 2017;
 - 1-2. Regular Meeting of August 16, 2017

REGULAR AGENDA

1. **(Continued from August 16, 2017) STUDY SESSION** – To consider a Zone Ordinance Amendment Relating to Charter School Development Standards

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Discuss the item under consideration and direct staff to prepare a Zone Ordinance Amendment for Planning Commission consideration.

PUBLIC HEARING

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to a Regular Meeting on Wednesday, October 18, 2017 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk

DRAFT



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, October 18, 2017 at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

Vice Chair Carvajal called the meeting to order at 6:30 p.m. PRESENT: Commissioner(s): Angelica Montes and Irving Pacheco, (VACANCY) and Vice Chair Eduardo Carvajal. ABSENT: Commissioner Luz Gomez.

STAFF PRESENT: Senior Planner Carlos Luis, Associate Planner Juan Arauz, Assistant Planner Rodrigo Pelayo, Attorney Teresa Chen and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Pacheco.

PUBLIC COMMENT- None

CONSENT ITEMS - None

REGULAR AGENDA

Senior Planner Carlos Luis recommended moving regular agenda item 1 to the end of the agenda after public hearing. Planning Commissioners concurred.

1. **(Continued from September 20, 2017) STUDY SESSION** – To consider a Zone Ordinance Amendment Relating to Charter School Development Standards

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Discuss the item under consideration and direct staff to prepare a Zone Ordinance Amendment for Planning Commission consideration.
2. **DANCE AND ENTERTAINMENT PERMIT NO. 2017-01** – A request for Planning Commission approval of a Dance and Entertainment Permit for an existing restaurant with on-sale of beer and wine for property located at 6030 Santa Fe Avenue, within the Commercial General Zone.

Senior Planner Carlos Luis introduced Associate Planner Juan Arauz who provided a PowerPoint presentation and spoke in support of staff's recommendations.

Motion: Commissioner Pacheco motioned to approve the applicant's proposed Dance and Entertainment Permit, seconded by Commissioner Montes. Motion passed 3-0-1, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Montes, Pacheco, and Vice Chair Carvajal
NOES: Commissioner(s): None
ABSENT: Commissioner(s): Gomez

PUBLIC HEARING

1. **CASE No. 2017-04 CUP/DP – CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT** – A request for a Conditional Use Permit to allow an approximate 20,665 square foot health/athletic club and a development permit for a proposed tenant improvement consisting of a change in use from an existing theater to a health/athletic club for property located at 6714 Pacific Boulevard, within the Huntington Park Downtown Specific Plan (DTSP) Zone.

Senior Planner Carlos Luis introduced the item and provided a PowerPoint presentation and spoke in support of staff's recommendations.

Chair Carvajal opened the item up for public comment.

Public Comment

1. Pouya Abdi, property owner, spoke in support of the proposed project.
2. Tom Michali, Architect, spoke in regards to the design of the project.
3. Lyle Trust, tenant, Blink Fitness, spoke in support of the proposed project.

Chair Carvajal closed public comment.

Motion: Commissioner Montes motioned to adopt PC Resolution No. 2017-04, approving a Conditional Use Permit and a Development Permit in connection with property located at 6714 Pacific Boulevard within the DTSP Zone, seconded by Commissioner Pacheco. Motion passed 3-0-1, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Montes, Pacheco, and Vice Chair Carvajal
NOES: Commissioner(s): None
ABSENT: Commissioner(s): Gomez

Senior Planner Carlos Luis announced the 15-day appeal process.

- 2. CASE No. 2017-06 VAR – VARIANCE** – A request for approval of a Variance to deviate from the minimum development standards to allow a fence of eight feet in height within the front setback area of property located at 6420 Alameda Street, within the Manufacturing Planned Development (MPD) Zone.

Senior Planner Carlos Luis introduced Assistant Planner Rodrigo Pelayo who provided a PowerPoint presentation and spoke in support of staff's recommendations.

Chair Carvajal opened the item up for public comment.

Public Comment

1. Farzin Hekmat, applicant, explained the reason for his request is due to break-ins, homeless, trash and spoke in support of the request.

Chair Carvajal closed public comment.

Motion: Commissioner Pacheco motioned to adopt PC Resolution No. 2017-06, approving a Variance in connection with property located at 6420 Alameda Street within the MPD Zone, seconded by Commissioner Montes. Motion passed 3-0-1, by the following vote:

ROLL CALL:

AYES:	Commissioner(s):	Montes, Pacheco, and Vice Chair Carvajal
NOES:	Commissioner(s):	None
ABSENT:	Commissioner(s):	Gomez

Senior Planner Carlos Luis announced the 15-day appeal process.

REGULAR AGENDA

1. **(Continued from September 20, 2017) STUDY SESSION** – To consider a Zone Ordinance Amendment Relating to Charter School Development Standards

Senior Planner Carlos Luis presented a PowerPoint presentation and announced that the item before the Commission is a discussion and consideration to direct staff to prepare a Zone Ordinance Amendment for Planning Commission consideration.

Chair Carvajal directed staff to proceed with preparing a Zone Ordinance Amendment for Planning Commission consideration, Planning Commission concurred.

STAFF COMMENTS

City Clerk Donna Schwartz wished Assistant Planner Rodrigo Pelayo best wishes in his future endeavors.

Senior Planner Carlos Luis introduced Deputy Attorney Vanessa Segura, announced new Technician Debra Martinez to the Planning Department and Assistant Planner Rodrigo Pelayo accepted a new position with the City of Pasadena and wished him the best.

Assistant Planner Rodrigo Pelayo announced it has been a pleasure working with everyone.

Economic Development Manager Manuel Acosta thanked Mr. Pelayo for his 5 years of service and wished him the best.

Associate Planner Jan Arauz acknowledged Mr. Pelayo for his support and service and wished him well.

PLANNING COMMISSION COMMENTS

Commissioner Montes thanked staff for presenting the projects stating it is good to see them moving forward and acknowledging that it helps the city look more beautiful, wished Mr. Pelayo the best and thanking him for his service.

Commissioner Pacheco thanked staff for all their hard work, the Planning Department for allowing him to attend the National event in Sacramento, acknowledge Mr. Pelayo noting what a pleasure it was working with him and wished him the best and for his service.

Chair Carvajal, thanked staff for everything, thanked new Attorney and wished Mr. Pelayo the best.

ADJOURNMENT

A 7:30 p.m. Vice Chair Carvajal adjourned the City of Huntington Park Planning Commission will adjourn to a Regular Meeting on Wednesday, November 15, 2017 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk

DRAFT



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: NOVEMBER 15, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: DEBRA MARTINEZ, PLANNING TECHNICIAN

SUBJECT: DETERMINATION OF SIMILARITY

REQUEST: To determine if a restaurant filter cleaning service is similar to a meat processing center or dairy products manufacturing and distributing which is conditionally permitted within the Manufacturing Planned Development (MPD) zone.

APPLICANT: Super Clean Filter Inc.
5334-6 East Washington Blvd.
Commerce, CA 90040

BACKGROUND: On November 1, 2017, the Planning Division received an inquiry from Jenny Suh requesting approval to establish a “restaurant filter cleaning” service. After reviewing business description, proposed floor plan, equipment detail, and the Huntington Park Municipal Code (HPMC), Planning Staff determined that the proposed use does not have a clear classification under the HPMC. As a result, staff has identified possible classifications which include; food processing, light manufacturing, and warehousing.

DISCUSSION: Pursuant to Huntington Park Municipal a “restaurant filter cleaning service” is not clearly listed under the HPMC permitted uses within the Manufacturing Planned Development (MPD) Zone. As a result, the Planning Commission can determine if a use is similar to an existing use classified within the permitted use table.

ANALYSIS: After review of the submitted materials the Planning Division has identified potential issues of concern that the proposed

PLANNING COMMISSION AGENDA REPORT

Determination of Similarity

November 15, 2017

Page 2 of 2

use may create including, proper water filtration, grease containment, duration of grease storage, odors due to stored grease, and length of time grease will be stored on the subject site. According to business owner, hood filters are removed and replaced at restaurant locations. Used hood filters are brought to the proposed location for cleaning. All filter cleaning will be done within an enclosed building where a grease interceptor will be installed underground to properly filter and capture grease. Grease will be stored up to a month and picked up by a third party.

After review of the proposed use, Planning Staff has determined that the proposed use may be deemed similar to dairy products manufacturing and distribution, or meat processing and distribution, which are conditionally permitted. Alternatively, the use may also be classified as light manufacturing and warehousing, which are permitted by right.

RECOMMENDATION:

The Planning Commission has the following options:

1. Determine that the restaurant filter cleaning service is similar to light manufacturing or warehousing use, which are permitted by right under the MPD Zone of HPMC;
2. Determine that restaurant filter cleaning service is similar to dairy products manufacturing and distribution and meat processing and distribution, which require a Conditional Use Permit within the MPD Zone;
3. Continue the item and request additional information.

EXHIBITS:

- A. Business Description
- B. Floor Plan
- C. Grease Interceptor Detail
- D. HPMC allowable uses

RECEIVED
NOV 01 2017
BY: _____

Super Clean Filter Inc.
5334-6 E. Washington Blvd.
Commerce, Ca 90040

April 14, 2003

To Whom It May Concern:

The following information is in answer to your request regarding the business operations to be conducted at the above address.

1. Operations conducted in ^{Kitchen Filters} the building are as follows:
 - A. Cleaning of Grease Cut Filters with hot water.
 - B. Keep inventory of Grease Cut Filters.
 - C. Maintenance Cleaning Service for ~~Restaurants~~ ^{PICK IT GREASE FILTER}
2. See attached plot plan. ^{Bring to CO}
3. Materials to be stored include the following:
 - A. Grease Cut Filters
 - B. Cleaning Equipment
 - C. Janitorial Equipment^{After Re-schedule day}
4. Materials are stored both in racks, shelves, and free standing. ^{Service To Restaurant}
^{also fixed job}
5. All trash will be disposed of into commercial containers at the rear of the property. Pick up of containers is at least weekly. ^{Job site Restaurant}
^{MOTOR}

-GREASE GETS PICKED UP ONCE A MONTH

Sincerely,

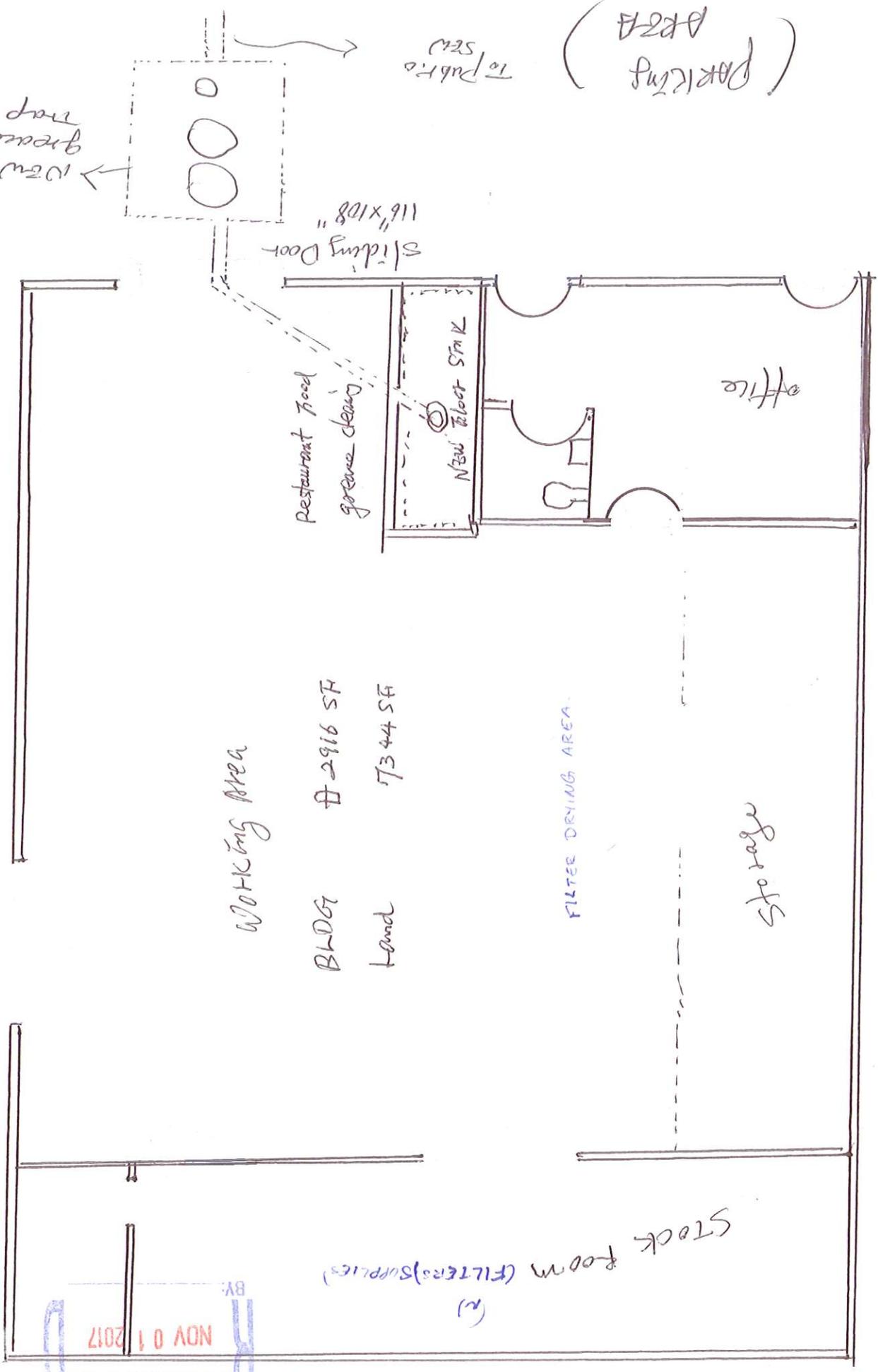
Super Clean Filter Inc.


Jerry Suh
President

()

6153. Maywood Ave
H.P. Ca. 90255

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 BY: _____

Stock Room (Filters) (Supplies)

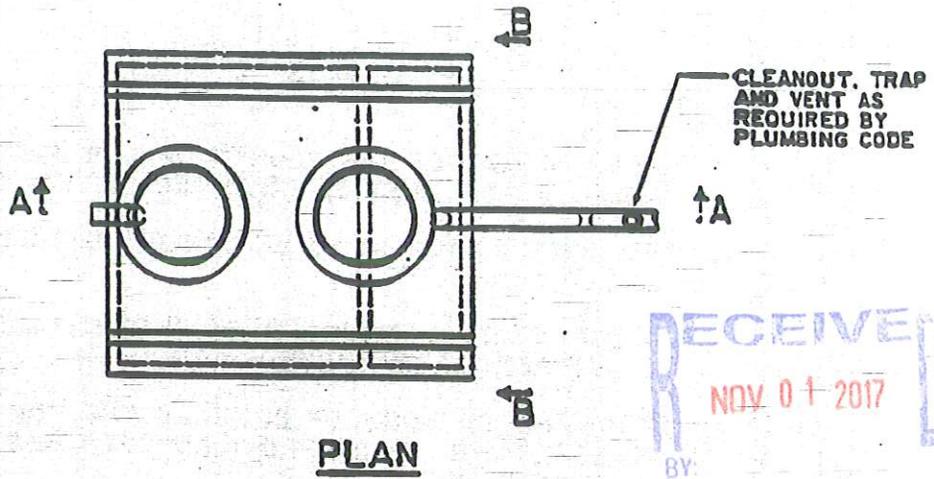
(2)

(N) Floor Plan - Plot

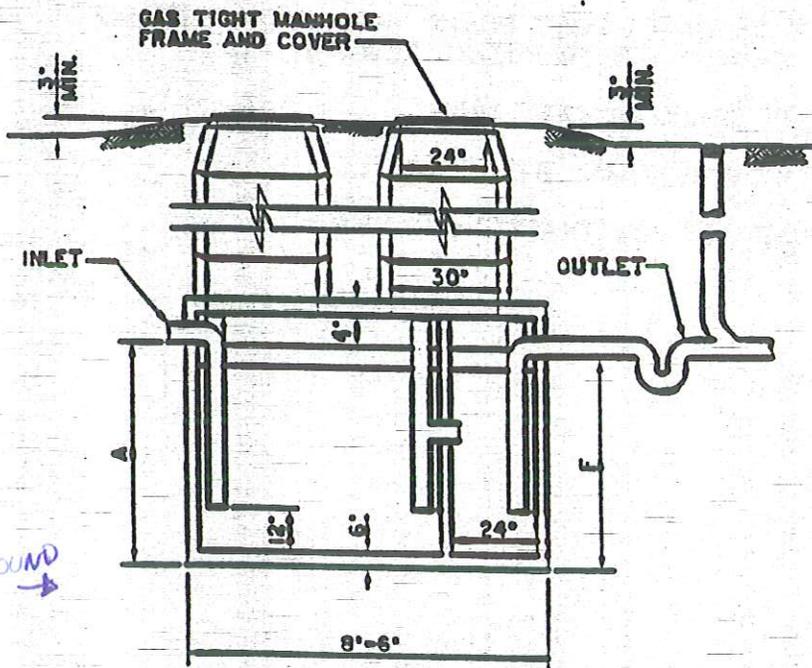
(Parking Area)

To Public

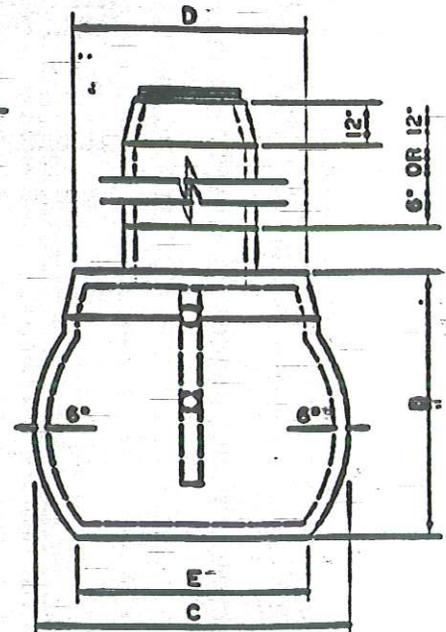
10' on underground
 trap



RECEIVED
 NOV 01 2017
 BY:



UNDERGROUND →



SECTION A-A

ELEVATION B-B

CAPACITY IN GALLONS	DIMENSIONS						EXCAVATION SPECIFICATIONS		
	A	B	C	D	E	F	DEPTH BELOW INLET	LENGTH	WIDTH
750	4'-1"	5'-3"	5'-10"	4'-4"	4'-0"	3'-11"	4'-11"	9'-6"	6'-10"
1000	4'-7"	5'-7"	6'-5"	4'-9"	4'-7"	4'-5"	4'-7"	9'-6"	7'-3"
1200	5'-3"	6'-3"	6'-5"	4'-9"	4'-5"	5'-1"	5'-3"	9'-6"	7'-3"
1500	5'-3"	6'-3"	7'-5"	5'-9"	5'-5"	5'-1"	5'-3"	9'-6"	8'-5"

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

GREASE INTERCEPTOR

STANDARD PLAN

2046-0

APPROVED

Thomas A. Robinson
 DIRECTOR OF PUBLIC WORKS

5/31/1992
 DATE

SHEET 1 OF 2

9-4.302 Allowed uses.

Any use designated as “Permitted” by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this Article as well as Article III (General Regulations). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit in compliance with Chapter 2, Article 10.

The following list of Allowed Land Uses, Table IV-8, establishes the primary land uses in the MPD zoning district which are Permitted (P) or subject to a Development Permit (D) or a Conditional Use Permit (C). In accordance with Section 9-1.106, uses that are not listed shall be expressly prohibited, unless the Director determines the use to be similar in nature and class to other uses listed.

For the purpose of this Article, the following definitions shall apply:

“Light industrial/manufacturing” means activities which, by virtue of size, intensity, number of employees or the nature of the operation, would not likely create significant impacts by reason of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or hazardous by way of materials, process, product or wastes and only when conducted within an enclosed structure(s) (with only passive outdoor screened storage areas allowed).

“Heavy industrial/manufacturing” means activities which, by virtue of size, intensity, number of employees or the nature of the operation, have the potential to create significant impacts by reason of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or hazardous by way of materials, process, product or wastes and when conducted within/outside of an enclosed structure(s) (with active/passive out-door screened storage areas allowed).

**Table IV-8
Allowed Land Uses**

P = Permitted

D = Development Permit

C = Conditional Use Permit

LAND USE ACTIVITY	MPD	NOTES
Manufacturing:		
Light manufacturing and assembly	P	Includes “light industrial/ manufacturing uses” not otherwise listed in this table such as jewelry, toys, clocks, musical instruments, optical goods (non-hazardous items)

LAND USE ACTIVITY	MPD	NOTES
Heavy manufacturing and assembly	C*	Includes "heavy industrial/ manufacturing uses" not otherwise listed in this table such as uses involving potentially toxic, hazardous and flammable items
Aluminum, sheet metal, steel, iron	C*	Includes foundries
Appliances and electronics (assembly only)	P	Includes electrical and related parts, appliances, devices, engines, motors, televisions, radios, computers
Appliances and electronics (manufacturing only)	C*	Includes electrical and related parts, appliances, devices, engines, motors, televisions, radios, computers
Clothing, shoes, textiles, leather	P	Includes garments, drapery, bedding, awnings, rope, baskets, linens and similar products
Ceramics and stone	C	Includes pottery, statuary, granite, tile, marble-cutting, edging and finishing
Concrete	C*	Includes blocks, brick, gravel, rock, cement products
Cosmetics and pharmaceutical	C	
Furniture (manufacturing only)	C*	Includes home furnishing, cabinetry and furniture restoration
Glass	P	Includes cutting, blowing, beveling, edging and silvering
Ink and paint	C	Includes polish, putty, enamel lacquer, polyurethane, ethylene glycol
Instruments	P	Includes electronic, musical, medical and dental tools, precision, measuring and scientific equipment
Machinery	C*	

LAND USE ACTIVITY	MPD	NOTES
Pallet manufacturing and storage	C*	No outdoor storage or stacking of pallets or associated materials
Petroleum	C*	Includes petroleum based cleaning products, tar, asphalt. Oil refining not allowed

Plastic	C*	Includes fiberglass, cellophane and cellulose
Rubber processing	P*	Raw rubber melting not allowed
Signs	P	Includes neon signs
Food and Beverage Processing:		
Bakery (manufacturing and distributing)	P	
Brewery	C	
Candy, confectioneries, ice cream manufacturing and distributing	P	
Dairy products manufacturing and distribution	C	
Fruit and vegetable juices and soft drink manufacturing and distributing	P	
Fruit and vegetable cleaning, canning, packing, processing and distributing	P	
Meat processing and distributing	C*	Includes meat, poultry and seafood. Slaughtering not allowed
All other food processing and distributing	P	
Sales, Services and Repairs:		

Appliance and electronic repairs and service	P	Includes jewelry, clocks and other household goods repairs
Animal/pet sales	P	Includes grooming, feed and supplies
Animal hospitals	C	Includes veterinary clinics
Animal kennels	C*	For domestic animals only
Auction sales	C*	
Carpet and rug cleaning	P*	
Catering services	C	Includes commercial kitchens and commissaries
Convenience stores	D	Alcohol sales require a Conditional Use Permit in compliance with Table IV-7
Dyeing	C*	
Laundry and dry cleaning plants	P*	Includes linen, towels, uniforms cleaning

Linen and towel supply	P*	Includes wholesale and mobile service
Machine shops	P*	Includes tool repairs
Multiple tenant merchandise marts	C*	Includes indoor or outdoor swap meets
Packaging and parcel service	P*	Includes delivery service
Pest control operators and service	P*	Includes fumigation services
Pool maintenance services	C*	Includes on-site storage of tanks containing pool chemicals
Printing and publishing	P	Includes photographic and reproduction activities; book binding, engraving, and lithographing
Refrigeration repairs and services	P	
Restaurants and cafés (less than 4,000 square feet)	P	Drive-thrus not allowed. Alcohol sales require a Conditional Use

		Permit in compliance with Table IV-7
Restaurants and cafés (greater than 4,000 square feet)	D	Drive-thrus not allowed. Alcohol sales require a Conditional Use Permit in compliance with Table IV-7
Retail sales and service	P	Only as incidental activity to a principally permitted use. Subject to the regulations set forth in HPMC Section 9-4.303(A)
Upholstery shops	P	
Wholesale outlets and businesses	P	
Vehicle-Related:		
Sale or rental of automobiles, boats, motorcycles, recreation vehicles, trucks, trailers and other mechanical equipment or any combination thereof and repairs when the repairs are incidental to the sales and/or rentals	C	
Sale of new and used vehicle parts and other mechanical parts	P	
Car wash, self serve or full service including detailing	C	
Parking lots and parking structures	D*	
Vehicle audio and alarm sales and installation	P	Installations must be conducted within an enclosed structure
Vehicle muffler, radiator and other similar repairs	C	

Vehicle painting and body repair	C	
Vehicle service stations	C	Includes fuel stations and repair centers
Vehicle testing and diagnostics only	P	
Vehicle tow/impound yards	C*	
Vehicle upholstery	C	
Vehicle wheel and tire sales and installation	C	
Warehouse, Storage and Distribution:		
Cold storage facilities	C*	
Freight/truck terminals	C*	
Self-storage, mini-storage	C*	Includes recreational vehicle storage. Subject to the regulations set forth in HPMC Section 9-4.303(D)
Storage yards	C*	Includes building materials, contractor's storage yards, fleet storage, lumber yards, machinery rental, trucking yards, transit storage, road equipment, and portable restrooms
Warehousing	P*	General warehousing. Flammable, chemical, or other hazardous material storage requires Fire Department approval
Other Uses:		
Ambulance station	C*	
Adult businesses	C	Only permitted in the Special Use Overlay Zone and subject to the regulations set forth in HPMC Sections 5-20 and 9-4.303(C)
Audio and video recording studios	P	
Bus/commuter/rail facilities	D*	

Communication equipment buildings	P	
Day care facilities	C*	
Emergency shelters (up to 30 beds)	P*	Subject to the regulations set forth in HPMC Section 9-3.2002
Emergency shelters (more than 30 beds)	C*	Subject to the regulations set forth in HPMC Section 9-3.2002
Gymnasiums and health clubs	P	
Hospitals	C	Includes industrial medical facilities
Industrial business parks	D	Subject to the regulations set forth in HPMC Section 9-4.303(E)
Laboratories	P	Includes medical, research and product testing
Medical marijuana businesses (dispensaries and/or cultivation)	P	Subject to the regulations set forth in Article 19 of Title 4, Chapter 7; Article 24 of Title 3, Chapter 1 and Article 23 of Title 9, Chapter 3 of the HPMC
Medical offices	C	Includes offices for medical doctors, dentists, and optometrists
Membership organization facilities	P	Includes facilities for business associations; professional membership organizations; political organizations, labor unions and similar organizations
Mortuaries	C*	
Office, business and professional	P	Only in conjunction with the primary industrial use
Plant nurseries	P*	
Public utility facilities	P*	
Recycling facilities (reverse vending machines)	D*	Up to 5 reverse vending machines. Subject to the regulations set forth in HPMC Section 9-3.1002(2)(A)
Recycling facilities (small collection)	D*	Subject to the regulations set forth in HPMC Section 9-3.1002(2)(B)
Recycling facilities (large collection)	C*	Subject to the regulations set forth in HPMC Section 9-3.1002(2)(C)

Recycling facilities (light processing)	C*	Subject to the regulations set forth in HPMC Section 9-3.1002(2)(D)
Recycling facilities (heavy processing)	C*	Subject to the regulations set forth in HPMC Section 9-3.1002(2)(D)
Sports and recreational facilities	C	
Trade, technical and vocational schools	C*	
Wireless communications facilities	C	Includes sites, antennas and monopoles. Subject to the regulations set forth in HPMC Section 9-3.103(2)(D)

* Land use activity not allowed on properties fronting the westerly side of Alameda Street between Slauson Avenue and Gage Avenue.

(§ 1, Ord. 898-NS, eff. July 18, 2012, as amended by § 1, Ord. 942-NS, eff. November 6, 2015, § 4, Ord. 2016-945, eff. April 15, 2016, and § 1, Ord. 2016-947, eff. May 5, 2016)



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: NOVEMBER 15, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2017-08 ZOA
(ZONING ORDINANCE AMENDMENT)**

REQUEST: **PLANNING COMMISSION CONSIDERATION OF A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF A ZONING ORDINANCE AMENDMENT BUNDLE RELATING TO VARIOUS SECTIONS OF THE HUNTINGTON PARK MUNICIPAL CODE.**

APPLICANT: City of Huntington Park

PROJECT LOCATION: Citywide

MUNICIPAL CODE REQUIREMENTS FOR ZONING ORDINANCE: Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-2.1401, the City Council may amend the General Plan, the Zoning Ordinance or Zoning Map whenever required by public necessity and general welfare. HPMC Section 9-2.101, the Planning Commission reviews Zoning Ordinance Amendments and makes a recommendation to the City Council for final determination.

REQUIRED FINDINGS FOR A ZONING ORDINANCE AMENDMENT: Pursuant to HPMC Section 9-2.1407(2), an amendment to the Zoning Code may be approved in compliance with State law (Government Code Section 65800 et. seq., Chapter 4 [Zoning Regulations]), only if all of the following findings are made, as applicable to the type of amendment:

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-08 ZOA

November 15, 2017

Page 2 of 29

1. The proposed amendment is 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 project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines;
4. The proposed amendment is internally consistent with other applicable provisions of the Zoning Ordinance;

ENVIRONMENTAL REVIEW:

Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

BACKGROUND:

Over time, Municipal Codes require amendments as a result of changes to Federal and State Law, advancements in technology, or changes in land use trends. Typically, the first step in the amendment process is to hold a study session with the City's Planning Commission.

On May 17, 2017, a Zoning Ordinance Amendment (ZOA) study session was presented to the Planning Commission. At the study session, the Planning Commission discussed various ZOAs to the Huntington Park Municipal Code (HPMC) pertaining to, but not limited to, definitions, parking standards, development standards, and code relocations.

DISCUSSION:

For the purpose of this staff report, all existing HPMC language will be identified in normal font, all HPMC sections proposed to be deleted will be identified in ~~striketrough~~ font, and proposed language is identified in **bold underline**.

ANALYSIS:

Planning Division staff has prepared the following ZOAs, including code relocations, to various sections of the HPMC and DTSP. The proposed amendments will promote safer

and more aesthetically pleasing development within the City and maintain consistency with the HPMC.

HPMC SECTION 9-1.203 – DEFINITIONS

1. “Accessory Structure/Building” means a structure detached from a principal structure on the same parcel, incidental to the principal structure and not designed for human habitation, **and shall incorporate a design, including materials and colors, similar to the principal structure, and shall be located in an efficient manner in compliance with all applicable zoning requirements. Accessory structures/buildings shall not occupy a required front or side setback.**
2. “Garage” means an enclosed structure or a portion of an enclosed structure, used for the parking of vehicles. **Garage design and architecture shall be compatible with the main dwelling unit(s). A minimum unobstructed inside dimension of twenty (20) feet by twenty (20) feet shall be maintained for a two (2) car garage.**
3. “Carport” means a permanent roofed structure **along the path of a driveway** not completely enclosed that is used for vehicle parking for the occupants of the premises. **A two (2) car carport shall have a minimum unobstructed inside dimension of eighteen (18) feet width by twenty (20) feet length. A one (1) car carport shall have a minimum unobstructed inside dimension of nine (9) feet width by twenty (20) feet length. For residential properties, carports shall not substitute a garage.**
4. “Lot coverage” means the percent of a parcel that is covered by structures, including main and accessory buildings, **carports, and patio covers.** ~~On residential parcels, lot coverage excludes patios open on at least two (2) sides and gazebos up to 300 square feet in area.~~
5. **“Patio cover” means a permanent roofed structure with a maximum of three (3) walls to be used only for recreational or outdoor living purposes. Patio**

covers shall only be located behind a main structure and not be visible from a public right-of-way.

6. **“Storage shed” shall mean accessory structure/building utilized for the keeping of items belonging to the occupant(s) of the property. Storage sheds shall be exempt from a Building permit and Planning approval subject to the following: 1) are less than 120 square feet; 2) do not require a Building permit, including electrical or mechanical; 3) are not placed on a permanent foundation; 4) and have a maximum exterior height of 7’-6”.** **All accessory structures shall comply with zoning district setbacks even if a permit is not required. Maximum of one (1) storage shed per parcel.**

HPMC SECTION 9-3.803, OFF-STREET PARKING STANDARDS (GENERAL REGULATIONS)

1. Off-street parking shall be provided subject to the provisions of this chapter for:
 - A. Any new structure;
 - B. Any new use established;
 - C. Any addition or enlargement of an existing structure or use; or
 - D. Any change in the occupancy of any structure or the manner in which any use is conducted that would result in additional parking spaces being required.

2. As an exception to the above requirements, **on a parcel containing only a single-family residence**, an existing single-family residence that has less than the required number of parking spaces may be enlarged without providing additional parking spaces if ~~either of the following apply:~~
 - ~~A. The addition is less than 300 gross square feet; or~~
 - ~~B. The addition, when combined with the square footage of the existing structure (excluding any garage space) equals less than 1,300 gross square feet.~~

the addition when combined with the square footage of the existing structure (excluding any garage space) equals less than 1,500 square feet.

HPMC SECTION 9-3.804, OFF-STREET PARKING STANDARDS (NUMBER OF PARKING SPACES REQUIRED)

USE	NUMBER OF REQUIRED SPACES
1. Residential	
Single-family detached dwellings	2 spaces within a garage, plus 1 uncovered guest parking space.
Single-family attached dwellings	2 spaces <u>with</u> in a garage, plus 1 uncovered guest space for every 3 units dwelling unit.
Mobile home parks	1.5 covered spaces, plus 1 uncovered guest space for every 3 units.
Multi-family residential	2 covered spaces per unit, plus 1 uncovered guest space for every 3 units unit.
Small family child day care home	No additional spaces required.
Large family child day care home	2 spaces for the primary residence, plus one for loading/unloading passengers.
Residential clubs, fraternity/sorority houses rooming houses and similar facilities with guest rooms	1 space for each 2 guest rooms.
Retirement homes, senior housing, congregate care	1 space for each 2 guest rooms.
Second dwelling	2 spaces within a garage or carport located at the rear half of the parcel, plus 1 uncovered guest parking space.
Single room occupancy	1 space for each 4 guest rooms.

HPMC SECTION 9-4.102, ALLOWED USES (RESIDENTIAL ZONES)

LAND ACTIVITY		R-L	R-M	R-H
1.	Residential Uses			
A.	Condominiums	D	D	D
B.	Convalescent Homes	-	C	C
C.	Child Day Care Facility			
	Small Family Child Day Care Home	P	P	P
	Large Family Child Day Care Home	LCC	LCC	LCC

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-08 ZOA

November 15, 2017

Page 6 of 29

LAND ACTIVITY		R-L	R-M	R-H
	Day Care Center	C	C	C
D.	Density Bonus/Affordable Housing	P	P	P
E.	Manufactured Housing	D	D	D
F.	Multi-Family Dwellings	-	D	D
G.	Second Dwelling Unit/"Granny" Housing/Guest House	P	-	-
H.	Senior Citizen/Congregate Care Housing	-	-	C
I.	Single-Family Dwellings	P	P	P
J.	Single Room Occupancy Facilities	-	-	D
K.	Group Homes			
	6 or less clients	P	P	P
	7 or more clients	C	C	C
L.	Transitional Housing*	-	D	D
M.	Supportive Housing*	-	D	D
N.	Zero Lot Line/Small Lot Residential Developments	-	D	D
2.	Recreational Accessory Uses			
A.	Swimming Pool, Private	P	P	P
B.	Tennis Court, Private	D	D	D
C.	Tree "Play" House	P	P	P
3.	Accessory Uses			
A.	Fences and Walls	P	P	P
B.	Garage	P	P	P
C.	Keeping of Domestic Animals/Household Pets	P	P	P
D.	<u>LAUNDRY FACILITIES (WASHER AND DRYER)</u>	<u>P**</u>	<u>P**</u>	<u>P**</u>
E.	Outdoor Play/Athletic Equipment	P	P	P
F.	Patio (with or without cover)/Gazebo	P	P	P
G.	Satellite Dish Antenna	D	D	D
H.	Storage	D	D	D
I.	Vehicle Repair (Property owner/tenant vehicle only and only within enclosed garage/yard)	P	P	P
J.	Vertical Antenna			
	12 feet or less in height	P	P	P
	12+ feet in height	D	D	D
4.	Other			
A.	Churches	-	C	C
B.	Private Schools	-	C	C
C.	Public Utilities/ Facilities	D	D	D
5.	Home Enterprises	Subject to Home Enterprise Permit		
6.	Temporary Uses	Subject to Temporary Use Permit		

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-08 ZOA

November 15, 2017

Page 7 of 29

* Note: Assumes transitional and supportive housing is configured as a multi-family residential use, and is therefore subject to a Development Permit. If such housing were configured as a single-family use, it would be permitted by right within the R-M and R-H zones.

**** Laundry facilities shall be located within the footprint of a dwelling unit. For multifamily properties, common laundry facilities shall be located in a detached or attached enclosed room specifically designated as a laundry facility and shall consist of not less than one automatic washer and dryer for every four units.**

HPMC SECTION 9-4.103, ZONING DISTRICT DEVELOPMENT STANDARDS (RESIDENTIAL ZONES)

Table IV-2
ZONING DISTRICT DEVELOPMENT STANDARDS

STANDARD	R-L	R-M	R-H
Maximum Units/Acre	8.712	17.424	20.0
Lot Area (square feet)	5000*	5000*	15000*
Lot Width (feet)	45*	45*	100*
Lot Depth (feet)	80*	100*	100*
Front Setback (feet)	20 ¹	15 ¹	10 ¹
Rear Setback (feet)	10	10	10
Side Setback (each)	4 feet plus 1 foot for each story over 1 story		
Side Setback (street side)	10 feet plus 1 foot for each story over 1 story		
Lot Coverage (Building Footprint) (percent, maximum)	45%	55%	65%
Distance Between Structures (feet)	6	10 ²	10 ²
Structure Height (feet, maximum)	35, 2 stories	35	45
Private Outdoor Useable Space (square feet per unit) ³	450	250/200	200/150
Common Useable Open Space (square feet per unit) ⁴	0	200	200
Main Structure Height (maximum)	35 feet, 2 stories	35 feet	45 feet
Accessory Structure Height (maximum)	20 feet or 1 story whichever is less	20 feet or 1 story whichever is less	20 feet or 1 story whichever is less
Antennae, Vertical	(Refer to Chapter 3 Article 1 Property Development Standards)		
Fences, Walls, and Hedges	(Refer to Chapter 3 Article 1 Property Development Standards)		

STANDARD	R-L	R-M	R-H
Satellite Dish Antennae	(Refer to Chapter 3 Article 1 Property Development Standards)		

* **Lots created before January 1, 2017 containing no more than one dwelling unit are exempt from the minimum lot size standards. Properties falling under this exemption shall maintain a maximum of one dwelling unit and are subject to compliance with all other applicable development standards.**

1. Garage door setback for single-family uses shall be a minimum of twenty (20) feet from the front property line.
2. When two (2) walls face each other and neither has a window opening they shall be separated by at least six (6) feet. If one or more of the walls has a window opening, they shall be separated by at least ten (10) feet.
3. Each ground floor dwelling unit shall be provided with 250/200 (R-M/R-H) square feet of private outdoor useable space while each upper story unit shall be provided with 200/150 (R-M/R-H) square feet of private outdoor area. Private outdoor space for condominium developments/conversions shall be in compliance with Section 9-3.1507 of the Huntington Park Municipal Code. The Director shall have the authority to adjust/average these minimum standards when doing so would result in an improved design and an enhanced overall provision of private outdoor space.
4. All multi-family residential developments shall provide common useable open space in compliance with Subsection 9-4.103, below. Common open space for condominium developments/conversions shall be in compliance with Section 9-3.1507 of the Huntington Park Municipal Code.

Table IV-3
 ACCESSORY STRUCTURES – SINGLE-FAMILY ~~DETACHED~~ HOMES

Structure/Construction/Equipment	Property Line	Required Setback (In Feet)
Detached Garage, carport	Rear	0 3 (no windows/doors)*
	Side	3 (with openings)* 0 (no windows/doors)*
	Side (street)	3 (with openings)* Main building setback
Swimming pool, spa, storage shed, fish pond	Rear	3
	Side	3
	Side (street)	Main building setback
Stationary barbecue, fire pit, attached patio cover, attached carport , gazebo	Rear	3
	Side	3
	Side (street)	Main building setback
Unenclosed/detached patio cover (within rear 1/3 of parcel)	Rear	1
	Side	1
	Side (street)	Main building setback
Air conditioning equipment, pool and spa equipment, and ground-based antennae	Rear	3
	Side	3 located in rear yard; Main building setback located in side yard.
	Side (street)	3 located in rear yard; Main building setback located in side yard.
Tennis court	Front, side, rear	Main building setback
Balcony, exterior stairs in excess of 30 inches	Front, side, rear	Main building setback
* If in the rear 33% of the lot, otherwise main building setback requirements apply.		
In no case shall a structure, construction, projection, or equipment be placed or occur beyond the property lines of the subject parcel.		

Table IV-4
 ACCESSORY STRUCTURES – ~~SINGLE~~ MULTI-FAMILY ATTACHED HOMES

Structure/ Construction/Equipment	Property Line	Required Setback (In Feet)
Detached Garage, <u>carport</u>	Rear 50% of lot Side Side (street)	0/3 with openings 0/3 with openings Main building setback
Spa, spa equipment, storage shed, fish pond, ground-based antennae	Front Side Rear	3 3 3
Stationary barbecue, fire pit, attached patio cover, <u>carport</u> , gazebo	Front Side Rear	3 3 3
Unenclosed/detached patio cover (within rear 1/3 of parcel)	Front Side Rear	1 1 1

I. Minimum Room Size Standards. Minimum room size standards are as follows:

Room	Minimum Area in Square Feet
Garage (2-car)	400
Bedroom	100
Full bath (tub, toilet, and lavatory)	50
Three-quarter bath (stall shower, toilet, and lavatory)	35
Half bath (toilet and lavatory)	25

Common living areas of a dwelling unit, such as living rooms, dining areas, kitchen, family room, etc, need to be in proportion to the number of bedrooms provided to properly accommodate the occupants. The area occupied by the common living areas shall be equal to or larger than the area occupied by the bedrooms.

HPMC SECTION 9-4.202, ALLOWED USES (COMMERCIAL ZONES)

Table IV-5
 ALLOWED LAND USES

Land Use Activity		C-P	C-N	C-G
Administrative and Professional Offices:				
1.	Administrative, Business, Service, and Public Utilities	P	P	P
2.	Accounting, Consulting, Counseling, Design, and Legal	P	P	P

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-08 ZOA

November 15, 2017

Page 11 of 29

Land Use Activity		C-P	C-N	C-G
3.	Headquarters (Business, Corporate, and Government)	P	P	P
4.	Medical/Dental Uses	P	P	P
General Commercial Uses:				
1.	Auditoriums/Concert/Convention Halls	-	-	C
2.	Alcoholic Beverage Sales/Serving Establishments [see regulations in Section 9-4.203(2)(A) and Table IV-7]			
3.	Amusement/Video Arcades	-	-	C
4.	Antique Shops	-	P	P
5.	Apparel/Shoe Stores	-	P	P
6.	Appliance Stores	-	P	P
7.	Art/Photography Shops, Studios, Galleries	P	P	P
8.	Auction Sales	-	-	D
9.	Automobile, Motorcycle, and Truck Dealerships	-	-	C
10.	<u>Automobile Parts Supply (retail only, no auto repair)</u>	-	-	<u>CP</u>
11.	Automobile Rental Agencies	-	-	D
12.	Automobile Repair Specialty Shops	-	-	C
13.	Automobile Service Centers	-	-	C
14.	Bakeries (retail only)	-	P	P
15.	Banks/Financial Offices	P	P	P
16.	Banquet Halls, Lodges, and Conference Halls	-	-	C
17.	Barber/Beauty/Nail Shops	P	P	P
18.	Bars, Cocktail Lounges, Taverns	-	-	C
19.	Bicycle Shops (sales/service, non-motorized)	-	P	P
20.	Billiard/Pool Centers	-	-	C
21.	Book Stores (new/used)	-	P	P
22.	Book Stores/Adult Business [see regulations in Chapter 5-20]	-	-	P
23.	Bowling Alley	-	-	C
24.	Camera Film Drop Off/Express Developing	P	P	P
25.	Camera Shop (new/used)	-	P	P
26.	Candy, Confectionery/Ice Cream Stores	-	P	P
27.	Car Washes	-	-	C
28.	Catering Establishments	-	-	P
29.	Check Cashing	-	C	C

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-08 ZOA

November 15, 2017

Page 12 of 29

Land Use Activity		C-P	C-N	C-G
30.	Churches	C	C	C
31.	Communication Equipment Buildings	P	P	P
32.	Commuter Bus Stations	-	-	C
33.	Convenience Stores, Mini-Markets	-	D	D
34.	Cultural/Community Facilities	P	P	P
35.	Currency Exchanges	-	-	C
36.	Dance Hall/Club	-	-	C
37.	Dance School/Studios	-	C	P
38.	Day Care Center	C	C	C
39.	Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars under 2,000 square feet over 2,000 square feet	C -	P C	P C
40.	Department Stores	-	P	P
41.	Discount/Club Membership Stores	-	-	P
42.	Drug Stores	-	P	P
43.	Dry Cleaning/Dyeing (retail only)	-	P	P
44.	Electronic/Computer Stores	-	P	P
45.	Escort Bureau/Introductory Service	C	-	C
46.	Figure Model Studio (non-nude)	-	-	C
47.	Floor Covering/Draperies Store	-	-	P
48.	Florist Shops	P	P	P
49.	Furniture Stores	-	-	P
50.	Gift/Stationery Stores	-	P	P
51.	Glass Shop (sales/service)	-	-	P
52.	Grocery Stores (including supermarkets)	-	P	P
53.	Gun Shops	-	-	C
54.	Hardware Stores (up to 10,000 square feet)	-	P	P
55.	Health/Athletic Clubs (excluding massage parlors)	P	P	P
56.	Hobby Shops	-	P	P
57.	Home Improvement Centers (over 10,000 square feet)	-	-	C
58.	Hospitals	C	C	C
59.	Hotels/Motels	-	-	C
60.	Ice Cream Parlors	-	P	P
61.	Interior Decorating Shop	-	P	P

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-08 ZOA

November 15, 2017

Page 13 of 29

Land Use Activity		C-P	C-N	C-G
62.	Jewelry Sales/Repair Stores	-	P	P
63.	Laboratories (including film, medical, and dental)	-	P	P
64.	Laundromat (retail only)	-	P	P
65.	Lighting Fixture Stores	-	-	P
66.	Locksmith Shops	-	P	C
67.	Marine Sales/Service	-	-	P
68.	Massage Parlors (acupressure)	-	-	-
69.	Mini-Malls	-	D	D
70.	Money Advance	-	C	C
71.	Money Transfer	-	C	C
72.	<u>Mortuaries</u>	-	C	<u>PC</u>
73.	Multiple Tenant Merchandise Mart	-	-	C
74.	Museums	P	P	P
75.	Music Stores	-	P	P
76.	Newspaper/Magazine Stores	-	P	P
77.	Nightclubs (with entertainment/dancing)	-	-	C
78.	Nurseries/Garden Supply Store	-	P	P
79.	Office Supplies/Equipment (retail only)	P	-	P
80.	Optical Shop	P	P	P
81.	Paint/Wallpaper Stores (retail only)	-	P	P
82.	Parcel Shipping/Copy/Fax Centers	P	P	P
83.	Parking Structures	C	C	C
84.	Pawn Shop/Brokers	-	-	C
85.	Pet Shops	-	P	P
86.	Plumbing Fixture Stores	-	P	P
87.	Pool Supply (retail only)	-	P	P
88.	Post Office Substation	P	P	P
89.	Printing/Blueprinting Shops	P	P	P
90.	Private Schools	C	C	C
91.	Publicly Accessible Telephones[†]	P	P	P
92.	Radio/Television Broadcasting Studios (no transmitting)	P	-	C
93.	Recording Studios	P	C	P
94.	Recycling Facilities	-	C	C
95.	Restaurants (less than 4,000 square feet, excluding drive-thrus)	-	D	D
96.	Restaurants (greater than 4,000 square feet, excluding drive-thrus)	-	C	C

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-08 ZOA

November 15, 2017

Page 14 of 29

Land Use Activity		C-P	C-N	C-G
97.	Restaurants (with drive-thru facilities)	-	-	C
98.	Restaurants (where outdoor eating facilities are larger than 400 square feet)	-	C	C
99.	Saving and Loans	P	P	P
100.	Secondhand Stores	-	-	P
101.	Service Stations (including gas stations)	-	C	C
102.	Shoe Repair	-	P	P
103.	Shuttle Stations	-	-	C
104.	Sign/Lettering Shops (with retail sales area)	P	P	P ²
105.	Skating Rinks	-	C	C
106.	Sporting Goods Stores	-	P	P
107.	Stamp/Coin Shops	P	P	P
108.	Tailor Shops	P	P	P
109.	Tattoo or Body Piercing Parlor	-	-	C
110.	Tennis Court, Commercial	D	D	D
111.	Theaters, Movie (excluding drive-ins)	-	-	C
112.	Ticket Sales	P	P	P
113.	Tobacco/Smoke Shops [see regulations in Section 4-19.03]	-	P	P
114.	Toy Stores	-	P	P
115.	Trade Schools/Private Schools	C	C	C
116.	Travel Agencies	P	P	P
117.	Variety Stores	-	P	P
118.	Vending Machines (outside, accessory use only)	C	C	C
119.	Veterinary Offices/Animal Hospitals	C	C	C
120.	Video Machines (up to 5)	P	P	P
121.	Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	-	P	P
122.	Wedding Chapels	C	C	C
Other Uses:				
1.	Antennae (accessory only)	C	C	C
2.	Condominiums	-	-	-
3.	Convalescent Homes	C	C	C
4.	Drive-Thru Establishments (accessory only)	-	-	C
5.	Emergency Shelters	-	-	C
6.	Residential Developments (20 du/acre) ¹	D	D	-

Land Use Activity		C-P	C-N	C-G
7.	Outdoor Storage (accessory only)	-	C	C
8.	Wireless Communications Facilities	C	C	C
9.	Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	-	-	-
10.	Single Room Occupancy	-	-	-

~~1 — Public telephones shall not be allowed in the DTSP zoning district unless located completely within an enclosed leasable building space and more than ten (10) feet from any pedestrian opening into a building unless with a valid Publicly Accessible Telephone Permit, see Chapter 36 of Title 5 of the Municipal Code.~~

21 Exceptions for mixed use if within 0.5 miles of a Transit Center, or 0.25 miles of a Transit Node or a Transit Corridor, as defined by the Metropolitan Transportation Authority Congestion Management Plan, or if other transit improvement measures are provided as determined by the review authority.

HPMC SECTION 9-4.203(2.K), ZONING DISTRICT DEVELOPMENT STANDARD (COMMERCIAL)

~~Multiple Tenants Within a Single Retail Establishment. A multiple tenant retail establishment with between two (2) to four (4) businesses within a single establishment shall comply with the following standards before a business license will be issued by the City.~~

- ~~1. There shall not be more than three (3) additional licenses (or secondary tenants) within an existing retail sales business (or primary tenant), based upon one additional license for each 1,000 square feet of retailing floor area. Nonretail areas (e.g., storage, restrooms, offices, etc.), of the primary tenant shall not be counted in the ratio;~~
- ~~2. Any secondary tenant shall be complementary as determined by the Director and the decision shall be appealable to the Planning Administrative Committee;~~
- ~~3. Each tenant shall be guaranteed clear access from a public right-of-way;~~
- ~~4. Parking requirements shall be imposed for secondary tenant businesses in excess of 400 square feet or as determined by the Director;~~

- ~~5. All signage requirements as prescribed in Chapter 3, Article 12 (Sign Standards) shall apply regardless of the number of tenant businesses at any location; and~~
- ~~6. A Site Plan Review approval by the Department shall be required prior to zoning use approval and license issuance.~~

(1) A multiple tenant retail establishment. Multiple tenant retail establishments with a maximum of three businesses within one tenant space or suite shall comply with the following standards.

a) There shall not be more than three business licenses issued within one retail tenant space or suite, based upon one additional license for every 1,500 square feet of retailing floor area.

b) A tenant space with up to 1,500 square feet of retail space shall be allowed one business license.

c) A tenant space between 1,501 square feet and 3,000 square feet of retail space shall be allowed a maximum of two business licenses.

d) A tenant space with greater than 3,000 square feet of retail space shall be allowed a maximum of three business licenses.

e) Non-retail areas (e.g., storage, restrooms, offices, etc.) shall not be counted in the ratio.

f) Any secondary tenant shall offer like products as determined by the Director of Community Development and the decision shall be appealable to the Planning Commission.

g) Each tenant shall be guaranteed clear access from a public right-of-way.

h) Each tenant must occupy a minimum of 400 square feet of floor space. Non-retail areas (e.g., storage, restrooms, offices, etc.) shall not be counted as part of the 400 square feet.

i). All signage requirements as prescribed in the Zoning Code Chapter 3, Article 12 (Sign Standards) shall apply regardless of the number of tenant businesses at any location.

j). A Development Permit must be approved by the Community Development Department prior to zoning use approval and license issuance.

(2) A multiple tenant office establishment. A multiple tenant office establishment with a maximum of three businesses within one tenant space or suite shall comply with the following standards.

a) There shall not be more than three business licenses issued within one office tenant space or suite, based upon one additional license for every 400 square feet of office floor area.

b) A tenant space with up to 400 square feet of office space shall be allowed one business license.

c) A tenant space between 401 square feet and 800 square feet of office space shall be allowed a maximum of two business licenses.

d) A tenant space with greater than 800 square feet of retail space shall be allowed a maximum of three business licenses.

e) Common areas (e.g., storage, restrooms, lobby, etc.) shall not be counted in the ratio.

f). Any secondary tenant shall offer like products or services as determined by the Director of Community Development and the decision shall be appealable to the Planning Commission.

g). Each tenant shall be guaranteed clear access from a public right-of-way.

h). Each tenant must occupy a minimum of 200 square feet of floor space. Common (e.g., storage, restrooms,

lobby, etc.) shall not be counted as part of the 200 square feet.

i). All signage requirements as prescribed in the Zoning Code Chapter 3, Article 12 (Sign Standards) shall apply regardless of the number of tenant businesses at any location.

j). A Development Permit must be approved by the Community Development Department prior to zoning use approval and license issuance.

HPMC SECTION 9-4.303(2), GENERAL STANDARDS (INDUSTRIAL)

F. Multiple Tenants Within a Single Establishment

A multiple manufacturing or warehousing tenant space or suite shall comply with the following standards.

A. There shall not be more than three business licenses issued within one tenant space or suite, based upon one additional license for every 1,000 square feet of floor area.

1) A tenant space with up to 1,000 square feet of space shall be allowed one business license.

2) A tenant space between 1,001 square feet and 2,000 square feet of space shall be allowed a maximum of two business licenses.

3) A tenant space with greater than 2,000 square feet of space shall be allowed a maximum of three business licenses.

4) Common areas (e.g., storage, restrooms, offices, etc.) shall not be counted in the ratio.

B. Any secondary tenant shall offer like products or services as determined by the Director of Community Development and the decision shall be appealable to the Planning Commission.

C. Each tenant shall be guaranteed clear access from a public right-of-way.

D. Each tenant must occupy a minimum of 400 square feet of floor space. Common areas (e.g., storage, restrooms, offices, etc.) shall not be counted as part of the 400 square feet.

E. All signage requirements as prescribed in the Zoning Code Chapter 3, Article 12 (Sign Standards) shall apply regardless of the number of tenant businesses at any location.

F. A Development Permit must be approved by the Community Development Department prior to zoning use approval and license issuance.

HPMC SECTION 9-2.17, FENCES AND WALLS

9-2.1701 Definitions

For the purposes of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as follows:

(a) "Abut" means contiguous to; for example, two (2) adjoining lots with a common property line are considered to be abutting.

(b) "Adjacent" means near, close, contiguous, or abutting; for example, an industrial zone across a street or highway from a residential zone shall be considered as adjacent.

(c) "Adjoining" means across from a street, highway, alley, railroad, or drainage channel or directly abutting.

(d) "Alley" means a public or private way at the rear or side of property, permanently reserved as a means of secondary vehicular access to abutting property.

(e) "Block wall" means a wall constructed of slump block, split face brick, concrete or other masonry decorative material. No building materials other than

those necessary for interior reinforcement or exterior plaster shall otherwise be used in the construction of a block wall. All block walls shall be compatible with the color, style and usage of the property and shall be subject to the approval of the Director of Community Development.

(f) “Main building” means a building within which is conducted the principal use permitted on the lot as provided by the zoning regulations.

(g) “Building setback line” means the minimum distance from the center line of a street to any point on a building or structure related thereto, exclusive of those architectural features permitted to extend into such required yards or open spaces.

(h) “Corner cutback” means the reserved open space for the maintenance of adequate and safe visibility for vehicular and pedestrian traffic at all intersections of streets, alleys, and/or private driveways as provided in the zones. Such space shall be kept free of visual obstructions. In no case shall landscaping and/or structures permitted in the required corner cutback area exceed two (2’) feet six (6’) inches in height, measured from the established street grade.

(i) “Decorative fence” means a fence constructed of wood, wrought iron, vinyl or other decorative material. Decorative fences are designed and constructed so as to have eighty (80%) percent visibility through the fence. When a decorative fence is located behind the front yard setback or building setback and can be seen from a street, the fence shall incorporate effective and decorative screening materials such as solid sheets of metal, vinyl or wood, or louvers made of metal, vinyl or wood painted to match the fence and complement the subject residence.

(j) “Fence” means any structure, planting, tree, shrub, or hedge, or any combination thereof, forming a physical barrier which is constructed, maintained, or intended to be impenetrable to persons or animals, the primary purpose of which is to enclose or separate areas of land. This shall include masonry, wire mesh,

steel mesh, chain link, louvers, wood, stake, trees, shrubs, hedges, and/or other similar materials.

(k) "Front wall" means the wall of a building or structure nearest the street on which the building fronts but excluding certain architectural features, such as cornices, canopies, eaves, or embellishments.

(l) "Front yard" means a yard which extends across the full width of the lot or parcel of land and extends from the front lot line to the entire actual front building line including building offsets covered with a roof extension.

(m) "Height" means the vertical distance measured from the top of the uppermost vertical projection to the grade beneath.

9-2.1702 Permits required

No person shall erect or construct any fence or wall in the City, or cause the same to be done, without first obtaining a separate permit for each such fence or wall.

9-2.1703 Permit fees

A fee for every fence/wall permit shall be paid to the City based on the most current fee schedule set by the City Council.

9-2.1704 Residential zones

In any R-L, R-M, or R-H Zone, the following shall be established:

(a) No fence shall be greater than eight (8'-0") feet in height above the natural level of the ground in any area or finish grade adjacent thereto. A fence or wall not greater than eight (8'-0") feet in height may be erected on any residential lot except where fences or walls are prohibited or restricted or except where there is a height limitation imposed.

(b) Within the front yard setback or building setback, whichever is less, no fence or wall shall exceed sixty (60") inches in height, where the first thirty (30") inches

above the natural ground or finished grade may be constructed solid and view obscuring. Above the first thirty (30") inches, fences shall be non-view obscuring. The fence or wall height on corner lots, at the intersection of two (2) public streets shall be subject to the review and approval of the Director of Community Development.

(c) A fence or wall not greater than eight (8'-0") feet in height may be constructed along the street line of a corner lot, except on a reversed corner lot, behind the front yard setback or building setback, whichever is less and terminating at the rear property line of the lot, except where corner cutback is required.

(d) A fence or wall not greater than eight (8'-0") feet in height may be constructed along the street line of a reversed corner lot beginning at the front yard setback or building setback, whichever is less and terminating at a point no less than ten (10'-0") feet from the rear property line of the lot. Such fence or wall shall have a corner cutback and may not extend within a triangle, two sides of which shall be the rear property line and the side street property line measured ten (10'-0") feet in each direction from the point of intersection of such lines, and the third side of the triangle which shall be a straight line connecting such two points, except as follows:

1. A fence or wall not greater than eight (8'-0") feet in height may be constructed within the required corner cutback area, provided that the first thirty (30") inches above the natural ground or finished grade may be constructed solid and view obscuring, anything above the first thirty (30") inches shall be non-view obscuring and constructed so as to have a minimum of eighty (80%) percent visibility.

(e) When there is a difference in the ground level between two (2) adjoining lots, the height of any fence or wall constructed along the property line shall be determined by using the finished grade of the highest contiguous lot.

(f) Fence or wall materials shall include wrought iron, wood, concrete block, brick and vinyl. Vinyl fences must duplicate a wood grain appearance. Chain link fences or chain link gates of any type shall not be permitted on any residentially zoned or developed property.

(g) Within the front yard, fences or walls shall be limited to decorative open-fencing, such as wrought iron. Block wall materials shall be decorative in finish such as slump block, brick or other decorative stone. Block walls may be stucco covered providing the color of the stucco matches the primary color of the residential structure.

(h) Any new residential development of two (2) or more dwelling units, but excluding additions and minor improvements, shall provide a block wall not less than six (6'-0") feet in height along the side and rear property lines, except where expressly prohibited by this section. Block walls shall be architecturally compatible with the proposed architectural theme.

9-2.1705 Properties developed for parking use

(a) Property developed for parking abutting property in residential zones. Where property being developed for parking abuts property in a residential zone, a fence or wall not greater than eight (8'-0") feet in height may be constructed along the common boundary line of such abutting property. Such eight (8'-0") foot wall shall not extend into the front yard or side yard setback required in any abutting residential zone and shall be subject to the height requirements of the residential zone. Where such wall abuts a required building line front setback, such wall shall not be more than three (3'-0") feet in height.

(b) Property developed for parking fronting property in residential zones. Where the property being developed for parking is across a street or highway from property in a residential zone, a fence or wall not greater than eight (8'-0") feet in height may be constructed along the rear and side boundary line of such property. The front fence or wall shall not exceed three (3'-0")

feet in height and shall be erected and maintained not less than five (5'-0") feet from the front property line.

(c) Other property developed for parking. Where the property being developed for parking is across a street or highway from property in any zone other than a residential zone, a fence or wall not greater than eight (8'-0") feet in height may be constructed along the rear and side boundary line of such property. The front fence or wall shall not exceed three (3'-0") feet in height and shall be erected and maintained not less than five (5'-0") feet from the front property line.

9-2.1706 Commercial and industrial zones

(a) Commercial or industrial property abutting residential property. Where a property in a commercial or manufacturing zone abuts property in a residential zone, a fence or wall not greater than eight (8'-0") feet in height may be constructed along the common boundary line between such properties. Such eight (8'-0") foot wall shall not extend into the front yard or side yard setback required in any abutting residential property and shall be subject to the height requirements of the residential zone.

(b) Commercial property abutting nonresidential property. Where property in a commercial zone does not abut property in a residential zone, there shall be an eight foot (8'-0") maximum height requirement for fences or walls erected along such property. However, where such wall abuts a required building line front setback, such wall shall not be more than three (3'-0") feet in height.

(c) Industrial and manufacturing property abutting nonresidential property. Where property in an industrial zone does not abut property in a residential zone, there shall be an eight foot (8'-0") maximum height requirement for fences or walls erected along such property. However, where such wall abuts a required building line front setback, such wall shall not be more than six (6'-0") feet in height. For the purposes of public safety, the fence heights on corner lots at the intersection of two (2) public streets shall be subject to

review and approval by the Community Development Director for safety standards and vehicular sight visibility. The Community Development Director is hereby authorized to impose lesser height requirements than set forth in this section if he or she deems such restriction necessary and in the public interests. The determination of the Community Development Director shall be subject to an appeal to the Council and a public hearing by the Council, whose determination shall be final. An appeal fee, as set forth in the City's fee schedule, shall be paid by any person who deems himself or herself aggrieved by the determination of the Community Development Director in connection with such appeal hearing before the Council.

9-2.1707 Advertising prohibited

No fence shall be erected, maintained, or used for the purpose of advertising.

9-2.1708 Obstructing corner visibility

Where an alley intersects a street or another alley, a fence or wall shall have a corner cutback and may not extend within a triangle, two sides of which shall be the alley property line and the intersecting street property line measured ten (10'-0") feet in each direction from the point of intersection of such lines, and the third side of the triangle which shall be a straight line connecting such two points, except as follows:

1. A fence or wall not greater than eight (8'-0") feet in height may be constructed within the required corner cutback area, provided that the first thirty (30") inches above the natural ground or finished grade may be constructed solid and view obscuring, anything above the first thirty (30") inches shall be non-view obscuring and constructed so as to have a minimum of eighty (80%) percent visibility.

9-2.1709 Electric fences

No electrically charged fence shall be erected, constructed, or maintained in the City.

9-2.1710 Barbed wire and chain link fences

No barbed wire or other sharp-pointed materials shall be erected, constructed, or maintained in the City.

9-2.1711 Nonconforming fences

Any fence lawfully erected prior to May 17, 1967, and not conforming with the location requirements and height limitations prescribed in this chapter, shall be classified as nonconforming and shall be subject to all the applicable regulatory provisions concerning nonconforming uses.

HPMC RELOCATIONS

The following is a list of HPMC sections proposed to be relocated to Title 9, Zoning. The Community Development Department is responsible for the administration of these code sections, therefore, relocating them to Title 9 will provide consistency with the HPMC.

Proposed HPMC sections proposed to be deleted:

~~HPMC Section 3-1.12, Dances~~
~~HPMC Section 3-1.13, Entertainment Permits~~
~~HPMC Section 3-1.22, Special Events~~
~~HPMC Section 5-13, Activities in Public Places~~
~~HPMC Section 5-31, Motion Picture and Film Permits~~
~~HPMC Section 8-3, Fences and Walls~~

Proposed HPMC sections relocated to Title 9, Chapter 2 (Administration):

Article 1. General Requirements
Article 2. Certificates of Compliance
Article 3. Home Enterprise Permits
Article 4. Interpretations
Article 5. Temporary Use Permits
Article 6. Minor Modifications
Article 7. Minor Variances
Article 8. Minor Conditional Use Permits
Article 9. Variances
Article 10. Development Permits

Article 11. Conditional Use Permits
Article 12. Dance Permits
Article 13. Entertainment Permits
Article 14. Special Event Permits
Article 15. Activity in Public Places Permit
Article 16. Film Permit
Article 17. Fences and Walls
Article **18**. Design Review Procedures
Article **19**. Specific Plans
Article **20**. Amendments
Article **21**. Development Agreements
Article **22**. Applications And Fees
Article **23**. Hearings And Appeals
Article **24**. Enforcement of Provisions

FINDINGS

Pursuant to HPMC Section 9-2.1407, an amendment to the Zoning Code may be approved only if all of the following findings are made:

1. **The proposed ZOAs is consistent with the General Plan.**

Finding: The proposed ZOA is consistent with the goals of the Land Use Element as described below.

Goal 2 of the Land Use Element is to “Accommodate new development that is compatible with and complements existing land uses”. The proposed ZOAs will promote development that is harmonious, safe, and consistent with the HPMC.

Additionally, Goal 4 of the Land Use Element is to “Accommodate new development that is coordinated with the provision of infrastructure and public services”. The proposed ZOAs address issues and inconsistencies raised due to new trends in development and an outdated municipal code.

2. **The proposed ZOAs would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

Finding: The proposed ZOA would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as described below.

The proposed ZOAs will address issues and inconsistencies due to new trends in development and an outdated municipal code. Therefore, all proposed ZOAs will promote safer and more aesthetically pleasing development within the City and maintain consistency with the HPMC.

- 3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.**

Finding: Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

- 4. The proposed amendment is internally consistent with other applicable provisions of the Zoning Ordinance.**

Finding: The proposed ZOAs will promote and improve consistency with all provisions of the HPMC, including the Zoning Ordinance. Additionally, the proposed ZOAs also relocates sections of the HPMC for improved consistency.

CONCLUSION:

It is not anticipated that the proposed amendments to the Zoning Code will create adverse impacts to public health, safety and welfare.

SUBSEQUENT ACTION:

If the Planning Commission recommends to the City Council the adoption of the Zoning Ordinance Amendment; the item will be presented to the City Council, at a duly noticed public hearing, for final consideration and approval.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-08 ZOA

November 15, 2017

Page 29 of 29

RECOMMENDATION:

That the Planning Commission conduct a public hearing, consider all public testimony and **adopt Resolution No. 2017-08** recommending that the City Council adopt a ZOA amending several sections of the HPMC.

EXHIBITS:

A: PC Resolution No. 2017-08 ZOA

B: Negative Declaration per CEQA

**PLANNING COMMISSION
RESOLUTION NO. 2017-08 ZOA**

EXHIBIT A

CASE NO. 2017-08 ZOA

1 **WHEREAS**, all persons appearing for or against the recommendation to adopt the
2 ZOA were given the opportunity to be heard in connection with said matter; and

3 **WHEREAS**, written comments received prior to the hearing, and responses to such
4 comments, were reviewed and considered by the Planning Commission.

5 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
6 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**
7 **FOLLOWS:**

8 **SECTION 1:** The proposed Ordinance amending the HPMC, as attached hereto and
9 marked Exhibit "A" has been presented to the Planning Commission, and the Commission
10 has reviewed and considered the information therein prior to any action on the adoption of
11 this Resolution.

12 **SECTION 2.** The Planning Commission hereby makes the following findings in
13 connection with the proposed ZOA:

14 **1. The proposed amendment is consistent with the General Plan.**

15 **Finding:** The proposed ZOA is consistent with the goals of the Land Use Element as
16 described below.

17 Goal 2 of the Land Use Element is to "Accommodate new development that is
18 compatible with and complements existing land uses". The proposed ZOAs will
19 promote development that is harmonious, safe, and consistent with the HPMC.

20 Additionally, Goal 4 of the Land Use Element is to "Accommodate new development
21 that is coordinated with the provision of infrastructure and public services". The
22 proposed ZOAs address issues and inconsistencies raised due to new trends in
23 development and an outdated municipal code.

24 **2. The proposed ZOAs would not be detrimental to the public interest, health,**
25 **safety, convenience or welfare of the City.**

26 **Finding:** The proposed ZOA would not be detrimental to the public interest, health,
27 safety, convenience, or welfare of the City as described below.

28 The proposed ZOAs will address issues and inconsistencies raised due to new trends

1 in development and an outdated municipal code. Therefore, all proposed ZOAs will
2 promote safer and more aesthetically pleasing development within the City and
3 maintain consistency with the HPMC.

4 **3. The proposed project has been reviewed in compliance with the provisions of**
5 **the California Environmental Quality Act (CEQA), and the City's Guidelines.**

6 **Finding:** Upon completion of the Environmental Assessment Initial Study, the City of
7 Huntington Park has determined that the proposed project will not have a significant
8 effect on the environment and has prepared a Negative Declaration for the project.
9 The Negative Declaration was prepared in accordance with the California
10 Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

11 **4. The proposed amendment is internally consistent with other applicable**
12 **provisions of the Zoning Ordinance.**

13 **Finding:** The proposed ZOA will promote and improve consistency with all provisions
14 of the HPMC, including the Zoning Ordinance. Additionally, the proposed ZOAs also
15 relocates sections of the HPMC for improved consistency.

16 **SECTION 3:** The Planning Commission hereby approves Resolution No. 2017-08
17 ZOA, recommending to the City Council the adoption of a ZOA amending several
18 sections of the HPMC, and the adoption of a Negative Declaration under the CEQA.

19 **SECTION 4:** The Secretary of the Planning Commission shall certify to the adoption
20 of this resolution and a copy thereof shall be filed with the City Clerk.

1 PASSED, APPROVED, AND ADOPTED this 15th day of November 2017, by the
2 following vote:

3

4 AYES:

5 NOES:

6 ABSENT:

7

8

HUNTINGTON PARK PLANNING COMMISSION

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Eddie Carvajal, Vice Chair

12

13 ATTEST:

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Carlos Luis, Secretary

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“EXHIBIT A”

HPMC Section 9-1.203 – Definitions

1. “Accessory Structure/Building” means a structure detached from a principal structure on the same parcel, incidental to the principal structure and not designed for human habitation, **and shall incorporate a design, including materials and colors, similar to the principal structure, and shall be located in an efficient manner in compliance with all applicable zoning requirements. Accessory structures/buildings shall not occupy a required front or side setback.**
2. “Garage” means an enclosed structure or a portion of an enclosed structure, used for the parking of vehicles. **Garage design and architecture shall be compatible with the main dwelling unit(s). A minimum unobstructed inside dimension of twenty (20) feet by twenty (20) feet shall be maintained for a two (2) car garage.**
3. “Carport” means a permanent roofed structure **along the path of a driveway** not completely enclosed that is used for vehicle parking for the occupants of the premises. **A two (2) car carport shall have a minimum unobstructed inside dimension of eighteen (18) feet width by twenty (20) feet length. A one (1) car carport shall have a minimum unobstructed inside dimension of nine (9) feet width by twenty (20) feet length. For residential properties, carports shall not substitute a garage.**
4. “Lot coverage” means the percent of a parcel that is covered by structures, including main and accessory buildings, **carports, and patio covers**. On residential parcels, lot coverage excludes patios open on at least two (2) sides and gazebos up to 300 square feet in area.
5. **“Patio cover” means a permanent roofed structure with a maximum of three (3) walls to be used only for recreational or outdoor living purposes. Patio covers shall only be located behind a main structure and not be visible from a public right-of-way.**
6. **“Storage shed” shall mean accessory structure/building utilized for the keeping of items belonging to the occupant(s) of the property. Storage sheds shall be exempt from a Building permit and Planning approval subject to the following: 1) are less than 120 square feet; 2) do not require a Building permit, including electrical or mechanical; 3) are not placed on a permanent foundation; 4) and have a maximum exterior height of 7’-6”. All accessory structures shall comply with zoning district setbacks even if a permit is not required. Maximum of one (1) storage shed per parcel.**

HPMC Section 9-3.803 General regulations.

1. Off-street parking shall be provided subject to the provisions of this chapter for:

A. Any new structure;

B. Any new use established;

C. Any addition or enlargement of an existing structure or use; or

D. Any change in the occupancy of any structure or the manner in which any use is conducted that would result in additional parking spaces being required.

2. As an exception to the above requirements, **on a parcel containing only a single-family residence**, an existing single-family residence that has less than the required number of parking spaces may be enlarged without providing additional parking spaces if ~~either of the following apply:~~

~~_____ A. _____ The addition is less than 300 gross square feet; or~~

~~_____ B. _____ The addition, when combined with the square footage of the existing structure (excluding any garage space) equals less than 1,300 gross square feet.~~

the addition when combined with the square footage of the existing structure (excluding any garage space) equals less than 1,500 square feet.

HPMC Section 9-3.804 Number of parking spaces required.

The following minimum number of parking spaces shall be provided for each use (where “sf.” refers to square foot and “gfa.” refers to gross floor area):

USE	NUMBER OF REQUIRED SPACES
1. Residential	
Single-family detached dwellings	2 spaces within a garage, plus 1 uncovered guest parking space.
Single-family attached dwellings	2 spaces <u>with</u> in a garage, plus 1 uncovered guest space for every 3 <u>units</u> dwelling unit.
Mobile home parks	1.5 covered spaces, plus 1 uncovered guest space for every 3 units.
Multi-family residential	2 covered spaces per unit, plus 1 uncovered guest space for every 3 <u>units</u> unit.
Small family child day care home	No additional spaces required.
Large family child day care home	2 spaces for the primary residence, plus one for loading/unloading passengers.
Residential clubs, fraternity/sorority houses rooming houses and similar facilities with guest rooms	1 space for each 2 guest rooms.
Retirement homes, senior housing, congregate care	1 space for each 2 guest rooms.
Second dwelling	2 spaces within a garage or carport located at the rear half of the parcel, plus 1 uncovered guest parking space.
Single room occupancy	1 space for each 4 guest rooms.

HPMC Section 9-4.102 Allowed uses (Residential).

LAND ACTIVITY		R-L	R-M	R-H
1.	Residential Uses			
A.	Condominiums	D	D	D
B.	Convalescent Homes	-	C	C
C.	Child Day Care Facility			
	Small Family Child Day Care Home	P	P	P
	Large Family Child Day Care Home	LCC	LCC	LCC
	Day Care Center	C	C	C
D.	Density Bonus/Affordable Housing	P	P	P
E.	Manufactured Housing	D	D	D
F.	Multi-Family Dwellings	-	D	D
G.	Second Dwelling Unit/"Granny" Housing/Guest House	P	-	-
H.	Senior Citizen/Congregate Care Housing	-	-	C
I.	Single-Family Dwellings	P	P	P
J.	Single Room Occupancy Facilities	-	-	D
K.	Group Homes			
	6 or less clients	P	P	P
	7 or more clients	C	C	C
L.	Transitional Housing*	-	D	D
M.	Supportive Housing*	-	D	D
N.	Zero Lot Line/Small Lot Residential Developments	-	D	D
2.	Recreational Accessory Uses			
A.	Swimming Pool, Private	P	P	P
B.	Tennis Court, Private	D	D	D
C.	Tree "Play" House	P	P	P
3.	Accessory Uses			
A.	Fences and Walls	P	P	P
B.	Garage	P	P	P
C.	Keeping of Domestic Animals/Household Pets	P	P	P
<u>D.</u>	<u>LAUNDRY FACILITIES (WASHER AND DRYER)</u>	<u>p**</u>	<u>p**</u>	<u>p**</u>
<u>E.</u>	Outdoor Play/Athletic Equipment	P	P	P
<u>F.</u>	Patio (with or without cover)/Gazebo	P	P	P
<u>G.</u>	Satellite Dish Antenna	D	D	D
<u>H.</u>	Storage	D	D	D

LAND ACTIVITY		R-L	R-M	R-H
	<u>I.</u> Vehicle Repair (Property owner/tenant vehicle only and only within enclosed garage/yard)	P	P	P
	<u>J.</u> Vertical Antenna			
	12 feet or less in height	P	P	P
	12+ feet in height	D	D	D
4.	Other			
	A. Churches	-	C	C
	B. Private Schools	-	C	C
	C. Public Utilities/ Facilities	D	D	D
5.	Home Enterprises	Subject to Home Enterprise Permit		
6.	Temporary Uses	Subject to Temporary Use Permit		

* Note: Assumes transitional and supportive housing is configured as a multi-family residential use, and is therefore subject to a Development Permit. If such housing were configured as a single-family use, it would be permitted by right within the R-M and R-H zones.

**** Laundry facilities shall be located within the footprint of a dwelling unit. For multifamily properties, common laundry facilities shall be located in a detached or attached enclosed room specifically designated as a laundry facility and shall consist of not less than one automatic washer and dryer for every four units.**

HPMC Section 9-4.103 Zoning District Development Standards (Residential Zones)

Table IV-2

ZONING DISTRICT DEVELOPMENT STANDARDS

STANDARD	R-L	R-M	R-H
Maximum Units/Acre	8.712	17.424	20.0
Lot Area (square feet)	5000*	5000*	15000*
Lot Width (feet)	45*	45*	100*
Lot Depth (feet)	80*	100*	100*
Front Setback (feet)	20 ¹	15 ¹	10 ¹
Rear Setback (feet)	10	10	10
Side Setback (each)	4 feet plus 1 foot for each story over 1 story		
Side Setback (street side)	10 feet plus 1 foot for each story over 1 story		
Lot Coverage (Building Footprint) (percent, maximum)	45%	55%	65%
Distance Between Structures (feet)	6	10 ²	10 ²
Structure Height (feet, maximum)	35, 2 stories	35	45
Private Outdoor Useable Space (square feet per unit) ³	450	250/200	200/150
Common Useable Open Space (square feet per unit) ⁴	0	200	200
Main Structure Height (maximum)	35 feet, 2 stories	35 feet	45 feet
Accessory Structure Height (maximum)	20 feet or 1 story whichever is less	20 feet or 1 story whichever is less	20 feet or 1 story whichever is less
Antennae, Vertical	(Refer to Chapter 3 Article 1 Property Development Standards)		
Fences, Walls, and Hedges	(Refer to Chapter 3 Article 1 Property Development Standards)		
Satellite Dish Antennae	(Refer to Chapter 3 Article 1 Property Development Standards)		

* **Lots created before January 1, 2017 containing no more than one dwelling unit are exempt from the minimum lot size standards. Properties falling under this exemption shall maintain a maximum of one dwelling unit and are subject to compliance with all other applicable development standards.**

1. Garage door setback for single-family uses shall be a minimum of twenty (20) feet from the front property line.

2. When two (2) walls face each other and neither has a window opening they shall be separated by at least six (6) feet. If one or more of the walls has a window opening, they shall be separated by at least ten (10) feet.
3. Each ground floor dwelling unit shall be provided with 250/200 (R-M/R-H) square feet of private outdoor useable space while each upper story unit shall be provided with 200/150 (R-M/R-H) square feet of private outdoor area. Private outdoor space for condominium developments/conversions shall be in compliance with Section 9-3.1507 of the Huntington Park Municipal Code. The Director shall have the authority to adjust/average these minimum standards when doing so would result in an improved design and an enhanced overall provision of private outdoor space.
4. All multi-family residential developments shall provide common useable open space in compliance with Subsection 9-4.103, below. Common open space for condominium developments/conversions shall be in compliance with Section 9-3.1507 of the Huntington Park Municipal Code.

Table IV-3

ACCESSORY STRUCTURES – SINGLE-FAMILY ~~DETACHED~~ HOMES

Structure/Construction/Equipment	Property Line	Required Setback (In Feet)
Detached Garage, carport	Rear	0 3 (no windows/doors)*
	Side	3 (with openings)* 0 (no windows/doors)*
	Side (street)	3 (with openings)* Main building setback
Swimming pool, spa, storage shed, fish pond	Rear	3
	Side	3
	Side (street)	Main building setback
Stationary barbecue, fire pit, attached patio cover, attached carport , gazebo	Rear	3
	Side	3
	Side (street)	Main building setback
Unenclosed/detached patio cover (within rear 1/3 of parcel)	Rear	1
	Side	1
	Side (street)	Main building setback
Air conditioning equipment, pool and spa equipment, and ground-based antennae	Rear	3
	Side	3 located in rear yard;
	Side (street)	Main building setback located in side yard. 3 located in rear yard; Main building setback located in side yard.
Tennis court	Front, side, rear	Main building setback
Balcony, exterior stairs in excess of 30 inches	Front, side, rear	Main building setback
<p>* If in the rear 33% of the lot, otherwise main building setback requirements apply.</p> <p>In no case shall a structure, construction, projection, or equipment be placed or occur beyond the property lines of the subject parcel.</p>		

Table IV-4

ACCESSORY STRUCTURES – ~~SINGLE~~ MULTI-FAMILY ATTACHED HOMES

Structure/ Construction/Equipment	Property Line	Required Setback (In Feet)
Detached Garage, <u>carport</u>	Rear 50% of lot	0/3 with openings
	Side	0/3 with openings
	Side (street)	Main building setback
Spa, spa equipment, storage shed, fish pond, ground-based antennae	Front	3
	Side	3
	Rear	3
Stationary barbecue, fire pit, attached patio cover, <u>carport</u> , gazebo	Front	3
	Side	3
	Rear	3
Unenclosed/detached patio cover (within rear 1/3 of parcel)	Front	1
	Side	1
	Rear	1

I. Minimum Room Size Standards. Minimum room size standards are as follows:

Room	Minimum Area in Square Feet
Garage (2-car)	400
Bedroom	100
Full bath (tub, toilet, and lavatory)	50
Three-quarter bath (stall shower, toilet, and lavatory)	35
Half bath (toilet and lavatory)	25

Common living areas of a dwelling unit, such as living rooms, dining areas, kitchen, family room, etc, need to be in proportion to the number of bedrooms provided to properly accommodate the occupants. The area occupied by the common living areas shall be equal to or larger than the area occupied by the bedrooms.

HPMC Section 9-4.202 Allowed uses (Commercial).

Table IV-5

ALLOWED LAND USES

Land Use Activity		C-P	C-N	C-G
Administrative and Professional Offices:				
1.	Administrative, Business, Service, and Public Utilities	P	P	P
2.	Accounting, Consulting, Counseling, Design, and Legal	P	P	P
3.	Headquarters (Business, Corporate, and Government)	P	P	P
4.	Medical/Dental Uses	P	P	P
General Commercial Uses:				
1.	Auditoriums/Concert/Convention Halls	-	-	C
2.	Alcoholic Beverage Sales/Serving Establishments [see regulations in Section 9-4.203(2)(A) and Table IV-7]			
3.	Amusement/Video Arcades	-	-	C
4.	Antique Shops	-	P	P
5.	Apparel/Shoe Stores	-	P	P
6.	Appliance Stores	-	P	P
7.	Art/Photography Shops, Studios, Galleries	P	P	P
8.	Auction Sales	-	-	D
9.	Automobile, Motorcycle, and Truck Dealerships	-	-	C
10.	<u>Automobile Parts Supply (retail only, no auto repair)</u>	-	-	<u>CP</u>
11.	Automobile Rental Agencies	-	-	D
12.	Automobile Repair Specialty Shops	-	-	C
13.	Automobile Service Centers	-	-	C
14.	Bakeries (retail only)	-	P	P
15.	Banks/Financial Offices	P	P	P
16.	Banquet Halls, Lodges, and Conference Halls	-	-	C
17.	Barber/Beauty/Nail Shops	P	P	P
18.	Bars, Cocktail Lounges, Taverns	-	-	C
19.	Bicycle Shops (sales/service, non-motorized)	-	P	P
20.	Billiard/Pool Centers	-	-	C
21.	Book Stores (new/used)	-	P	P

Land Use Activity		C-P	C-N	C-G
22.	Book Stores/Adult Business [see regulations in Chapter 5-20]	-	-	P
23.	Bowling Alley	-	-	C
24.	Camera Film Drop Off/Express Developing	P	P	P
25.	Camera Shop (new/used)	-	P	P
26.	Candy, Confectionery/Ice Cream Stores	-	P	P
27.	Car Washes	-	-	C
28.	Catering Establishments	-	-	P
29.	Check Cashing	-	C	C
30.	Churches	C	C	C
31.	Communication Equipment Buildings	P	P	P
32.	Commuter Bus Stations	-	-	C
33.	Convenience Stores, Mini-Markets	-	D	D
34.	Cultural/Community Facilities	P	P	P
35.	Currency Exchanges	-	-	C
36.	Dance Hall/Club	-	-	C
37.	Dance School/Studios	-	C	P
38.	Day Care Center	C	C	C
39.	Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars under 2,000 square feet over 2,000 square feet	C -	P C	P C
40.	Department Stores	-	P	P
41.	Discount/Club Membership Stores	-	-	P
42.	Drug Stores	-	P	P
43.	Dry Cleaning/Dyeing (retail only)	-	P	P
44.	Electronic/Computer Stores	-	P	P
45.	Escort Bureau/Introductory Service	C	-	C
46.	Figure Model Studio (non-nude)	-	-	C
47.	Floor Covering/Draperies Store	-	-	P
48.	Florist Shops	P	P	P
49.	Furniture Stores	-	-	P
50.	Gift/Stationery Stores	-	P	P

Land Use Activity		C-P	C-N	C-G
51.	Glass Shop (sales/service)	-	-	P
52.	Grocery Stores (including supermarkets)	-	P	P
53.	Gun Shops	-	-	C
54.	Hardware Stores (up to 10,000 square feet)	-	P	P
55.	Health/Athletic Clubs (excluding massage parlors)	P	P	P
56.	Hobby Shops	-	P	P
57.	Home Improvement Centers (over 10,000 square feet)	-	-	C
58.	Hospitals	C	C	C
59.	Hotels/Motels	-	-	C
60.	Ice Cream Parlors	-	P	P
61.	Interior Decorating Shop	-	P	P
62.	Jewelry Sales/Repair Stores	-	P	P
63.	Laboratories (including film, medical, and dental)	-	P	P
64.	Laundromat (retail only)	-	P	P
65.	Lighting Fixture Stores	-	-	P
66.	Locksmith Shops	-	P	C
67.	Marine Sales/Service	-	-	P
68.	Massage Parlors (acupressure)	-	-	-
69.	Mini-Malls	-	D	D
70.	Money Advance	-	C	C
71.	Money Transfer	-	C	C
72.	<u>Mortuaries</u>	-	C	<u>PC</u>
73.	Multiple Tenant Merchandise Mart	-	-	C
74.	Museums	P	P	P
75.	Music Stores	-	P	P
76.	Newspaper/Magazine Stores	-	P	P
77.	Nightclubs (with entertainment/dancing)	-	-	C
78.	Nurseries/Garden Supply Store	-	P	P
79.	Office Supplies/Equipment (retail only)	P	-	P
80.	Optical Shop	P	P	P
81.	Paint/Wallpaper Stores (retail only)	-	P	P
82.	Parcel Shipping/Copy/Fax Centers	P	P	P
83.	Parking Structures	C	C	C

Land Use Activity		C-P	C-N	C-G
84.	Pawn Shop/Brokers	-	-	C
85.	Pet Shops	-	P	P
86.	Plumbing Fixture Stores	-	P	P
87.	Pool Supply (retail only)	-	P	P
88.	Post Office Substation	P	P	P
89.	Printing/Blueprinting Shops	P	P	P
90.	Private Schools	C	C	C
91.	Publicly Accessible Telephones¹	P	P	P
92.	Radio/Television Broadcasting Studios (no transmitting)	P	-	C
93.	Recording Studios	P	C	P
94.	Recycling Facilities	-	C	C
95.	Restaurants (less than 4,000 square feet, excluding drive-thrus)	-	D	D
96.	Restaurants (greater than 4,000 square feet, excluding drive-thrus)	-	C	C
97.	Restaurants (with drive-thru facilities)	-	-	C
98.	Restaurants (where outdoor eating facilities are larger than 400 square feet)	-	C	C
99.	Saving and Loans	P	P	P
100.	Secondhand Stores	-	-	P
101.	Service Stations (including gas stations)	-	C	C
102.	Shoe Repair	-	P	P
103.	Shuttle Stations	-	-	C
104.	Sign/Lettering Shops (with retail sales area)	P	P	P ²
105.	Skating Rinks	-	C	C
106.	Sporting Goods Stores	-	P	P
107.	Stamp/Coin Shops	P	P	P
108.	Tailor Shops	P	P	P
109.	Tattoo or Body Piercing Parlor	-	-	C
110.	Tennis Court, Commercial	D	D	D
111.	Theaters, Movie (excluding drive-ins)	-	-	C
112.	Ticket Sales	P	P	P
113.	Tobacco/Smoke Shops [see regulations in Section 4-19.03]	-	P	P
114.	Toy Stores	-	P	P

Land Use Activity		C-P	C-N	C-G
115.	Trade Schools/Private Schools	C	C	C
116.	Travel Agencies	P	P	P
117.	Variety Stores	-	P	P
118.	Vending Machines (outside, accessory use only)	C	C	C
119.	Veterinary Offices/Animal Hospitals	C	C	C
120.	Video Machines (up to 5)	P	P	P
121.	Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	-	P	P
122.	Wedding Chapels	C	C	C
Other Uses:				
1.	Antennae (accessory only)	C	C	C
2.	Condominiums	-	-	-
3.	Convalescent Homes	C	C	C
4.	Drive-Thru Establishments (accessory only)	-	-	C
5.	Emergency Shelters	-	-	C
6.	Residential Developments (20 du/acre) ¹	D	D	-
7.	Outdoor Storage (accessory only)	-	C	C
8.	Wireless Communications Facilities	C	C	C
9.	Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	-	-	-
10.	Single Room Occupancy	-	-	-

~~1 — Public telephones shall not be allowed in the DTSP zoning district unless located completely within an enclosed leasable building space and more than ten (10) feet from any pedestrian opening into a building unless with a valid Publicly Accessible Telephone Permit, see Chapter 36 of Title 5 of the Municipal Code.~~

21 Exceptions for mixed use if within 0.5 miles of a Transit Center, or 0.25 miles of a Transit Node or a Transit Corridor, as defined by the Metropolitan Transportation Authority Congestion Management Plan, or if other transit improvement measures are provided as determined by the review authority.

HPMC Section 9-4.203(2.K) Zoning District Development Standards (Commercial).

~~Multiple Tenants Within a Single Retail Establishment. A multiple tenant retail establishment with between two (2) to four (4) businesses within a single establishment shall comply with the following standards before a business license will be issued by the City.~~

- ~~1. There shall not be more than three (3) additional licenses (or secondary tenants) within an existing retail sales business (or primary tenant), based upon one additional license for each 1,000 square feet of retailing floor area. Nonretail areas (e.g., storage, restrooms, offices, etc.), of the primary tenant shall not be counted in the ratio;~~
- ~~2. Any secondary tenant shall be complementary as determined by the Director and the decision shall be appealable to the Planning Administrative Committee;~~
- ~~3. Each tenant shall be guaranteed clear access from a public right-of-way;~~
- ~~4. Parking requirements shall be imposed for secondary tenant businesses in excess of 400 square feet or as determined by the Director;~~
- ~~5. All signage requirements as prescribed in Chapter 3, Article 12 (Sign Standards) shall apply regardless of the number of tenant businesses at any location; and~~
- ~~6. A Site Plan Review approval by the Department shall be required prior to zoning use approval and license issuance.~~

(1) A multiple tenant retail establishment. Multiple tenant retail establishments with a maximum of three businesses within one tenant space or suite shall comply with the following standards.

a) There shall not be more than three business licenses issued within one retail tenant space or suite, based upon one additional license for every 1,500 square feet of retailing floor area.

b) A tenant space with up to 1,500 square feet of retail space shall be allowed one business license.

c) A tenant space between 1,501 square feet and 3,000 square feet of retail space shall be allowed a maximum of two business licenses.

d) A tenant space with greater than 3,000 square feet of retail space shall be allowed a maximum of three business licenses.

e) Non-retail areas (e.g., storage, restrooms, offices, etc.) shall not be counted in the ratio.

f). Any secondary tenant shall offer like products as determined by the Director of Community Development and the decision shall be appealable to the Planning Commission.

g). Each tenant shall be guaranteed clear access from a public right-of-way.

h). Each tenant must occupy a minimum of 400 square feet of floor space. Non-retail areas (e.g., storage, restrooms, offices, etc.) shall not be counted as part of the 400 square feet.

i). All signage requirements as prescribed in the Zoning Code Chapter 3, Article 12 (Sign Standards) shall apply regardless of the number of tenant businesses at any location.

j). A Development Permit must be approved by the Community Development Department prior to zoning use approval and license issuance.

(2) A multiple tenant office establishment. A multiple tenant office establishment with a maximum of three businesses within one tenant space or suite shall comply with the following standards.

a) There shall not be more than three business licenses issued within one office tenant space or suite, based upon one additional license for every 400 square feet of office floor area.

b) A tenant space with up to 400 square feet of office space shall be allowed one business license.

c) A tenant space between 401 square feet and 800 square feet of office space shall be allowed a maximum of two business licenses.

d) A tenant space with greater than 800 square feet of retail space shall be allowed a maximum of three business licenses.

e) Common areas (e.g., storage, restrooms, lobby, etc.) shall not be counted in the ratio.

f). Any secondary tenant shall offer like products or services as determined by the Director of Community Development and the decision shall be appealable to the Planning Commission.

g). Each tenant shall be guaranteed clear access from a public right-of-way.

h). Each tenant must occupy a minimum of 200 square feet of floor space. Common (e.g., storage, restrooms, lobby, etc.) shall not be counted as part of the 200 square feet.

i). All signage requirements as prescribed in the Zoning Code Chapter 3, Article 12 (Sign Standards) shall apply regardless of the number of tenant businesses at any location.

j). A Development Permit must be approved by the Community Development Department prior to zoning use approval and license issuance.

HPMC Section 9-4.303(2) General Standards (Industrial).

F. Multiple Tenants Within a Single Establishment

A multiple manufacturing or warehousing tenant space or suite shall comply with the following standards.

A. There shall not be more than three business licenses issued within one tenant space or suite, based upon one additional license for every 1,000 square feet of floor area.

1) A tenant space with up to 1,000 square feet of space shall be allowed one business license.

2) A tenant space between 1,001 square feet and 2,000 square feet of space shall be allowed a maximum of two business licenses.

3) A tenant space with greater than 2,000 square feet of space shall be allowed a maximum of three business licenses.

4) Common areas (e.g., storage, restrooms, offices, etc.) shall not be counted in the ratio.

B. Any secondary tenant shall offer like products or services as determined by the Director of Community Development and the decision shall be appealable to the Planning Commission.

C. Each tenant shall be guaranteed clear access from a public right-of-way.

D. Each tenant must occupy a minimum of 400 square feet of floor space. Common areas (e.g., storage, restrooms, offices, etc.) shall not be counted as part of the 400 square feet.

E. All signage requirements as prescribed in the Zoning Code Chapter 3, Article 12 (Sign Standards) shall apply regardless of the number of tenant businesses at any location.

F. A Development Permit must be approved by the Community Development Department prior to zoning use approval and license issuance.

HPMC Section 9-2.17, Fences and Walls.

9-2.1701 Definitions

For the purposes of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as follows:

(a) “Abut” means contiguous to; for example, two (2) adjoining lots with a common property line are considered to be abutting.

(b) “Adjacent” means near, close, contiguous, or abutting; for example, an industrial zone across a street or highway from a residential zone shall be considered as adjacent.

(c) “Adjoining” means across from a street, highway, alley, railroad, or drainage channel or directly abutting.

(d) “Alley” means a public or private way at the rear or side of property, permanently reserved as a means of secondary vehicular access to abutting property.

(e) “Block wall” means a wall constructed of slump block, split face brick, concrete or other masonry decorative material. No building materials other than those necessary for interior reinforcement or exterior plaster shall otherwise be used in the construction of a block wall. All block walls shall be compatible with the color, style and usage of the property and shall be subject to the approval of the Director of Community Development.

(f) “Main building” means a building within which is conducted the principal use permitted on the lot as provided by the zoning regulations.

(g) “Building setback line” means the minimum distance from the center line of a street to any point on a building or structure related thereto, exclusive of those architectural features permitted to extend into such required yards or open spaces.

(h) “Corner cutback” means the reserved open space for the maintenance of adequate and safe visibility for vehicular and pedestrian traffic at all intersections of streets, alleys, and/or private driveways as provided in the zones. Such space shall be kept free of visual obstructions. In no case shall landscaping and/or structures permitted in the required corner cutback area exceed two (2’) feet six (6’) inches in height, measured from the established street grade.

(i) “Decorative fence” means a fence constructed of wood, wrought iron, vinyl or other decorative material. Decorative fences are designed and constructed so as to have eighty (80%) percent visibility through the fence. When a decorative fence is located behind the front yard setback or building setback and can be seen from

a street, the fence shall incorporate effective and decorative screening materials such as solid sheets of metal, vinyl or wood, or louvers made of metal, vinyl or wood painted to match the fence and complement the subject residence.

(j) "Fence" means any structure, planting, tree, shrub, or hedge, or any combination thereof, forming a physical barrier which is constructed, maintained, or intended to be impenetrable to persons or animals, the primary purpose of which is to enclose or separate areas of land. This shall include masonry, wire mesh, steel mesh, chain link, louvers, wood, stake, trees, shrubs, hedges, and/or other similar materials.

(k) "Front wall" means the wall of a building or structure nearest the street on which the building fronts but excluding certain architectural features, such as cornices, canopies, eaves, or embellishments.

(l) "Front yard" means a yard which extends across the full width of the lot or parcel of land and extends from the front lot line to the entire actual front building line including building offsets covered with a roof extension.

(m) "Height" means the vertical distance measured from the top of the uppermost vertical projection to the grade beneath.

9-2.1702 Permits required

No person shall erect or construct any fence or wall in the City, or cause the same to be done, without first obtaining a separate permit for each such fence or wall.

9-2.1703 Permit fees

A fee for every fence/wall permit shall be paid to the City based on the most current fee schedule set by the City Council.

9-2.1704 Residential zones

In any R-L, R-M, or R-H Zone, the following shall be established:

(a) No fence shall be greater than eight (8'-0") feet in height above the natural level of the ground in any area or finish grade adjacent thereto. A fence or wall not greater than eight (8'-0") feet in height may be erected on any residential lot except where fences or walls are prohibited or restricted or except where there is a height limitation imposed.

(b) Within the front yard setback or building setback, whichever is less, no fence or wall shall exceed sixty (60") inches in height, where the first thirty (30") inches above the natural ground or finished grade may be constructed solid and view obscuring. Above the first thirty (30") inches, fences shall be non-view obscuring.

The fence or wall height on corner lots, at the intersection of two (2) public streets shall be subject to the review and approval of the Director of Community Development.

(c) A fence or wall not greater than eight (8'-0") feet in height may be constructed along the street line of a corner lot, except on a reversed corner lot, behind the front yard setback or building setback, whichever is less and terminating at the rear property line of the lot, except where corner cutback is required.

(d) A fence or wall not greater than eight (8'-0") feet in height may be constructed along the street line of a reversed corner lot beginning at the front yard setback or building setback, whichever is less and terminating at a point no less than ten (10'-0") feet from the rear property line of the lot. Such fence or wall shall have a corner cutback and may not extend within a triangle, two sides of which shall be the rear property line and the side street property line measured ten (10'-0") feet in each direction from the point of intersection of such lines, and the third side of the triangle which shall be a straight line connecting such two points, except as follows:

1. A fence or wall not greater than eight (8'-0") feet in height may be constructed within the required corner cutback area, provided that the first thirty (30") inches above the natural ground or finished grade may be constructed solid and view obscuring, anything above the first thirty (30") inches shall be non-view obscuring and constructed so as to have a minimum of eighty (80%) percent visibility.

(e) When there is a difference in the ground level between two (2) adjoining lots, the height of any fence or wall constructed along the property line shall be determined by using the finished grade of the highest contiguous lot.

(f) Fence or wall materials shall include wrought iron, wood, concrete block, brick and vinyl. Vinyl fences must duplicate a wood grain appearance. Chain link fences or chain link gates of any type shall not be permitted on any residentially zoned or developed property.

(g) Within the front yard, fences or walls shall be limited to decorative open-fencing, such as wrought iron. Block wall materials shall be decorative in finish such as slump block, brick or other decorative stone. Block walls may be stucco covered providing the color of the stucco matches the primary color of the residential structure.

(h) Any new residential development of two (2) or more dwelling units, but excluding additions and minor improvements, shall provide a block wall not less than six (6'-0") feet in height along the side and rear property lines, except where expressly prohibited by this section. Block walls shall be architecturally compatible with the proposed architectural theme.

9-2.1705 Properties developed for parking use

(a) Property developed for parking abutting property in residential zones. Where property being developed for parking abuts property in a residential zone, a fence or wall not greater than eight (8'-0") feet in height may be constructed along the common boundary line of such abutting property. Such eight (8'-0") foot wall shall not extend into the front yard or side yard setback required in any abutting residential zone and shall be subject to the height requirements of the residential zone. Where such wall abuts a required building line front setback, such wall shall not be more than three (3'-0") feet in height.

(b) Property developed for parking fronting property in residential zones. Where the property being developed for parking is across a street or highway from property in a residential zone, a fence or wall not greater than eight (8'-0") feet in height may be constructed along the rear and side boundary line of such property. The front fence or wall shall not exceed three (3'-0") feet in height and shall be erected and maintained not less than five (5'-0") feet from the front property line.

(c) Other property developed for parking. Where the property being developed for parking is across a street or highway from property in any zone other than a residential zone, a fence or wall not greater than eight (8'-0") feet in height may be constructed along the rear and side boundary line of such property. The front fence or wall shall not exceed three (3'-0") feet in height and shall be erected and maintained not less than five (5'-0") feet from the front property line.

9-2.1706 Commercial and industrial zones

(a) Commercial or industrial property abutting residential property. Where a property in a commercial or manufacturing zone abuts property in a residential zone, a fence or wall not greater than eight (8'-0") feet in height may be constructed along the common boundary line between such properties. Such eight (8'-0") foot wall shall not extend into the front yard or side yard setback required in any abutting residential property and shall be subject to the height requirements of the residential zone.

(b) Commercial property abutting nonresidential property. Where property in a commercial zone does not abut property in a residential zone, there shall be an eight foot (8'-0") maximum height requirement for fences or walls erected along such property. However, where such wall abuts a required building line front setback, such wall shall not be more than three (3'-0") feet in height.

(c) Industrial and manufacturing property abutting nonresidential property. Where property in an industrial zone does not abut property in a residential zone, there shall be an eight foot (8'-0") maximum height requirement for fences or walls erected along such property. However, where such wall abuts a required building line front setback, such wall shall not be more than six (6'-0") feet in height. For

the purposes of public safety, the fence heights on corner lots at the intersection of two (2) public streets shall be subject to review and approval by the Community Development Director for safety standards and vehicular sight visibility. The Community Development Director is hereby authorized to impose lesser height requirements than set forth in this section if he or she deems such restriction necessary and in the public interests. The determination of the Community Development Director shall be subject to an appeal to the Council and a public hearing by the Council, whose determination shall be final. An appeal fee, as set forth in the City's fee schedule, shall be paid by any person who deems himself or herself aggrieved by the determination of the Community Development Director in connection with such appeal hearing before the Council.

9-2.1707 Advertising prohibited

No fence shall be erected, maintained, or used for the purpose of advertising.

9-2.1708 Obstructing corner visibility

Where an alley intersects a street or another alley, a fence or wall shall have a corner cutback and may not extend within a triangle, two sides of which shall be the alley property line and the intersecting street property line measured ten (10'-0") feet in each direction from the point of intersection of such lines, and the third side of the triangle which shall be a straight line connecting such two points, except as follows:

1. A fence or wall not greater than eight (8'-0") feet in height may be constructed within the required corner cutback area, provided that the first thirty (30") inches above the natural ground or finished grade may be constructed solid and view obscuring, anything above the first thirty (30") inches shall be non-view obscuring and constructed so as to have a minimum of eighty (80%) percent visibility.

9-2.1709 Electric fences

No electrically charged fence shall be erected, constructed, or maintained in the City.

9-2.1710 Barbed wire and chain link fences

No barbed wire or other sharp-pointed materials shall be erected, constructed, or maintained in the City.

9-2.1711 Nonconforming fences

Any fence lawfully erected prior to May 17, 1967, and not conforming with the location requirements and height limitations prescribed in this chapter, shall be

classified as nonconforming and shall be subject to all the applicable regulatory provisions concerning nonconforming uses.

HPMC Relocations

Proposed HPMC sections proposed to be deleted:

HPMC Section 3-1.12, Dances
HPMC Section 3-1.13, Entertainment Permits
HPMC Section 3-1.22, Special Events
HPMC Section 5-13, Activities in Public Places
HPMC Section 5-31, Motion Picture and Film Permits
HPMC Section 8-3, Fences and Walls

Proposed HPMC sections relocated to Title 9, Chapter 2 (Administration):

Article 1. General Requirements
Article 2. Certificates of Compliance
Article 3. Home Enterprise Permits
Article 4. Interpretations
Article 5. Temporary Use Permits
Article 6. Minor Modifications
Article 7. Minor Variances
Article 8. Minor Conditional Use Permits
Article 9. Variances
Article 10. Development Permits
Article 11. Conditional Use Permits
Article 12. Dance Permits
Article 13. Entertainment Permits
Article 14. Special Event Permits
Article 15. Activity in Public Places Permit
Article 16. Film Permit
Article 17. Fences and Walls
Article **18**. Design Review Procedures
Article **19**. Specific Plans
Article **20**. Amendments
Article **21**. Development Agreements
Article **22**. Applications And Fees
Article **23**. Hearings And Appeals
Article **24**. Enforcement of Provisions

NEGATIVE DECLARATION

EXHIBIT B

CASE NO. 2017-08 ZOA

**NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**

Notice is hereby given that the City of Huntington Park has prepared an Environmental Initial Study for the following location:

PROJECT: **Case No. 2017-08 ZOA - Zoning Ordinance Amendment and Negative Declaration**

LOCATION: Citywide

PROJECT DESCRIPTION: Case No. 2017-08 Zoning Ordinance Amendment (ZOA) proposes to amend Huntington Park Municipal Code Sections:

HPMC Section 9-1.203, Definitions
HPMC Section 9-3.803, Off-Street Parking Standards
HPMC Section 9-3.804, Off-Street Parking Standards
HPMC Section 9-4.102, Allowed Uses (Residential)
HPMC Section 9-4.103, Zoning District Development Standards (Residential)
HPMC Section 9-4.202, Allowed Uses (Commercial)
HPMC Section 9-4.203, Zoning District Development Standards (Commercial)
HPMC Section 9-4.303, General Standards (Industrial)
HPMC Section 3-1.12, Dances
HPMC Section 3-1.13, Entertainment Permits
HPMC Section 3-1.22, Special Events
HPMC Section 5-13, Activities in Public Places
HPMC Section 5-31, Motion Picture and Film Permits
HPMC Section 8-3, Fences and Walls

APPLICANT: City of Huntington Park

Based on the environmental information gathered and analyzed for the project during the Initial Study process, the City of Huntington Park has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, a Negative Declaration for the project is proposed pursuant to the requirements of the California Environmental Quality Act (CEQA).

The 20-day public review period for this document begins on October 27, 2017 and expires on November 15, 2017.

The proposed Negative Declaration is available for public inspection during normal business hours at: 1) The City of Huntington Park, Planning Division located at 6550 Miles Avenue, Huntington Park, CA, and 2) Los Angeles County Library in the City of Huntington Park located at 6518 Miles Avenue, Huntington Park, CA.

The Planning Commission of the City of Huntington Park will conduct a public hearing to consider the proposed Negative Declaration in conjunction with Case No. 2016-07 ZOA on **Wednesday, November 15, 2017**, at 6:30 pm or as soon thereafter as possible, in the Huntington Park City Council Chambers, City Hall, 6550 Miles Avenue, Huntington Park, California.

Please address all public comments (before the close of the environmental review period noted above) to: City of Huntington Park, Attn: Juan Arauz, Associate Planner, 6550 Miles Avenue, Huntington Park, CA 90255, (323)584-6270, jarauz@hpca.gov.

**CITY OF HUNTINGTON PARK
ENVIRONMENTAL CHECKLIST FORM**

PROJECT TITLE: 2017-08 Zoning Ordinance Amendment

**LEAD AGENCY
NAME AND ADDRESS:** City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

**CONTACT PERSON
AND PHONE NUMBER:** Juan Arauz, Associate Planner, (323) 584-6270

PROJECT LOCATION: Citywide

**PROJECT SPONSOR'S
NAME AND ADDRESS:** City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

**ZONING ORDINANCE
AMENDMENT:** Case No. 2017-08, Zoning Ordinance Amendment (ZOA)
proposes to amend the following Huntington Park Municipal Code
(HPMC) Sections:

HPMC Section 9-1.203, Definitions
HPMC Section 9-3.803, Off-Street Parking Standards
HPMC Section 9-3.804, Off-Street Parking Standards
HPMC Section 9-4.102, Allowed Uses (Residential)
HPMC Section 9-4.103, Zoning District Development Standards (Residential)
HPMC Section 9-4.202, Allowed Uses (Commercial)
HPMC Section 9-4.203, Zoning District Development Standards (Commercial)
HPMC Section 9-4.303, General Standards (Industrial)
HPMC Section 3-1.12, Dances
HPMC Section 3-1.13, Entertainment Permits
HPMC Section 3-1.22, Special Events
HPMC Section 5-13, Activities in Public Places
HPMC Section 5-31, Motion Picture and Film Permits
HPMC Section 8-3, Fences and Walls

PROJECT DESCRIPTION (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):

Case No. 2017-08 Zoning Ordinance Amendment (ZOA) proposes to amend the following Huntington Park Municipal Code Sections:

HPMC Section 9-1.203, Definitions – Amending the definition of “accessory structures”, “garage”, “carport”, and creating a definition for “patio cover” and “storage shed”.

HPMC Section 9-3.803, Off-Street Parking Standards – Amending the exception to the off-street parking requirement for single-family residences.

HPMC Section 9-3.804, Off-Street Parking Standards – Amending the “Number of Parking Spaces Required” table for residential uses.

HPMC Section 9-4.102, Allowed Uses (Residential) – Amending the “Allowed Land Uses” table.

HPMC Section 9-4.103, Zoning District Development Standards (Residential) – Creating an exception to the minimum lot size standard found in the “Zoning District Development Standards” table; amending the “Accessory Structures” tables; and creating a development standard pertaining to dwelling unit square footage.

HPMC Section 9-4.202, Allowed Uses (Commercial) – Amending the “Allowed Land Uses” table.

HPMC Section 9-4.203, Zoning District Development Standards (Commercial) – Amending the development standards for multiple tenants within a single retail establishment; and creating development standards for multiple tenants within a single office establishment.

HPMC Section 9-4.303, General Standards (Industrial) – Creating development standards for multiple tenants within a single manufacturing or warehousing establishment.

HPMC Section 3-1.12, Dances – Relocate to HPMC Section 9-2.12.

HPMC Section 3-1.13, Entertainment Permits – Relocate to HPMC Section 9-2.13.

HPMC Section 3-1.22, Special Events – Relocate to HPMC Section 9-2.14.

HPMC Section 5-13, Activities in Public Places – Relocate to HPMC Section 9-2.15.

HPMC Section 5-31, Motion Picture and Film Permits – Relocate to HPMC Section 9-2.16.

HPMC Section 8-3, Fences and Walls – Relocate to HPMC Section 9-2.17.

SURROUNDING LAND USES AND SETTING (Briefly describe the project’s surroundings.):

Citywide Zoning Ordinance Amendment.

OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (i.e., permits, financing approval, or participation agreement.):

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

DETERMINATION (To be completed by the Lead Agency): On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature

 Juan Arauz
 Printed Name

October 24, 2017

 Date

 City of Huntington Park

 For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (i.e., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (i.e., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (i.e., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and

- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II. AGRICULTURE RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the Calif. Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the Calif. Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES.

Would the project:

a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES, continued.

		<input type="checkbox"/>				
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X

V. CULTURAL RESOURCES.

Would the project:

a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?					X
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X
d)	Disturb any human remains, including those interred outside of formal cemeteries?					X

VI. GEOLOGY AND SOILS. Would the project:

a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

VI. GEOLOGY AND SOILS, continued.

b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS.

Would the project:

a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation Adopted for the purpose of reducing the emission of Greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a)	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and , as a result, would create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS, continued.

e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact		Less Than Significant With Mitigation Incorporation		Less Than Significant Impact		No Impact
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IX. HYDROLOGY AND WATER QUALITY, continued.

e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. LAND USE AND PLANNING.

Would the project:

a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

XI. MINERAL RESOURCES. Would the project:

a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. NOISE. Would the project result in:

a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING. Would the project:

a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING, continued.

c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XIV. PUBLIC SERVICES.

a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. RECREATION.

a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC.

Would the project:

a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC, continued.

c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I. AESTHETICS. Would the project:

a. Have a substantial adverse effect on a scenic vista?

No Impact. The proposed zoning ordinance amendments do not propose any new physical development or grading, therefore there will be no impact to a scenic vista.

b. Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. See reason listed under I.a.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. See reason listed under I.a.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. See reason listed under I.a.

II. AGRICULTURE RESOURCES. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farm-land of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The proposed zoning ordinance amendments do not propose any new physical development or grading, therefore there will be no impact to agricultural resources.

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. See reason listed under II.a.

- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. See reason listed under II.a.

III. AIR QUALITY. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The proposed zoning ordinance amendments do not propose any new physical development or grading, therefore there will be no impact to a air quality.

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. See reason listed under III.a.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

No Impact. See reason listed under III.a.

- d. Expose sensitive receptors to substantial pollutants concentrations?

No Impact. See reason listed under III.a.

- e. Create objectionable odors affecting a substantial number of people?

No Impact. See reason listed under III.a.

IV. BIOLOGICAL RESOURCES. Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County, within the greater metropolitan Los Angeles region. The City of Huntington Park is bounded by four (4) major freeway corridors, including the I-105, the I-710, the I-110 and the I-10. There are no designated wildlife habitat areas within the municipal boundaries of the City of Huntington Park, nor are there any designated wildlife corridors intersecting the community. In addition, the zoning ordinance amendment does not propose any new physical development or grading that could potentially affect any biological habitat. For these reasons, it is concluded that the proposed amendments would not have an opportunity to affect any biological resource.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. See reason listed under IV.a.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other mean?

No Impact. See reason listed under IV.a.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. See reason listed under IV.a.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. See reason listed under IV.a.

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. See reason listed under IV.a.

V. CULTURAL RESOURCES. Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County and does not have any historical area recorded with the State Historic Preservation Office. In addition, the zoning ordinance amendments do not propose any new physical development that could potentially affect cultural resources. For these reasons, it is concluded that the proposed text amendments would not have an opportunity to affect any cultural resource.

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No Impact. See reason listed under V.a.

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. See reason listed under V.a.

- d. Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. See reason listed under V.a.

VI. GEOLOGY AND SOILS. Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The zoning ordinance amendments do not propose any new physical development and therefore, there is no opportunity for any person or structures to be adversely affected by potential seismic-related, geological, and/or soil hazards.

- ii) Strong seismic ground shaking?

No impact. See reason listed under VI.a.i.

iii) Seismic-related ground failure, including liquefaction?

No impact. See reason listed under VI.a.i.

iv) Landslides?

No Impact. Given that new physical development or grading is not proposed with the text amendments, there is no opportunity for any soil erosion or loss of topsoil. Furthermore, the City of Huntington Park is characterized by gently sloping topography and is not subject to any potential landslide hazards.

b. Result in substantial soil erosion or the loss of topsoil?

No Impact. See reason listed under VI.a.iv.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. See reason listed under VI.a.iv.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No impact. See reason listed under VI.a.i.

VII. GREEN HOUSE GAS EMISSIONS

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. There are no significant greenhouse gas emissions anticipated as a result of the proposed project. In addition, the zoning ordinance amendment do not propose any new physical development that could potentially generate greenhouse gas emissions. For these reasons, it is concluded that the proposed text amendments would not have an opportunity to generate greenhouse gas emissions.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions or greenhouse gases?

No Impact. See reason listed under VII.a.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- c. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

No Impact. The proposed zoning ordinance amendments do not propose any new physical development and therefore, there is no opportunity to create a hazard to the public or environment through the transport, use or disposal of hazardous material. Furthermore, there is no opportunity to conflict with any airport land use plan or City emergency response plan.

- d. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. See reason listed under VIII.a.

- e. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. See reason listed under VIII.a.

- f. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and , as a result, would create a significant hazard to the public or environment?

No Impact. See reason listed under VIII.a.

- g. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. See reason listed under VIII.a.

- h. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?

No Impact. See reason listed under VIII.a.

- i. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

No Impact. See reason listed under VIII.a.

- j. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. See reason listed under VIII.a.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

- a. Violate any water quality standards or waste discharge requirements?

No Impact. The zoning ordinance amendments do not propose any new physical development or grading and therefore, there is no opportunity to violate any water quality or discharge standard or requirement. Stormwater drainage systems will not be directly affected by the proposed text amendments.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The zoning ordinance amendments do not propose any new physical development or grading and therefore, there is no opportunity to affect drainage patterns or flows. Water quality will not be degraded. There will be no person or structure exposed to any potential flood hazard. The City of Huntington Park is not subject to any dam failure, seiche, or tsunami.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact. See reason listed under IX.b.

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact. See reason listed under IX.b.

- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. See reason listed under IX.a.

f. Otherwise substantially degrade water quality?

No Impact. See reason listed under IX.b.

g. Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. See reason listed under IX.b.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. See reason listed under IX.b.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. See reason listed under IX.b.

j. Inundation by seiche, tsunami, or mudflow?

No Impact. See reason listed under IX.b.

X. LAND USE AND PLANNING. Would the project:

a. Physically divide an established community?

No Impact. The zoning ordinance amendments do not propose any new physical development and therefore, there is no opportunity to divide any community. There will not be conflict with any land use plan or habitat conservation plan.

b. Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. See reason listed under X.a.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. See reason listed under X.a.

XI. MINERAL RESOURCES. Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The zoning ordinance amendments do not propose any new physical development or grading and therefore, there is no opportunity to impact any mineral resources within the City of Huntington Park.

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. See reason listed under X.a.

XII. NOISE. Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact. The zoning ordinance amendments do not propose any new physical development or grading and therefore, there is no opportunity to expose people to noise levels in excess of General Plan standards or expose people to excessive groundborne vibration or noise levels.

- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Impact. See reason listed under XII.a.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. The zoning ordinance amendments do not propose any new physical development and therefore, there is no opportunity to permanently or temporarily increase noise levels.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. See reason listed under XII.c.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport,

would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The zoning ordinance amendments do not propose any new physical development and therefore, there is no opportunity for conflict with any public airport, private airstrip, or airport land use plan.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. See reason listed under XII.e.

XIII. POPULATION AND HOUSING. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The zoning ordinance amendments do not propose any new physical development and therefore, there is no opportunity to potentially induce any population or employment growth in the area.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The zoning ordinance amendments are not expected to result in the displacement of housing or persons. The City will evaluate all future proposals on a case-by-case basis and provide the appropriate environmental clearances for these proposals. Potential displacement issues, if applicable, will be addressed and resolved as part of this process.

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. See reason listed under XIII.b.

XIV. PUBLIC SERVICES.

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i) Fire protection?

No Impact. The zoning ordinance amendment do not propose any new physical development and therefore, there is no opportunity to potentially burden public services.

ii) Police protection?

No Impact. See reason listed under XIV.a.i.

iii) Schools?

No Impact. See reason listed under XIV.a.i.

iv) Parks?

No Impact. See reason listed under XIV.a.i.

v) Other public facilities?

No Impact. See reason listed under XIV.a.i.

XV. RECREATION.

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The zoning ordinance amendments do not propose any new physical development and therefore, there is no opportunity to potentially burden existing regional parks or other recreational facilities within the City.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. See reason listed under XV.a.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

No Impact. The zoning ordinance amendments do not propose any new physical development and therefore, there is no opportunity to potentially create traffic congestion. Accordingly, there will not be any conflicts with the County's

Congestion Management Agency or City's parking requirements nor will there be any traffic hazards created. No transportation or traffic issues will directly result with the proposed text amendments.

- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No Impact. See reason listed under XVI.a.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. See reason listed under XVI.a.

- d. Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?

No Impact. See reason listed under XVI.a.

- e. Result in inadequate emergency access?

No Impact. See reason listed under XVI.a.

- f. Result in inadequate parking capacity?

No Impact. See reason listed under XVI.a.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. The zoning ordinance amendments do not propose any new physical development and therefore, there is no opportunity to potentially burden utility and service systems.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. See reason listed under XVII.a.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. See reason listed under XVII.a.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. See reason listed under XVII.a.

- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. See reason listed under XVII.a.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. See reason listed under XVII.a.

- g. Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. See reason listed under XVII.a.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact. The proposed zoning ordinance amendments do not propose any new physical development or any land use change. Therefore, there is no opportunity to potentially degrade the quality of the environment, including biological and cultural resources.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

No Impact. The proposed zoning ordinance amendment do not propose any new physical development. Therefore, there is no opportunity to potentially degrade the quality of the environment or generate any cumulative impacts.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The proposed zoning ordinance amendments do not propose any new physical development. Therefore, there is no opportunity to potentially degrade the quality of the environment or cause substantial adverse effects on human beings, either directly or indirectly.

XIX. DISCUSSION OF ENVIRONMENTAL EVALUATION.

The proposed zoning ordinance amendments amends Huntington Park Municipal Code Section 9-4.302 and are considered routine updates. However, it cannot be determined whether any site-specific environmental impacts will directly result with the proposed text amendments. The City will evaluate all future proposals on a case-by-case basis and provide the appropriate environmental clearances for these proposals.

XX. SOURCES.

1. The City of Huntington Park General Plan, *City of Huntington Park*, 1991,1993
2. The City of Huntington Park Municipal Code, City of Huntington Park, 2001
3. State Register of Historical Buildings, *California Office of Historic Preservation*, 1994