



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, March 21, 2017 at 6:30 p.m.

Huntington Park City Hall
2nd Floor Training/ Conference Room
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.

REORGANIZATION

Annually Planning Commission shall choose one of its members to serve as Chair and one to serve as Vice-Chair for a one-year term.

Nominations for the selection of Chair

Newly-elected Chair calls for nomination for and selection of Vice-Chair

Comments by Planning Commission

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 February 21, 2018

REGULAR AGENDA

PUBLIC HEARING

1. **CASE NO. 2018-01 ZOA / SDR – ZONING ORDINANCE AMENDMENT / SIGN DESIGN REVIEW** – A request for Planning Commission approval of a Resolution recommending to the City Council the adoption of an Ordinance amending Chapter 5, Section 5-3.7 and Section 5-3.8 of the Downtown Huntington Park Specific Plan to include language allowing for additional roof signage; the approval of a Sign Design Review application allowing for the installation of new signage on an existing architectural feature to an existing building; and the adoption of an associated Negative Declaration for property located at 6400 Pacific Boulevard

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and
2. Take public testimony; and
3. Consider PC Resolution No. 2018-01, recommending to the City Council the adoption of an Ordinance amending the Downtown Huntington Park Specific Plan and a Sign Design Review application in connection with property located at 6400 Pacific Boulevard within the Downtown Huntington Park Specific Plan Zone.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, April 18, 2018 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 City Hall and made available at www.hpca.gov on the 15th of March 2018.



Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, February 21, 2018 at 6:30 p.m.

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

Before the start of the meeting the Planning Commissioners unanimously appointed Planning Commissioner Angelica Montes as Acting Chair due to the absence of Acting Chair Eduardo Carvajal.

Acting Chair Montes called the meeting to order at 6:32 p.m.

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

STAFF PRESENT: Senior Planner Carlos Luis; Associate Planner Juan Arauz; Intern Jordan Martinez; Attorney Vanessa Ibarra and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Gomez.

PUBLIC COMMENT- None

CONSENT ITEMS

Motion: Commissioner Gomez motioned to approve consent calendar, seconded by Commissioner Pacheco. Motion passed 3-0-1, by the following vote:

ROLL CALL:

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

1. Approved Planning Commission Meeting Minutes:

1-1. Regular Meeting of January 17, 2018

REGULAR AGENDA

- 1. DANCE AND ENTERTAINMENT PERMIT NO. 2018-02** – A request for Planning Commission approval of a Dance and Entertainment Permit for an existing cocktail lounge with on-sale of liquor for property located at 7400 State Street, within the Commercial Neighborhood Zone.

Acting Chair Carvajal announced the item. Senior Planner Carlos Luis introduced Associate Planner Juan Arauz who presented a PowerPoint.

Acting Chair Montes asked the applicant to approach the Commission.

Discussion followed between the Planning Commission and the applicant. The Commission voiced concern regarding sound proofing options to the building and the times of operation and security during certain times. The Commission added Conditions of Approval (COA) before the Dance and Entertainment Permit is approved. The Commission is requiring the applicant to modify hours of operation on Thursdays and Sundays to 7-10 p.m., security to be consistent with new times for security staff to arrive 30 minutes prior to and remain 30 minutes after businesses hours, one security guard on Monday through Wednesday and two security guards Thursday through Sunday and every six months to come before the Commission to give an update on the sound barriers and additional conditions. Applicant is in agreement and is willing to comply to the COAs.

Motion: Commissioner Pacheco motioned to approve the applicant's proposed Dance and Entertainment Permit with modified Conditions of Approval, seconded by Commissioner Gomez. Motion passed 3-0-1, by the following Vote:

ROLL CALL:

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

STAFF COMMENTS

Senior Planner Carlos Luis introduced Intern Jordan Martinez.

Associate Planner Juan Arauz, thanked the Commission for their support.

Intern Jordan Martinez, informed the Commission it is a pleasure working with them and staff.

PLANNING COMMISSION COMMENTS

Commissioner Pacheco, thanked staff for all their support, noted his absence was due to military orders, announced he would be attending the Robert's Rule of Order training on March 1st, and noted the CVS Grand Opening.

Commissioner Gomez, thanked staff for all their support and welcomed Intern Jordan Martinez.

Acting Chair Montes, thanked staff for all their support, welcomed Intern Jordan Martinez and is excited to see new projects.

ADJOURNMENT

At 7:09 p.m. Acting Chair Montes adjourned City of Huntington Park Planning Commission will adjourn to the regular Meeting on Wednesday, March 21, 2018 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 21, 2018

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: CARLOS LUIS, SENIOR PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2018-01 ZOA / SDR
ZONING ORDINANCE AMENDMENT / SIGN DESIGN REVIEW**

REQUEST: **PLANNING COMMISSION APPROVAL OF A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ORDINANCE AMENDING CHAPTER 5, SECTION 5-3.7 AND SECTION 5-3.8 OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN TO INCLUDE LANGUAGE ALLOWING FOR ADDITIONAL ROOF SIGNAGE; THE APPROVAL OF A SIGN DESIGN REVIEW APPLICATION ALLOWING FOR THE INSTALLATION OF NEW SIGNAGE ON AN EXISTING ARCHITECTURAL FEATURE TO AN EXISTING BUILDING; AND THE ADOPTION OF AN ASSOCIATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROPERTY LOCATED AT 6400 PACIFIC BOULEVARD**

APPLICANT: 6400 Pacific Limited Liability Company
201 S. Figueroa Street, Suite 300
Los Angeles, CA 90012

PROPERTY OWNER: 6400 Pacific Limited Liability Company
201 S. Figueroa Street, Suite 300
Los Angeles, CA 90012

PROJECT LOCATIONS: Downtown Huntington Park Specific Plan Zone - ZOA;
6400 Pacific Boulevard - SDR

ASSESSOR'S PARCEL NUMBER: 6322-004-001

PRESENT USE: Multi-tenant Commercial Building

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2018-01 ZOA SDR

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BUILDING SIZE: 10,500 sq. ft.

PROPERTY SIZE: 10,500 sq. ft.

GENERAL PLAN: Downtown Huntington Park Specific Plan

ZONE: Downtown Huntington Park Specific Plan (DTSP)

SURROUNDING LAND USES: North: DTSP
West: DTSP
South: DTSP
East: DTSP

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.

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:

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; and
4. The proposed amendment is internally consistent with other applicable provisions of the Municipal Code.

SIGN DESIGN REVIEW APPLICATION

REQUIREMENTS:

Sign Design Review applications shall comply with sign regulations pursuant Chapter 5 of the Downtown Huntington Park Specific Plan.

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 (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq..

BACKGROUND:

- ***Site Description***

The subject site is located at the southeast corner of Pacific Boulevard and Gage Avenue. The property is surrounded by a commercial uses to the north, south, east, and west. The 10,500 square foot lot is currently developed with an approximate 10,500 square foot multi-tenant commercial building. The subject site is completely built out with no onsite vehicular access.

The existing building is comprised of three tenant spaces. Two of the spaces have storefront along Pacific Boulevard and the third tenant space has street frontage along Gage Avenue. AT&T and Verizon occupy the existing tenant spaces fronting Pacific Boulevard. There is one current vacancy on the subject site that is proposed to be occupied by America's Best Contacts and Eyeglasses.

- ***Project Description***

The project proposes to amend the Downtown Huntington Park Specific Plan (DTSP) by including language to Chapter 5. Specifically, the amendments will include language allowing for additional roof mounted signage when the signage is affixed to an existing architectural feature of a building.

The project also proposes the installation of new signage on an existing architectural feature located on the roof of an existing building. The sign is proposed to be an illuminated

channel letter sign used for business identification for America's Best Contacts and Eyeglasses.

DISCUSSION:

In order to amend the Zoning Code, the Planning Commission is required to make a written recommendation to the City Council of the proposed amendment. The Planning Commission may recommend approval, approval in modified form, or recommend disapproval based upon the findings outlined in Section 9-2.1407(2). Such findings are included in the proposed attached draft Ordinance.

The Planning Commission is also required to review the Sign Design Review application pursuant to Huntington Park Municipal Code (HPMC) section 9-2.102, when more than one land use permit application is filed concurrently, the highest level of Review Authority shall review all of the applications.

ANALYSIS:

- ***Zoning Ordinance Amendment***

The Zoning Ordinance Amendment will amend section 5-3.7 of the DTSP. Specifically, section 5-3.7 pertains to Prohibited Signs. Currently, section 5-3.7 lists signs on roofs, including mansard-type roofs as prohibited. The proposed amendment will read as follows:

E. Signs on roofs, including mansard-type roofs, **except as identified in Chapter 5, section 5-3.8 of the Downtown Huntington Park Specific Plan.**

The Zoning Ordinance Amendment will also amend section 5-3.8 of the DTSP. Section 5-3.8 pertains to Signs for Legal Nonconforming Uses and Legal Nonconforming Signs. Roof signs are currently considered legal nonconforming, as they are listed as prohibited. The exception noted above will allow roof signs to be modified pursuant to standards listed under sections 5-3.8. The applicant has requested to allow for additional signage than is currently allowed by section 5-3.8. The proposed amendment will read as follows:

3. Nonconforming roof signs or pole signs which are not classified as contributing to the City historical database or not classified as historic and which do not retain the original copy but which were installed as part of the building's or

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structures original construction and are architecturally integrated into the building or structure can be considered for a change of copy subject to a Sign Design Review and the following development standards:

- a. Sign copy shall not exceed sixty-five percent (65%) of the structure's surface area;
- b. Sign copy shall not project beyond the structure's surface area;
- c. The sign shall consist of individual channel letters;
- d. Illumination shall be internal or external as approved by the Director of Community Development or Review Authority; and
- e. All other criteria shall be consistent with the sign guideline standards contained within this chapter.
- f. If it is a multi-tenant location, then ~~only one sign~~ **a maximum of 2 signs** per side of structure shall be permitted.

The proposed code amendment will be applicable to all structures with an existing architectural feature, such as a roof mounted "fin." Structures with such features will be allowed to install signage on similar existing architectural features. The intent of the code amendment does not include construction of new architectural features in order to allow roof-mounted signs. The proposed changes will remain consistent with other sections of the DTSP as well as preserve the historical component of Pacific Boulevard.

- ***Sign Design Review***

The proposed Sign Design Review (SDR) application proposes to install signage on the existing "fin" feature of the subject site. One sign is proposed on each side of the fin. The existing fin has two existing signs that serve as business identification for AT&T and Verizon. The additional signage will be utilized as business identification for America's Best Contacts and Eyeglasses. A total of four signs will be installed on the existing fin.

The new signage has been determined to meet the development standards required for nonconforming signs identified in section 5-3.8 of the DTSP. In addition, the proposed signs will maintain balance and proportion of the

existing fin feature. It is worth noting that the proposed sign is dependent on the approval of the ZOA noted above.

Findings

It is not anticipated that the proposed amendment to the Zoning Code will create an adverse impact to public health, welfare and safety. The overall goal of the proposed amendment is the orderly development of City's DTSP's Sign Guidelines and Standards in a manner that is consistent with the City's General Plan and, more specifically, with the community's vision.

Pursuant to HPMC Section 9-2.1407(2), an amendment to the Zoning Code may be approved only if all of the following findings are made:

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

Finding: The proposed amendment allowing for additional roof mounted signage on existing architectural features will be consistent with Goal 5.0; Policy 5.2 of the General Plan by encouraging non-local firms to locate in Huntington Park through streamlined permit approval processes. Non-local businesses, will be allowed to apply for roof mounted signage if it complies with all code provisions. The signage will help to identify the business presence in the City's Downtown. In addition, pursuant to Chapter 5, section 5-1 of the Downtown Huntington Park Specific Plan (DTSP), the purpose of the DTSP sign guidelines and standards is to provide high quality design and character of Downtown Huntington Park including accessory elements such as signs in order to ensure the compatibility with the overall downtown theme.

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

Finding: It is not anticipated that the proposed amendment to the Zoning Code will create an adverse impact to public health, welfare and safety because the overall goal of the proposed amendment is to allow for additional roof mounted signage that meet the DTSP sign

guidelines and standards. The sign guidelines and standards also require high quality design and character of Downtown Huntington Park including accessory elements such as signs in order to ensure the compatibility with the overall downtown theme.

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 (ND) 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 Municipal Code.

Finding: The proposed amendment is internally consistent with other applicable provisions of the Downtown Huntington Park Specific Plan (DTSP) as well as provisions of the Municipal Code in that the amendment will continue to allow for roof mounted signage only if it complies with the requirements stated in section 5.3-8 of the DTSP. The amendments, specifically, will allow for additional signage.

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.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, consider all public testimony and **adopt Resolution No. 2018-01** recommending to the City Council the adoption of the Zone Ordinance Amendment and Sign Design Review application.

PLANNING COMMISSION AGENDA REPORT

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EXHIBITS:

- A: PC Resolution No. 2018-01
- B: Sign Plans
- C: Negative Declaration
- D: Applications and Environmental Assessment Checklist
- E: Draft City Council Ordinance

PC Resolution No. 2018-01

EXHIBIT A

CASE NO. 2018-01 ZOA/SDR

1 **WHEREAS**, upon completion of the Environmental Assessment Initial Study, the City
2 of Huntington Park has determined that the proposed project will not have a significant effect
3 on the environment and has prepared a Negative Declaration for the project. The Negative
4 Declaration (ND) was prepared in accordance with the California Environmental Quality Act
5 (CEQA), Article 1. Sec. 15000 et. Seq.; and

6 **WHEREAS**, all persons appearing for or against the recommendation to adopt the
7 Zoning Ordinance Amendment were given the opportunity to be heard in connection with said
8 matter; and

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

11
12 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
13 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**
14 **FOLLOWS:**

15 **SECTION 1:** The proposed Ordinance amending the Huntington Park Municipal Code,
16 as attached hereto and marked Exhibit "A" has been presented to the Planning Commission,
17 and the Commission has reviewed and considered the information therein prior to any action
18 on the adoption of this Resolution.

19 **SECTION 2.** The Planning Commission hereby makes the following findings in
20 connection with the proposed Zoning Ordinance Amendment:

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

22 **Finding:** The proposed amendment allowing for additional roof mounted signage on
23 existing architectural features will be consistent with Goal 5.0; Policy 5.2 of the General
24 Plan by encouraging non-local firms to locate in Huntington Park through streamlined
25 permit approval processes. Non-local businesses, will be allowed to apply for roof
26 mounted signage if it complies with all code provisions. The signage will help to identify
27 the business presence in the City's Downtown. In addition, pursuant to Chapter 5,
28 section 5-1 of the Downtown Huntington Park Specific Plan (DTSP), the purpose of the

1 DTSP sign guidelines and standards is to provide high quality design and character of
2 Downtown Huntington Park including accessory elements such as signs in order to
3 ensure the compatibility with the overall downtown theme.

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

6 **Finding:** It is not anticipated that the proposed amendment to the Zoning Code will
7 create an adverse impact to public health, welfare and safety because the overall goal
8 of the proposed amendment is to allow for additional roof mounted signage that meet
9 the DTSP sign guidelines and standards. The sign guidelines and standards also
10 require high quality design and character of Downtown Huntington Park including
11 accessory elements such as signs in order to ensure the compatibility with the overall
12 downtown theme.

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

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

20 **4. The proposed amendment is internally consistent with other applicable
21 provisions of the Municipal Code.**

22 **Finding:** The proposed amendment is internally consistent with other applicable
23 provisions of the Downtown Huntington Park Specific Plan (DTSP) as well as
24 provisions of the Municipal Code in that the amendment will continue to allow for roof
25 mounted signage only if it complies with the requirements stated in section 5.3-8 of the
26 DTSP. The amendments, specifically, will allow for additional signage.

27 **SECTION 3:** The Planning Commission hereby approves Resolution No. 2018-01,
28 recommending to the City Council approval of a Zoning Ordinance Amendment and a Sign

1 Design Review application.

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

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8 **PASSED, APPROVED, AND ADOPTED this 21st day of March 2018 by the**
9 **following vote:**

10 AYES:

11 NOES:

12 ABSENT:

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14

HUNTINGTON PARK PLANNING COMMISSION

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Chairperson

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ATTEST:

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Carlos Luis, Secretary

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EXHIBIT A



fg.5.25 billboards Are not Allowed



fg.5.26 Homemade Signs are Prohibited



fg.5.27 flag Pennants Are Prohibited



fg.5.28 inflatable Signs not Allowed

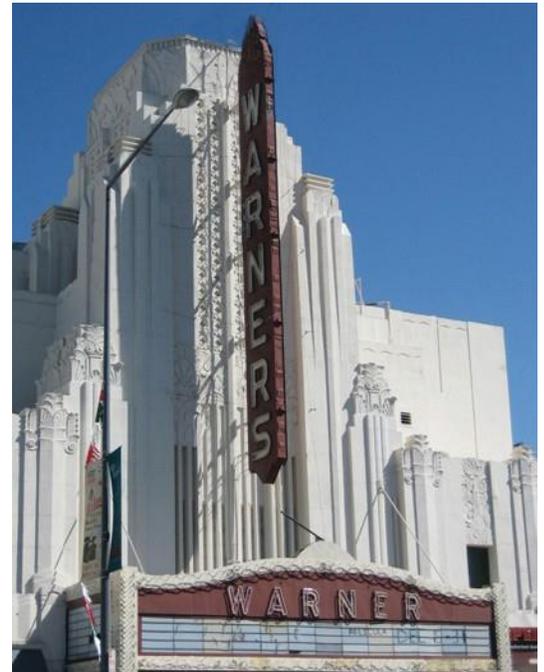
5 - 3.7 PROHIBITED SIGNS

The following signs are prohibited in all Districts:

- A. Any sign not in compliance with the provisions of the City's Sign Ordinance and the Specific Plan or which were not in compliance with the laws and rules in effect at the time of original construction or mounting (disregarding any rules making reference to message content).
- B. Abandoned signs and sign structures.
- C. Bench signs, except at approved bus passenger loading areas.
- D. Light bulb strings used as part of commercial advertising.
- E. Signs on roofs, including mansard-type roofs except as identified in Chapter 5, section 5-3.8 of the Downtown Huntington Park Specific Plan.
- F. Billboards, as defined within the City's Sign Ordinance.
- G. Portable signs, A-frame signs, or "human" signs, other than outdoor advertising signs permitted by Section 4.16 - Outdoor Advertising.
- H. Signs emitting audible sounds, odors, or visible matters.
- I. Signs placed in a manner so that they interfere with the free use of any fire escape, exit or standpipe, or obstruct any required ventilator, door, stairway or window.
- J. Signs that obstruct traffic visibility or cause a hazardous distraction to motorists as determined by the City Engineer, without consideration of copy or message displayed.
- K. Painted wall signs and murals when not part of a comprehensive sign program and where not located on permanent materials or building walls.
- L. Styrofoam or similar nondurable material signs. Styrofoam core (or similar material) individual channel letter signs may be approved by the Director of Community Development if enclosed with a durable exterior finish and part of an integrated sign design. A durable finish shall provide good weather resistance.
- M. Can signs, cabinet signs, or internally illuminated box signs.
- N. Painted or handmade signs on temporary material (paper, cardboard, etc).
- O. Rotating, revolving, flashing, animated, blinking, gyrating or moving signs.
- P. Signs on vehicles, trailers or other mobile devices when used exclusively or primarily as advertising displays.
- Q. Flags, pennants, streamers, spinners, festoons, windsocks, balloons or other inflatable devices.
- R. Freestanding pole signs.

5- 3.8 SIGNS FOR LEGAL NONCONFORMING USES AND LEGAL NONCONFORMING SIGNS

- A. Except as otherwise provided herein, nonconforming signs which are damaged by any cause may be repaired if the cost of repair does not exceed 50% of the current replacement value of the sign. Such repairs shall be limited to routine painting, repair and replacement of electrical components; change of copy shall not be permitted. Notwithstanding this provision, signs painted directly on the surface of a building or painted directly on a flat surface affixed to a building may only be repainted to conform to all requirements of the Specific Plan.
- B. The copy or content of nonconforming roof signs or pole signs may not be altered. Such signs shall be removed if ownership or use of the advertised building or business changes. Except as follows:
- 1) Nonconforming roof signs and pole signs which were installed at the time of a building's or structure's initial construction, and which have retained their original copy and which are located on buildings or structures classified as contributing in the City's historical database or which have been designated as historic signs may be repaired or restored regardless of cost and may be retained regardless of change in ownership; however the copy shall not be changed.
 - 2) Signs that were installed at the time of a building's or structure's initial construction, but were subsequently removed or altered, and such building or structure is classified as contributing in the City's historic database, may be restored or replicated subject to the provision of historical evidence of the original configuration of such sign which meets the approval of the Director of Community Development or Review Authority. Such renovation or replication, inclusive of change of copy as may be approved by the Director of Community Development or Review Authority, shall not be required to meet existing sign regulations as long as the resulting sign replicates the original one. If the original sign copy is retained, the sign shall not be construed as additional signage, but rather the preservation of original historic elements of a building or structure.
 - 3) Nonconforming roof signs or pole signs which are not classified as contributing to the City's historical database or not classified as historic and which do not retain the original copy but which were installed as part of the building's or structures original construction and are architecturally integrated into to the building or structure can be considered for a change of copy subject to a Sign Design Review and the following development standards:



Legal Sign

fg.5.29

- a. Sign copy shall not exceed sixty-five percent (65%) of the structure's surface area;
- b. Sign copy shall not project beyond the structure's surface area;
- c. The sign shall consist of individual channel letters;
- d. Illumination shall be internal or external as approved by the Director of Community Development or Review Authority; and
- e. All other criteria shall be consistent with the sign guideline standards contained within this chapter.
- f. If it is a multi-tenant location, then ~~only one sign~~ a maximum of 2 signs per side of structure shall be permitted.

5- 3.9 ABATEMENT OF ILLEGAL AND ABANDONED SIGNS

- A. Public Nuisance. Illegal, abandoned, unsafe and improperly maintained signs and supporting structures are deemed to be public nuisances and are subject to abatement under the procedures outlined for the abatement of public nuisances. The determination of "unsafe" or "improperly maintained" conditions shall be made by the Building Official in consultation with the Director of Community Development, who shall base the decision on the physical attributes of the sign, and not on the message or image displayed thereon.
- B. Vacated Premises. Any sign previously associated with a vacated premises shall either be removed from the premises by the owner or lessee not later than six months from the time such activity ceases to exist, or such signs shall be altered or resurfaced by the owner or lessee within the same six month period, so that the sign no longer displays letters numeral, symbols, figures, designs, or any other devices for visual communication that pertain to the activity formerly associated with the vacated premises.
- C. Authority to Abate. The Director of Community Development is authorized to abate all illegal and abandoned signs not in compliance with the procedures and regulations contained in this Specific Plan and in Article 35 of Title 5 of the Zoning Code for the abatement of public nuisances.
- D. Recovery of Costs. When the City is required to remove illegal or abandoned signs in compliance with this section, the reasonable cost of the removal may be assessed against the owner or occupant of the property upon which any sign abatement occurs. The cost of removal shall be determined in compliance with Article 35 of Title 5.

Sign Plans

EXHIBIT B

CASE NO. 2018-01 ZOA/SDR

AMERICA'S BEST

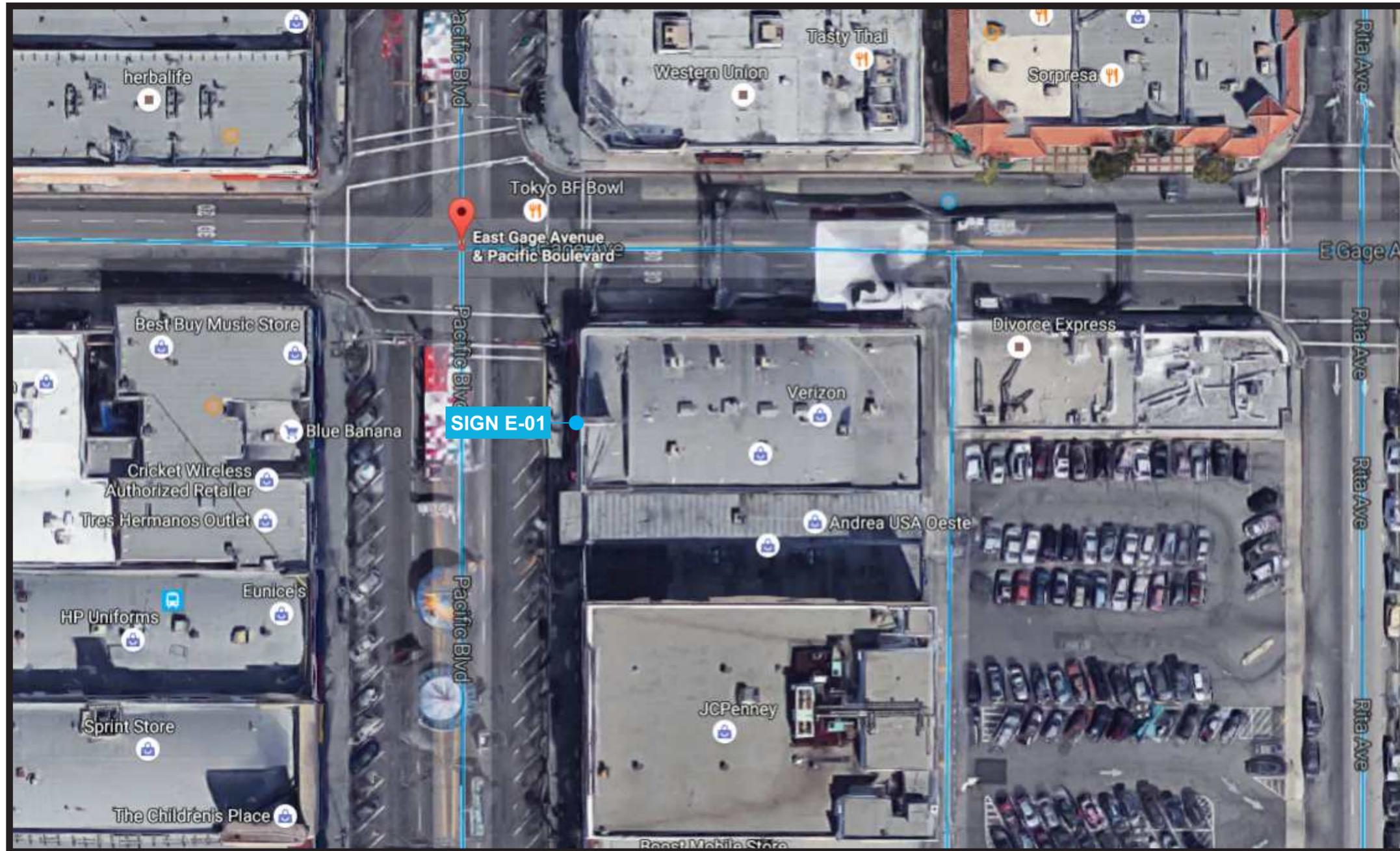
CONTACTS & EYEGLASSES

6400 Pacific Blvd
Huntington Park, CA



10.20.17
7020211

Site Map



6400 Pacific Blvd
Huntington Park, CA

Sign Type	Sign Description
Job #	7020211
Drawing Name	7020211_AB_Huntington Park, CA.cdr

Qty: Sign Type:

DATE/REVISIONS 11.29.16 AV

11.30.16 AV 10.20.17 NKR

12.02.16 AV

02.01.17 AV

Site Map

Sign	Recommended Sign	SF
E-01	(2) 18" Stacked	40



934 N. Church, Elmhurst, IL 60126

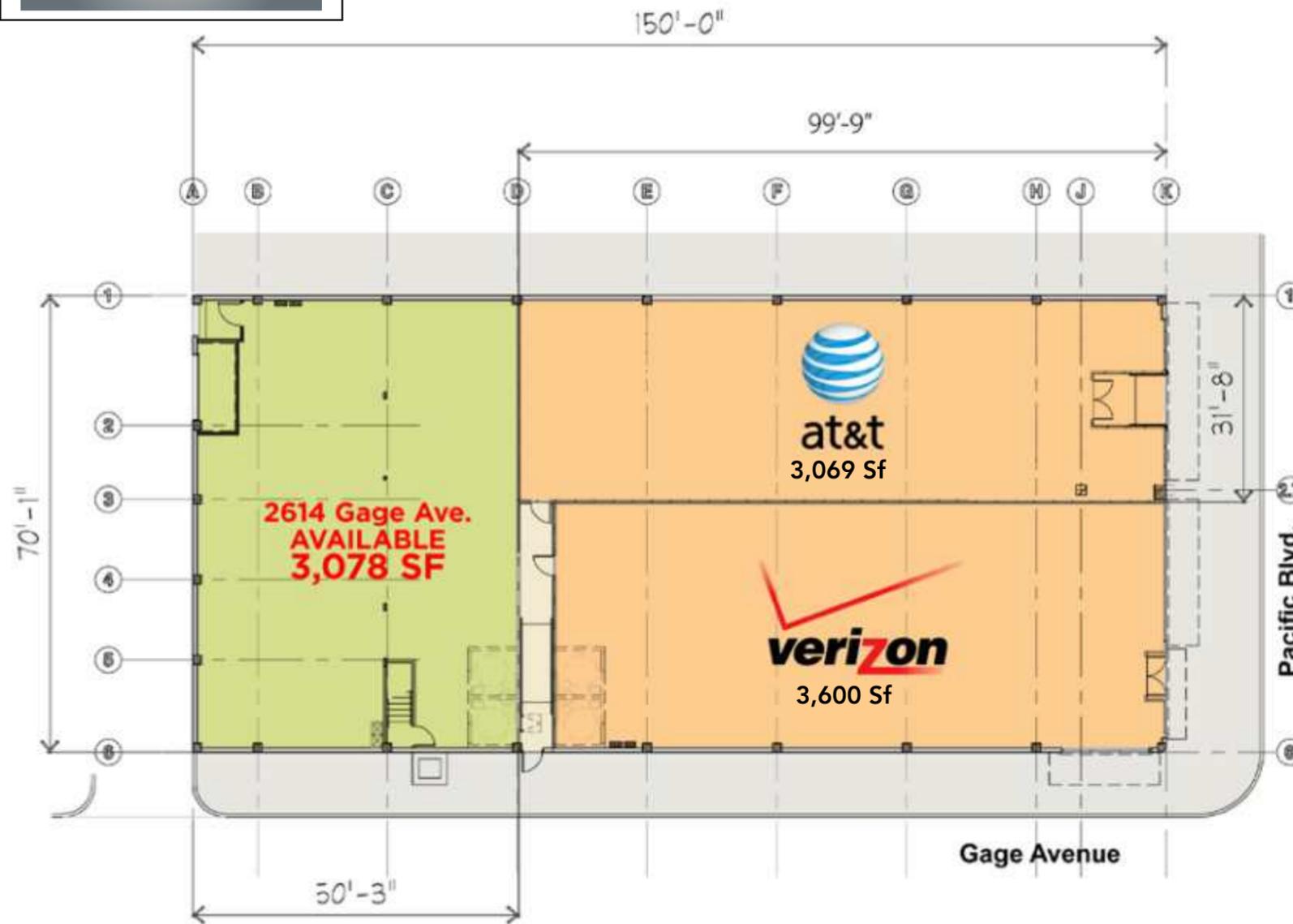


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Site Map

6400
PACIFIC BLVD.

SITE PLAN



6400 Pacific Blvd
Huntington Park, CA

Sign Type	Sign Description
Job #	7020211
Drawing Name	7020211_AB_Huntington Park, CA.cdr

Qty: Sign Type:

DATE/REVISIONS	11.29.16 AV
11.30.16 AV	10.20.17 NKR
12.02.16 AV	
02.01.17 AV	

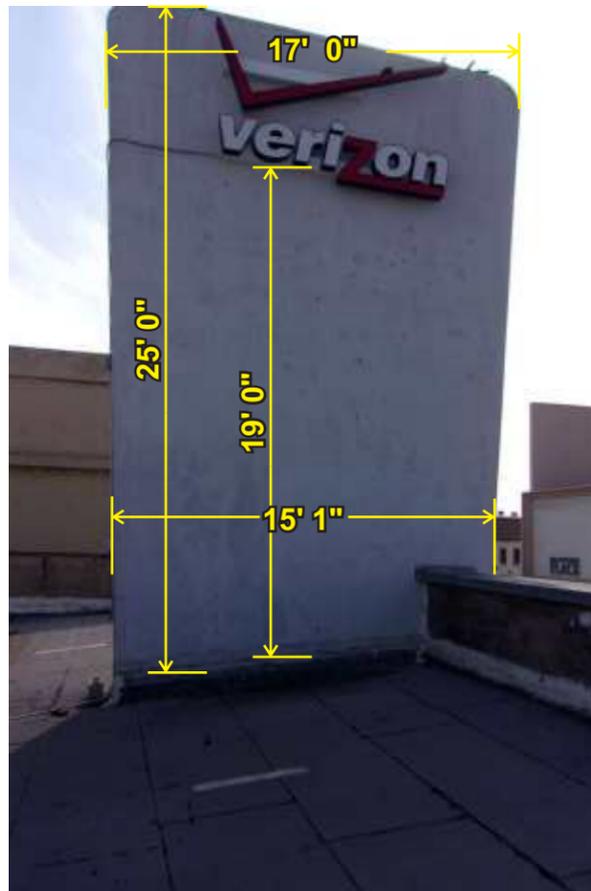
Site Map



934 N. Church, Elmhurst, IL 60126



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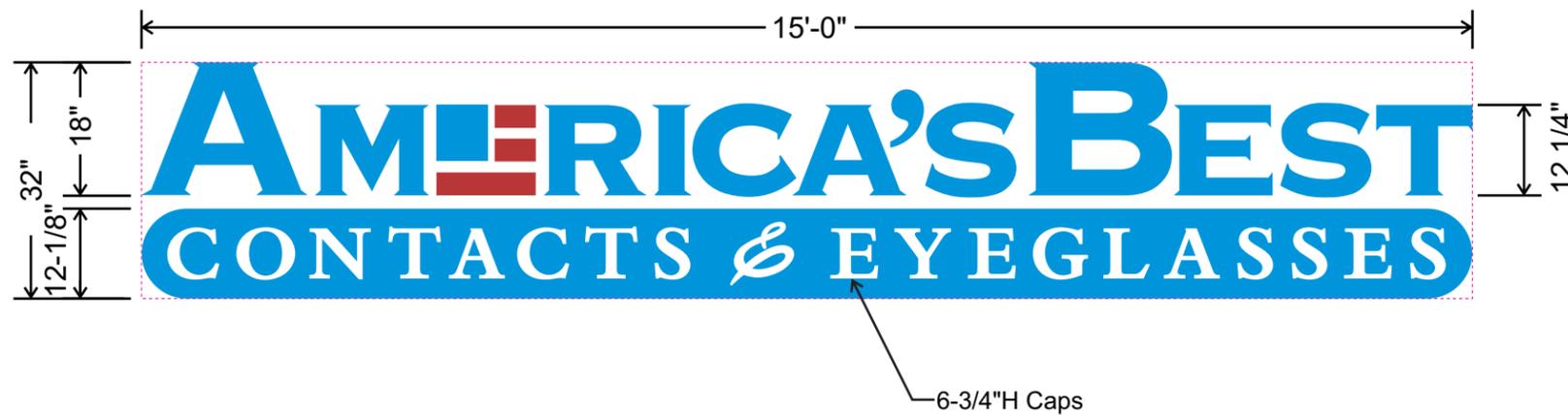
West Elevation Pylon (Before)



West Elevation Pylon (After)

NOTES:

- Wall Material: Stucco
- Tenant is responsible for running power supply to proposed fin blade sign location.



6400 Pacific Blvd
Huntington Park, CA

Sign Type	Sign Description
Job #	7020211
Drawing Name	7020211_AB_Huntington Park, CA.cdr

Qty: Sign Type:

DATE/REVISIONS	11.29.16 AV
11.30.16 AV	100207.177NKKR
12.02.16 AV	
02.01.17 AV	

Sign Description

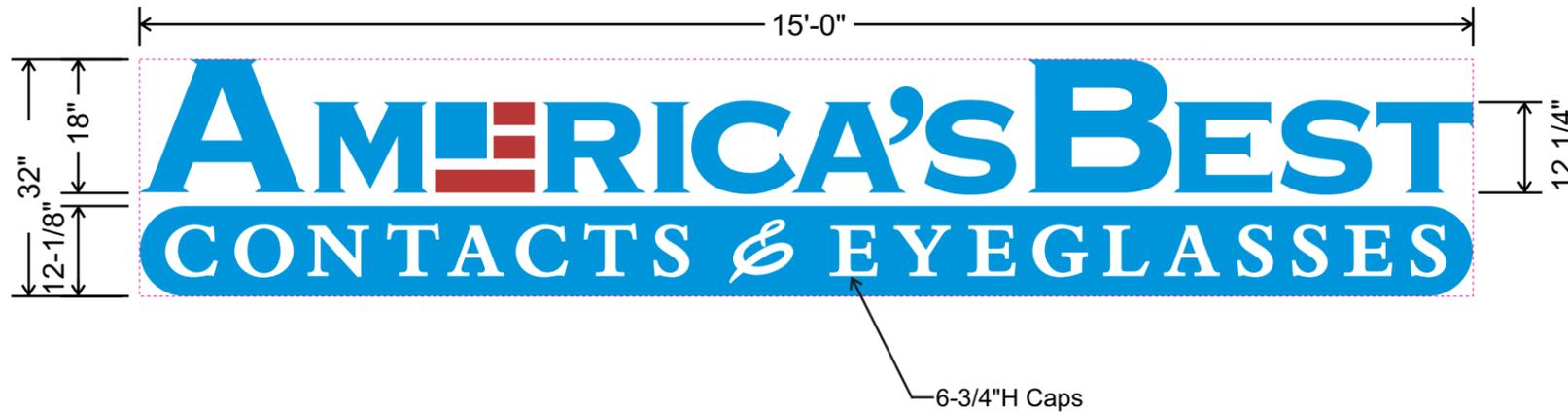


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Face Lit Stacked Logo | 18"



Face-Lit Channel Lettering - Individually Mounted

1/2" = 1'

5" Deep fabricated channel letters, 3/16" #2051 translucent blue acrylic faces with 1" Std. Bronze Jewelite trimcap
Pre-finished .040 std bronze coil returns with .063 pre-finished cinched white backs.
Internally illuminated with Blue LED lighting

Red flag - #2283 acrylic face, red LED lighting

Cabinet -

5" Deep shoe box fabrication, .063 aluminum returns with .090 aluminum back
.125 aluminum face with 1" welded returns to fit over cabinet, painted to match #2051 / 607-1 Acrylic
Face routed and backed up with 3/16" translucent white #2447 acrylic,
Internally illuminated white LED lighting

Mounting -

All elements mounted individually to building facade with necessary hardware based on conditions
Apostrophe - attached to letter "S", connector painted to match building - **SW 7008 Alabaster**
All power supplies located remote - Access required for installation and future maintenance

Sign Square Footage

40 SQ FT Letterset

Colors to Match

Blue Faces
#2051 / 607-1



Red Faces
#2283 / 211-1



Trim-Cap -
Bronze Jewelite



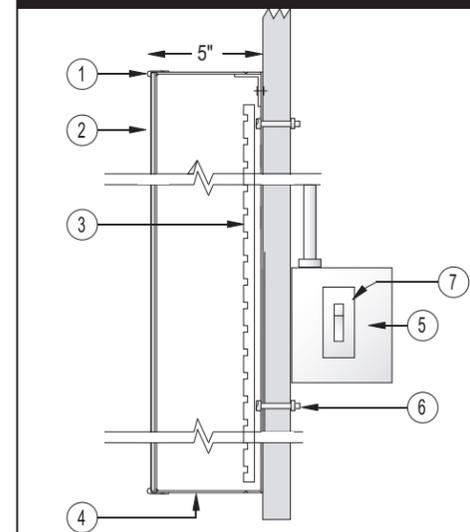
Returns -
Semi-Gloss
Dark Bronze



Backed up white
Translucent #2447 Acrylic



INDIVIDUALLY-MOUNTED CHANNEL LETTERS L.E.D. ILLUMINATION



1. TRIM CAP WITH RETAINING SCREW
2. 1875 PLEX FACE
3. AGILIGHT / SLOAN / SYLVANIA WHITE LED LIGHTING
4. ALUMINUM .063" BACKS / .040" RETURN
5. OSRAM PS / GENERAL LED / ADVANCE
6. FASTENERS AS REQUIRED
7. DISCONNECT/TOGGLE SWITCH



General Notes -
120V/277V Class 2 Self Adjusting Power Supply
60W 12V Single Phase, installed per NEC code book
All bonded and grounded

6400 Pacific Blvd
Huntington Park, CA

Sign Type	Sign Description
Job #	7020211
Drawing Name	7020211_AB_Huntington Park, CA.cdr

Qty: Sign Type:

DATE/REVISIONS 11.29.16 AV

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02.01.17 AV

Sign Description



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<p>Wedge Anchors For Use in Masonry Applications</p>	<p>Lag Screw Wood lags for solid wood backing Concrete lags for solid masonry applications</p>	<p>Thru-Bolt with U-Channel Hollow Walls with Rear-Access</p>	<p>Toggle Bolts For Use in Hollow Walls</p>
---	---	--	--

6400 Pacific Blvd
Huntington Park, CA

Sign Type Sign Description

Job # 7020211

Drawing Name

7020211_AB_Huntington Park, CA.cdr

Qty: Sign Type:

DATE/REVISIONS 11.29.16 AV

11.30.16 AV 10.20.17 NKR

12.02.16 AV

02.01.17 AV

Code Check



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Prop ID #	7020211 TC 1	Property Name:	NATIONAL VISION		Projecting and Hanging Signs 1) Quantity. No more than one (1) projecting sign shall be allowed for any leasable tenant space. 2) Location. a) No part of any projecting sign shall be located lower than eight (8) feet above ground level. b) No projecting sign shall be located within twenty-five (25) feet of another projecting sign. c) No projecting sign shall be located higher than the ground level of occupancy of the building. d) No projecting sign shall extend more than one-foot (1) beyond the roofline of the building. 3) Structure. a) A projecting sign shall be perpendicular to the building wall to which it is affixed. b) No face of any projecting sign shall exceed twenty-four (24) square feet in area. c) A projecting sign shall not exceed twelve (12) inches in thickness. d) No face shall project more than four (4) feet from the wall to which it is attached. e) No face shall exceed eight (8) feet in vertical dimension. 4) Design. a) Sign copy area shall not exceed fifty (50) percent of the sign face. b) The design of any projecting sign shall be architecturally compatible within the building on which it is located. c) No projecting sign shall be wholly or partially illuminated by unshielded lighting of any type, including exposed fluorescent or incandescent bulbs, except exposed neon. No sign shall use mirrors reflecting a direct light source or utilize flashing, blinking or sequenced lights. d) Projecting signs shall be for identification of the business(es) or use(s) located on the site subject to the following: 1. The sign shall have no more than five (5) words describing products, services or brands available on the premises where the sign is located in addition to the business identification) No face shall exceed
		Address:	2614 GAGE AVE		
		City, State Zip:	HUNTINGTON PARK, CA 90255		
Zoning Classification:	District B of the Downtown Huntington Park Specific Plan (DTSP) per RODRIGO PELAYO				
Locality Jurisdiction:	City of Huntington Park				
Code Link:	http://hpca.gov/DocumentCenter/View/320				
Walls Signs	<p>1) For a business with less than 100 linear feet of street frontage:</p> <p>a) One wall sign with a maximum area of 2 square feet for each linear foot of building frontage is permitted.</p> <p>b) The total maximum area for all window signs on each window shall be 25% of the window area.</p> <p>c) The total combined wall and window sign area may not exceed 2 square feet for each linear foot of building frontage.</p> <p>2) For a business with greater than or equal to 100 linear feet of street frontage:</p> <p>a) One wall sign per entrance shall be allowed for a maximum of two entrances per street frontage, subject to requirements (c) and (d) below.</p> <p>b) The total maximum area for all window signs on each window shall be 25% of the window area, subject to requirements (c) and (d) below.</p> <p>c) The total wall and window sign area combined shall not exceed 2 square feet for each linear foot of building frontage.</p> <p>d) If two wall signs are used, the signs must be placed above building entrances. If windows signs are</p>				
Quantity of Wall Signs:					
Does the code address wall signs on side elevations?	See above				
What does the code state about wall signs on the rear elevations?	See above				
Formula for S.F. calculation method for wall sign:	<p>1) For a business with less than 100 linear feet of street frontage:</p> <p>a) One wall sign with a maximum area of 2 square feet for each linear foot of building frontage is permitted.</p> <p>b) The total maximum area for all window signs on each window shall be 25% of the window area.</p> <p>c) The total combined wall and window sign area may not exceed 2 square feet for each linear foot of building frontage.</p> <p>2) For a business with greater than or equal to 100 linear feet of street frontage:</p> <p>a) One wall sign per entrance shall be allowed for a maximum of two entrances per street frontage, subject to requirements (c) and (d) below.</p> <p>b) The total maximum area for all window signs on each window shall be 25% of the window area, subject to requirements (c) and (d) below.</p> <p>c) The total wall and window sign area combined shall not exceed 2 square feet for each linear foot of building frontage.</p> <p>d) If two wall signs are used, the signs must be placed above building entrances. If windows signs are</p>				
Total S.F. - MAX- allowed for wall signs:	See above				
How are the signs measured? Method of calculation, example "Smallest Rectangle"	<p>The surface area of a sign shall be calculated by enclosing the extreme limits of any writing, logo, representation, emblem or other display, together with any frame, background area, structural trim or other material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or surface against which it is placed, within a single continuous perimeter composed of squares or rectangles.</p> <p>1) Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.</p> <p>2) If the sign consists of more than one section or module, all of the area, including the area between the mounted signs shall be attached not against the wall and shall not extend over eight inches on the wall surface.</p>				
Projection allowance?	Signs directly on buildings shall consist of individual letters or panels attached onto the structure. Signage shall be limited to an awning or wall mounted sign, but not both. Signs mounted on raceways and signs painted directly on the wall surface are prohibited.				
Does the code address raceways if so how? Does the code say anything about flush mounted letters being					
Height restrictions?	Roofline				
Are there any lighting / illumination restrictions?	<p>1) Sign illumination shall be either from behind individually cut letters (backlighting), neon tubing or an indirect light source.</p> <p>2) Illuminated signs shall be designed to fully shield their light source from view.</p> <p>3) Illuminated signs shall be designed and placed so that no light is cast onto any property zoned/used for residential purposes.</p> <p>4) Sign lighting shall be directional to illuminate the lettering or graphic but not produce glare on public</p>				
Does relamping an existing channel letter sign require a permit?	Yes				
Does relamping an existing box sign require a permit?	Yes				
Permit Notes:	Sign Permit Guidelines and Application: http://www.hpca.gov/DocumentCenter/View/276				
Permits(general)	Permit contact:	RODRIGO PELAYO			
	Permit contact phone:	(323) 584-6282			
	Permit contact email:	rpelayo@hpca.gov			
	Time frame to process permit?:	2-4 weeks			
	Link to Permit application or city website?	Sign Permit Guidelines and Application: http://www.hpca.gov/DocumentCenter/Home/View/276			
	Link to Fee Schedule	http://www.hpca.gov/DocumentCenter/Home/View/268			
	Does the permit require Owner signature? Can an agent sign? Is a notary required?	Yes; yes; no			
	List all documents required for permit (include number of copies):	<p>The following information is required for submittal of a planned sign program:</p> <p>1) A description of the number and type of businesses on site;</p> <p>2) A completed Sign Permit application form and fee;</p> <p>3) Plans, to scale, to include the following:</p> <p>a. Sign details indicating sign area, dimensions, colors, materials, letter style, proposed copy letter height and method of illumination;</p> <p>b. Site plan indicating the location(s) of all existing and proposed signs with sign area dimensions, colors, materials, letter style, proposed copy if available, letter height and method of illumination;</p> <p>c. Building elevation(s) with sign location depicted and dimensioned; and</p> <p>d. Approval and Appeal of Planned Sign Programs. A planned sign program may be approved by the Director of Community Development provided that the proposed sign program is consistent with the intent and provisions of this section. The Director of Community Development at his discretion may refer the sign program to the Planning Commission for review where additional consistency evaluation may be warranted. Decisions on proposed sign programs are subject to the same procedures as Sign Permit applications, including time for decision and appeal</p>			
VARIANCES	Variance application Link	http://www.hpca.gov/DocumentCenter/Home/View/281			
	Variance calendar link / deadline info	Variances are subject to the discretion of the Director of Planning Commission. Upon the submittal of the above mentioned materials and payment of fees, the proposal will be given a case number, and be scheduled for the earliest appropriate Planning Commission meeting.			
	Is an attorney required to file	No			
	Variance Fees	Required Fees: A. \$1,899.20 and up for Variance B. \$ 249.61 and up for Environmental Review (minimum) \$2,148.81 and up Total			
	% of approval	25%			
	Misc Variance info, additional info:	n/a			
Misc Info:	Is there any color restriction?:	Yes			
	Describe any known restrictions:	<p>A. Signs should be in scale with and in proportion to the primary building façade so that the signs do not dominate the appearance.</p> <p>B. Sign colors, materials, and design should be compatible with that of the primary building façade.</p> <p>C. Signs that reflect the type of business through design, shape, or graphic form are encouraged.</p> <p>D. The method of attaching the sign to the building should be integrated into the overall sign design.</p> <p>E. Signs should not cover up important architectural features.</p> <p>F. Flush-mounted signs should be positioned within architectural features, such as the window panel above the</p>			

Negative Declaration



Community Development Department

ORIGINAL FILED

MAR 01 2018

LOS ANGELES, COUNTY CLERK

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. 2018-01 Zoning Ordinance Amendment / Sign Design Review and Negative Declaration 2018-01

LOCATIONS: 1) Citywide – Downtown Huntington Park Specific Plan (DTSP) Zone – ZOA
2) 6400 Pacific Blvd. Huntington Park, CA 90255 – Sign Design Review

PROJECT DESCRIPTION: Case No. 2018-01 Zoning Ordinance Amendment (ZOA) / Sign Design Review (SDR) proposes to amend Chapter 5, section 5-3.7 and section 5-3.8 of the Downtown Huntington Park Specific Plan to include language allowing for additional roof signage located on an existing architectural building feature. In addition, the proposed project includes the installation of new signage on an existing architectural feature to an existing building.

APPLICANT: 6400 Pacific Limited Liability Company

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 March 1, 2018 and expires on March 20, 2018.

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. 2018-01 ZOA/SDR on **Wednesday, March 21, 2018**, 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: Carlos Luis, Senior Planner, 6550 Miles Avenue, Huntington Park, CA 90255, (323)584-6250, cluis@hpca.gov.

**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. 2018-01 Zoning Ordinance Amendment / Sign Design Review and Negative Declaration No. 2018-01

LOCATIONS: 1) Citywide – Downtown Huntington Park Specific Plan (DTSP) Zone ZOA
2) 6400 Pacific Blvd. Huntington Park, CA 90255 - DP

PROJECT DESCRIPTION: Case No. 2018-01 Zoning Ordinance Amendment (ZOA) / Sign Design Review (SDR) proposes to amend Chapter 5, section 5-3.7 and section 5-3.8 of the Downtown Huntington Park Specific Plan (DTSP) to include language allowing for additional signage located on an existing architectural building feature. In addition, the proposed project includes the installation of new signage on an existing architectural feature to an existing building.

APPLICANT: 6400 Pacific Limited Liability Company

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).

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**CITY OF HUNTINGTON PARK
ENVIRONMENTAL CHECKLIST FORM**

PROJECT TITLE: 2018-01 Zoning Ordinance Amendment / Sign Design Review and Negative Declaration No. 2018-01

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

**CONTACT PERSON
AND PHONE NUMBER:** Carlos Luis, Senior Planner
(323) 584-6250

PROJECT LOCATIONS: 1) Citywide: Downtown Huntington Park Specific Plan (DTSP) Zone - ZOA
2) 6400 Pacific Blvd. Huntington Park, CA 90255 - SDR

**PROJECT SPONSOR'S
NAME AND ADDRESS:** 6400 Pacific Limited Liability Company
201 S. Figueroa Street, Suite 300
Los Angeles, CA 90012

GENERAL PLAN DESIGNATION: The proposed text amendments pertain to the following Land Use Designation: "Downtown Huntington Park Specific Plan".

ZONING CLASSIFICATION: The proposed text amendments pertain to the following Zoning Classification: DTSP (Downtown Huntington Park Specific Plan).

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. 2018-01 Zoning Ordinance Amendment (ZOA) / Sign Design Review (SDR) amends Chapter 5, Section 5-3.7 and section 5-3.8 of the Downtown Huntington Park Specific Plan to include language allowing for additional roof signage when located on an existing architectural building feature. In addition, the project includes the installation of a new signage on an existing architectural feature to an existing building.

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

The proposed text amendments apply to the Downtown Huntington Park Specific Plan (DTSP) Zone and specifically impact property located at 6400 Pacific Boulevard.

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

None

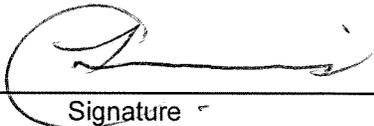
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

Carlos Luis
Printed Name

March 1, 2018
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 pollutants 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides?	<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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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"/>

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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 checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<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 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 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 checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow?	<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 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 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 checked="" type="checkbox"/>

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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 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 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 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 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 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 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 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 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 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 checked="" type="checkbox"/>

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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, 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:	<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"/>

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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 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 checked="" type="checkbox"/>
e)	Result in inadequate emergency access?	<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 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 checked="" type="checkbox"/>
b)	Require or result in the construction of new water or	<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 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 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 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 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 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						X
	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?						
b)	Does the project have impacts that are individually						X
	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.)						
c)	Does the project have environmental effects which						X
	will cause substantial adverse effects on human beings, either directly or indirectly?						

I. AESTHETICS. Would the project:

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

No Impact. The proposed zoning ordinance amendment and Sign Design Review application will amend Chapter 5, section 5-3.7 and section 5-3.8 of the Downtown Huntington Park Specific Plan by including language allowing for additional roof signage on buildings that have an existing architectural building feature on the roof. In addition, the project includes the installation of new signage on an existing architectural feature to an existing building located within the DTSP. be subject to review and approval by the City's Building and Safety Division. No grading is proposed at this time.

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 Zoning Ordinance Amendment and Sign Design Review will not propose any new physical development or grading and therefore, there is no opportunity to impact any agricultural resource. In addition all proposed construction will be limited to the installation of signage on an existing architectural feature on an existing building.

- 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 Zoning Ordinance Amendment and Sign Design Review will not propose any new physical development and therefore, there is no opportunity to affect the air quality. In addition all proposed construction will be limited to the installation of signage on an existing architectural feature on an existing building.

- 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 and Sign Design Review 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 text amendments and sign installation 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 and Sign Design Review do not propose any new physical development that could potentially affect cultural resources. All work will consist of installation of new signage on an existing architectural feature on an existing building. For these reasons, it is concluded that the proposed text amendments and sign installation 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 Amendment and the Sign Design Review will 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. All proposed work will consist of installation of new signage on an existing architectural feature on an existing building and will be subject to review and approval by the City's Building and Safety.

- 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 and Sign Design Review, 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 and Sign Design Review will not propose any new physical development that could potentially generate greenhouse gas emissions. For these reasons, it is concluded that the proposed text amendment and sign installation 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 Zoning Ordinance Amendment and Sign Design Review will 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 Amendment and Sign Design Review will 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 and sign installation.

- 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 Amendment and Sign Design Review will 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 Amendment and Sign Design Review will 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. In addition, all proposed work will consist of installation of new signage on an existing architectural feature on an existing building.

- 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 Amendment and Sign Design Review will 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. In addition, all proposed work will consist of installation of new signage on an existing architectural feature on an existing building.

- 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 Amendment and Sign Design Review will 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. In addition, all proposed work will consist of installation of new signage on an existing architectural feature on an existing building.

- 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 Amendment will not propose any new physical development and therefore, there is no opportunity to permanently or temporarily increase noise levels. In addition, all proposed work consist of installation of new signage on an existing architectural feature on an existing building.

- 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 Amendment will 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 Amendment and Sign Design Review will 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 Amendment and Sign Design Review at property located at 6400 Pacific Blvd, which is located within the Downtown Huntington Park Specific Plan zone are being considered along with the proposed text amendments. No displacement of housing or persons is anticipated. 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 and Sign Design Review will 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 Amendment and Sign Design Review will 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 Amendment and Sign Design Review will 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 Amendment and Sign Design Review will 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 Amendment and Sign Design Review will 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 and Sign Design Review will 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 Amendment and Sign Design Review will 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 Amendment amends Chapter 5, section 5-3.7 and 5-3.8 of the Downtown Huntington Park Specific Plan to include language

allowing for additional roof signage located on an existing architectural building feature. The installation of new signage is also proposed to the existing building at property located at 6400 Pacific Blvd. are being considered along with the proposed text amendments. 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

Applications

EXHIBIT D

CASE NO. 2018-01 ZOA/SDR



CITY OF HUNTINGTON PARK
 Community Development Dept. • Planning Division
 6550 Miles Avenue, Huntington Park, CA 90255
 Tel. (323) 584-6210 • planning@hpca.gov

RECEIVED
 JAN 02 2018

**ZONING ORDINANCE
 AMENDMENT APPLICATION**

FOR OFFICE USE ONLY

Date Filed: 1/02/18 File No.: 2018-01 Fee/Receipt No.: \$3,100.00 Initials: DM

APPLICANT'S INFORMATION

Applicant: 6400 Pacific Limited Liability Company
 Mailing Address: 201 S. Figueroa Street, Suite 300 Los Angeles, CA 90012
 Phone 1: (310) 652-1177 Phone 2: _____ Email: arturo@primestor.com

Please answer the following questions. Failure to completely answer all questions may delay the processing of this application. Attach additional sheets if necessary.

1. Please list the specific code section(s) you wish to amend (provide a strike-out version of the particular sections of the code with your suggestions):

In accordance with Huntington Park's Downtown Specific Plan Section 5 - 3.8 (F) Signs for legal Nonconforming uses and legal nonconforming signs; if it is a multi-tenant location, then only one sign per side of structure shall be permitted.

2. Give justification as to why the section(s) of the zoning ordinance should be amended:

The subject building was historically a single tenant building. A medical clinic was removed from the building and modified to accommodate three businesses. The building has a "fin" sign element as part of its architecture and signage capabilities and all businesses along Gage Ave have failed at this location. A nationally recognized and long term committed business wishes to locate here but demands signage on the "fin" sign.

3. Explain how the proposed amendment(s) is consistent with the goals and objectives of the City's General Plan:

The commercial success of Pacific Ave is of utmost importance to the City. The original architectural intent of existing buildings is also in the spirit of the character of the City. This amendment will provide opportunities for new businesses to come and thrive in the community. Commercial zones and commercial activity is consistent with the scope of this property.

4. Explain how the proposed amendment(s) meets the needs of the community as a whole:

The community will benefit from additional sales tax revenues and much needed
commercial activity along this important commercial corridor. Continued vacancies in the
immediate area and specifically along these streets continue to negatively impact the City and
call for proactive changes that enable business successes as well as business friendly
initiatives that attract new companies to come to the City.



Date 12/21/17

Applicant Signature (Required)

ABRAHAM SWENSON, MANAGER TOR
Print Name 6400 PACIFIC LLC



CITY OF HUNTINGTON PARK
 Community Development Dept. • Planning Division
 6550 Miles Avenue, Huntington Park, CA 90255
 Tel. (323) 584-6210 • planning@hpcapca.gov

RECEIVED
 JAN 02 2018

SIGN DESIGN REVIEW APPLICATION

FOR OFFICE USE ONLY

Date Filed: 1/02/18 File No.: 2017-48 ²⁰¹⁸⁻⁰¹ Fee/Receipt No.: \$ 95.00 Initials: DM

PROJECT ADDRESS: 6400 Pacific Blvd. Huntington Park 90255

APPLICANT INFORMATION (Check Appropriate):

Licensed Contractor Business Owner Property Owner Other (explain) _____
 Name/Company: 6400 Pacific Limited Liability Company
 Mailing Address: 201 S. Figueroa Street Suite 300 Los Angeles, CA 90012
 Phone 1: (310) 652-1177 Phone 2: _____ Email: arturo@primestor.com

SIGN(S) INFORMATION

- How many signs are being proposed? 2
- Size (sq. ft.) and dimensions (ft.) of proposed sign(s): 15' x 32"
- Type of sign(s) being proposed: Wall Sign Freestanding Sign Window Sign
 Other (explain) Fin blade sign
- Provide a detailed description of proposed sign(s) (i.e. – illuminated, box/cabinet, individual letters, foam, neon, awning, halo, pole/pylon, monument, etc.): Multi-tenant fin blade sign, individual channel letters.
- Proposed sign(s) will read: America's Best Contacts & Eyeglasses
- Is this property a multiple tenant site? Yes No If yes, is there a Sign Program? Yes No
- Are there any signs existing on the building or property? Yes No If yes, please explain location, size(s), and text: Fin Signage: a) AT&T (12' -15/16" x 4' 4 1/8") b) Verizon (10' - 2 7/8" x 6' 0")
Frontage Signage a) AT&T Authorized Retailer (176 1/4" x 35 7/8") Frontage and Side Signage b) Verizon wireless (23' 8 1/4" x 38 3/4")
- Business frontage width: 50' - 3" Property frontage width: 150' - 0" No. of floors of building: 1

Note: Any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior, prior to installation of any new signs.

CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

Signature of Applicant

Date

12/21/17

Draft City Council Ordinance

EXHIBIT E

CASE NO. 2018-01 ZOA/SDR

- 1 A Any sign not in compliance with the provisions of the City’s Sign Ordinance and the
- 2 Specific Plan or which were not in compliance with the laws and rules in effect at
- 3 the time of original construction or mounting (disregarding any rules making
- 4 reference to message content).
- 5 B Abandoned signs and sign structures.
- 6 C Bench signs, except at approved bus passenger loading areas.
- 7 D Light bulb strings used as part of commercial advertising.
- 8 E Signs on roofs, including mansard-type roofs , **except as identified in Chapter 5,**
- 9 **section 5-3.8 of the Downtown Huntington Park Specific Plan.**
- 10 F Billboards, as defined within the City’s Sign Ordinance.
- 11 G Portable signs, A-frame signs, or “human” signs, other than outdoor advertising
- 12 signs permitted by Section 4.16 - Outdoor Advertising.
- 13 H Signs emitting audible sounds, odors, or visible matters.
- 14 I Signs placed in a manner so that they interfere with the free use of any fire escape, exit
- 15 or standpipe, or obstruct any required ventilator, door, stairway or window.
- 16 J Signs that obstruct traffic visibility or cause a hazardous distraction to motorists as
- 17 determined by the City Engineer, without consideration of copy or message displayed.
- 18 K Painted wall signs and murals when not part of a comprehensive sign program and
- 19 where not located on permanent materials or building walls.
- 20 L Styrofoam or similar nondurable material signs. Styrofoam core (or similar material)
- 21 individual channel letter signs may be approved by the Director of Community
- 22 Development if enclosed with a durable exterior finish and part of an integrated sign
- 23 design. A durable finish shall provide good weather resistance.
- 24 M Can signs, cabinet signs, or internally illuminated box signs.
- 25 N Painted or handmade signs on temporary material (paper, cardboard, etc).
- 26 O Rotating, revolving, flashing, animated, blinking, gyrating or moving signs.
- 27 P Signs on vehicles, trailers or other mobile devices when used exclusively or primarily
- 28 as advertising displays.
- Q Flags, pennants, streamers, spinners, festoons, windsocks, balloons or other inflatable
- devices.
- R Freestanding pole signs.

5- 3.8 SIGNS FOR LEGAL NONCONFORMING USES AND LEGAL NONCONFORMING SIGNS

- A. Except as otherwise provided herein, nonconforming signs which are damaged by any cause may be repaired if the cost of repair does not exceed 50% of the current replacement value of the sign. Such repairs shall be limited to routine painting, repair and replacement of electrical components; change of copy shall not be permitted. Notwithstanding this provision, signs painted directly on the surface of a building or painted directly on a flat surface affixed to a building may only be repainted to conform to all requirements of the

1 Specific Plan.

2 B. The copy or content of nonconforming roof signs or pole signs may not be altered. Such
3 signs shall be removed if ownership or use of the advertised building or business changes.
4 Except as follows:

5 1) Nonconforming roof signs and pole signs which were installed at the time of a
6 building's or structure's initial construction, and which have retained their original
7 copy and which are located on buildings or structures classified as contributing in the
8 City's historical database or which have been designated as historic signs may be
9 repaired or restored regardless of cost and may be retained regardless of change in
10 ownership; however the copy shall not be changed.

11 2) Signs that were installed at the time of a building's or structure's initial construction,
12 but were subsequently removed or altered, and such building or structure is classified
13 as contributing in the City's historic database, may be restored or replicated subject to
14 the provision of historical evidence of the original configuration of such sign which
15 meets the approval of the Director of Community Development or Review Authority.
16 Such renovation or replication, inclusive of change of copy as may be approved by the
17 Director of Community Development or Review Authority, shall not be required to
18 meet existing sign regulations as long as the resulting sign replicates the original one. If
19 the original sign copy is retained, the sign shall not be construed as additional signage,
20 but rather the preservation of original historic elements of a building or structure.

21 3) Nonconforming roof signs or pole signs which are not classified as contributing to the
22 City's historical database or not classified as historic and which do not retain the original
23 copy but which were installed as part of the building's or structures original construction
24 and are architecturally integrated into to the building or structure can be considered for a
25 change of copy subject to a Sign Design Review and the following development
26 standards:

- 27 a. Sign copy shall not exceed sixty-five percent (65%) of the structure's surface area;
- 28 b. Sign copy shall not project beyond the structure's surface area;
- 29 c. The sign shall consist of individual channel letters;
- 30 d. Illumination shall be internal or external as approved by the Director of Community
31 Development or Review Authority; and
- 32 e. All other criteria shall be consistent with the sign guideline standards contained
33 within this chapter.
- 34 f. If it is a multi-tenant location, then ~~only one sign~~ **a maximum of 2 signs** per side of
35 structure shall be permitted.

36 5- 3.9 ABATEMENT OF ILLEGAL AND ABANDONED SIGNS

37 A. Public Nuisance. Illegal, abandoned, unsafe and improperly maintained signs and
38 supporting structures are deemed to be public nuisances and are subject to abatement
under the procedures outlined for the abatement of public nuisances. The
determination of "unsafe" or "improperly maintained" conditions shall be made by
the Building Official in consultation with the Director of Community Development,

1 who shall base the decision on the physical attributes of the sign, and not on the
2 message or image displayed thereon.

3 B. Vacated Premises. Any sign previously associated with a vacated premises shall
4 either be removed from the premises by the owner or lessee not later than six months
5 from the time such activity ceases to exist, or such signs shall be altered or resurfaced
6 by the owner or lessee within the same six month period, so that the sign no longer
7 displays letters numeral, symbols, figures, designs, or any other devices for visual
8 communication that pertain to the activity formerly associated with the vacated
9 premises.

10 C. Authority to Abate. The Director of Community Development is authorized to abate all
11 illegal and abandoned signs not in compliance with the procedures and regulations
12 contained in this Specific Plan and in Article 35 of Title 5 of the Zoning Code for the
13 abatement of public nuisances.

14 D. Recovery of Costs. When the City is required to remove illegal or abandoned signs in
15 compliance with this section, the reasonable cost of the removal may be assessed
16 against the owner or occupant of the property upon which any sign abatement occurs.
17 The cost of removal shall be determined in compliance with Article 35 of Title 5.

18 **SECTION 2:** Upon completion of the Environmental Assessment Initial Study, the City of
19 Huntington Park has determined that the proposed Zoning Ordinance Amendment will not have a
20 significant effect on the environment and has prepared a Negative Declaration. The Negative
21 Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA),
22 Article 1. Sec. 15000 et. seq..

23 **SECTION 3:** Any provisions of the Huntington Park Municipal Code or appendices thereto
24 inconsistent with the provisions of this Ordinance are hereby repealed or modified to the extent
25 necessary to affect the provisions of the Ordinance.

26 **SECTION 4:** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance
27 is for any reason held to be invalid or unconstitutional by the decision of any court of competent
28 jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The
City Council of the City of Huntington Park hereby declares that it would have adopted this Ordinance
and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any
one or more sections, subsections, sentences, clauses, phrases or potions may be declared invalid or
unconstitutional.

SECTION 5: The City Council hereby incorporates by reference herein and adopts all of the
findings and conclusions contained within the Planning Commission Resolution No. 2018-01.

1 **SECTION 6:** This Ordinance shall take effect thirty 30 days after it final passage by the City
2 Council.

3 **SECTION 7:** The City Clerk shall certify to the passage of this Ordinance and shall cause the
4 same to be published in the manner prescribed by law.

5 **PASSED, APPROVED AND ADOPTED** this ___ day of _____, 2018.

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Jhonny Pineda, Mayor

Donna Schwartz, City Clerk