

CALL AND NOTICE OF SPECIAL MEETING

CITY OF HUNTINGTON PARK Planning Commission

CALLED BY CHAIR JONATHAN SANABRIA

NOTICE IS HEREBY GIVEN That a Special Meeting of the City of Huntington Park Planning Commission will be held on Tuesday, July 9, 2019, at 6:30 p.m. at City Hall Council Chambers, 6550 Miles Avenue, Huntington Park, CA 90255

AGENDA

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 Jonathan Sanabria
Vice-Chair Irving Pacheco
Commissioner Eduardo Carvajal
Commissioner Angelica Montes
Commissioner VACANT

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

*For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. **This is the only opportunity for public input except for scheduled public hearing items.***

CONSENT ITEMS

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

1. Approval of Planning Commission Meeting Minutes:
 - 1-1. Regular Meeting of July 18, 2018;
 - 1-2. Regular Meeting of December 19, 2018;
 - 1-3. Special Meeting of April 30, 2019

PUBLIC HEARING

1. Continued from the Regular Planning Commission Meeting of June 19, 2019 - CASE NO. 2019-05 ZOA – ZONING ORDINANCE AMENDMENT– A zoning ordinance amending various sections of Huntington Park Municipal Code and the adoption of a Negative Declaration under the California Environmental Quality Act.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider PC Resolution No. 2019-05, recommending to the City Council the adoption of an Ordinance amending various sections of Huntington Park Municipal Code and adoption of a Negative Declaration under the California Environmental Quality Act.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to a regular meeting on Wednesday, July 17, 2019 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 notice and agenda was posted at City of Huntington Park's City Hall and made available at www.hpca.gov on the 8th of July 2019.



Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, July 18, 2018 at 6:30 p.m.

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

Chair Montes called the meeting to order at 6:32 p.m. PRESENT: Commissioner(s): Vice Chair Luz Gomez, Irving Pacheco and Chair Angelica Montes, (VACANCY): 1. ABSENT: Commissioner Eduardo Carvajal.

STAFF PRESENT: Senior Planner Carlos Luis; City Attorney Vanessa Ibarra, Legal, and Susana Martinez, Assistant Planner.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Pacheco.

PUBLIC COMMENT – None.

CONSENT ITEMS

1-1. Regular Meeting of June 20, 2018

Motion: Commissioner Pacheco motioned to approve the Consent Items including Regular Meeting of June, 20, 2018, seconded by Vice Chair Gomez. Motion passed 3-0-1 by the following Vote:

ROLL CALL:

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

REGULAR AGENDA

PUBLIC HEARING

- CASE NO. 2017-10 CUP/DP - CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT** – A request for a Conditional Use Permit and a Development Permit to install an unmanned telecommunication facility on the roof top of an existing building locate at 6054 Pacific Blvd, within the Commercial General (C-G) zone.

Senior Planner, Carlos Luis, announced the item and introduced Susana Martinez, who presented a slideshow presentation.

Chair Montes opened the Public Hearing item up for the Public Comment.

PUBLIC COMMENT -

1. Applicant, Lisa Desmond, was present to answer any questions and to voice her support for the project.

Chair Montes closed public comment.

Motion: Commissioner Pacheco motioned Case NO. 2017-10 Conditional Use Permit and Development Permit (CUP/DP) approving to request for a Conditional Use Permit and Development Permit to install an unmanned telecommunication facility on the roof top of an existing building located at 6054 Pacific Blvd, within the Commercial General (C-G) zone, seconded by Vice Chair Gomez. Motion passed 3-0-1, by the following Vote:

ROLL CALL:

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

STAFF COMMENTS

Senior Planner, Carlos Luis, thanked everyone for their hard work.

Deputy City Attorney, Vanessa Ibarra, thanked everyone for their hard work.

PLANNING COMMISSION COMMENTS

Commissioner Pacheco thanked everyone for their hard work.

Chair Montes thanked everyone for their hard work.

Vice Chair Gomez thanked everyone for their hard work.

ADJOURNMENT

At 7:08 p.m. Chair Montes adjourned the City of Huntington Park Planning Commission to a Regular Meeting on Wednesday, August 15, 2018 at 6:30 p.m.

Respectfully submitted,

Carlos Luis
Secretary/Senior Planner



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, December 19, 2018 at 6:30 p.m.

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

Chair Angelica Montes called the meeting to order at 6:44 p.m. PRESENT: Commissioner(s): Irving Pacheco Vice Chair Gomez, and Chair Montes (VACANT) 1. ABSENT: Commissioner(s): Eduardo Carvajal.

STAFF PRESENT: Senior Planner Carlos Luis; Graduate Management Intern Jordan Martinez.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chair Montes.

PUBLIC COMMENT – None.

CONSENT ITEMS – Senior Planner, Carlos Luis, announced that there were no consent items.

REGULAR AGENDA - Senior Planner, Carlos Luis, announced that there were no items.

PUBLIC HEARING

1. (Continued from the October 17, 2018 Planning Commission) CASE NO. 2018-07

CUP/DP/MCUP- CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT (DP) / MINOR CONDITIONAL USE PERMIT (MCUP) – A request for the Conditional Use Permit, a Development Permit, and a Minor Conditional Use Permit to legalize unpermitted construction and outdoor seating area to an existing restaurant with a drive –thru facility on property located at 3340 Gage Avenue within the Commercial General (CG) Zone.

Senior Planner, Carlos Luis, announced the item and introduced Graduate Management Intern Jordan Martinez, to present a slideshow presentation.

Chair Montes opened the Public Hearing item up for Public Comment.

PUBLIC COMMENT –

1. Applicant, Leo Corona, spoke in support of the project.

Chair Montes closed public comment.

Motion: Chair Montes motioned to approve the applicant's proposed request for approval of a Conditional Use Permit, a Development Permit, and a Minor Conditional Use Permit to legalize unpermitted construction and outdoor seating area to an existing restaurant with a drive –thru facility on property located at 3340 Gage Avenue within the Commercial General (CG) Zone), seconded by Commissioner Pacheco. Motion passed 3-0-1, by the following Vote:

ROLL CALL:

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

2. (Continued from the October 17, 2018 Planning Commission Meeting) CASE NO. 2018-

08 CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT (CUP/DP) – A request for a Conditional Use Permit and a Development Permit to allow the construction of a new industrial building for art fabrication on property located at 2547 57th Street, within the Manufacturing Planning Development (MPD) Zone.

Senior Planner, Carlos Luis, stated the Applicant withdrew his application.

STAFF COMMENTS

Senior Planner, Carlos Luis thanked everyone for their hard work.

PLANNING COMMISSION COMMENTS

Vice Chair Gomez thanked the staff for their hard work.

Chair Montes thanked the staff for their hard work.

Commissioner Pacheco thanked staff for their hard work.

ADJOURNMENT

At 7:09 p.m. Chair Montes adjourned the City of Huntington Park Planning Commission to a Regular Meeting on Wednesday, January 16, 2018 at 6:30 p.m.

Respectfully Submitted

Carlos Luis
Secretary/Senior Planner



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Special Meeting
Wednesday, April 30, 2019 at 6:30 p.m.

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

Chair Montes called the meeting to order at 6:38 p.m. PRESENT: Commissioner(s): Chair Jonathan Sanabria, Angelica Montes, and Vice Chair Irving Pacheco (VACANT) 1. ABSENT: Commissioner(s): Eduardo Carvajal.

STAFF PRESENT: Senior Planner Carlos Luis; Deputy City Attorney Vanessa Ibarra; Associate Planner Gabriel Diaz.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Pacheco.

PUBLIC COMMENT – None.

REORGANIZATION

Senior Planner, Carlos Luis announced that annually the Planning Commission shall choose one of its members to serve as Chair and one serve as Vice-Chair for a one-year term.

Chair Angelica Montes nominates Commissioner Jonathan Sanabria as the newly appointed Chair of the Planning Commission.

Motion: Chair Montes moved to approve a new Planning Commission Chair, Jonathan Sanabria. Motion passed 3-0-1, by the following Vote:

ROLL CALL:

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

Motion: Chair Sanabria nominated Commissioner Irving Pacheco as the newly appointed Vice Chair of the Planning Commission. Motion passed 3-0-1, by the following Vote:

ROLL CALL:

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

Commissioner Montes thanked everyone for their help and guidance while leading the Planning Commission as Chair.

Vice Chair Pacheco thanked former Chair Montes for her hard work the past year as leadership for the Planning Commission.

Chair Sanabria thanked everyone for the opportunity and stated he is honored to be serving on the Planning Commission.

CONSENT ITEMS – None.

PUBLIC HEARING –

1. **CASE NO. 2019-02 CUP / CONDITIONAL USE PERMIT** - A request to modify Conditional Use Permit Case NO. 2014-01A by increasing student enrollment capacity from 400 to 426 students for the existing charter school within the RH (High Density Residential) zone on property located at 6100 Carmelita Avenue.

Senior Planner, Carlos Luis, announced the item and presented a slideshow presentation.

Commissioner Pacheco and Commissioner Sanabria asked questions to Senior Planner, Carlos Luis regarding possible increase in traffic and congestion with an addition of 26 students. Senior Planner, Carlos Luis, stated that both the Aspire Traffic Engineer and City of Huntington Park Traffic Engineer are in agreement with the traffic study that notes no negative impact to the surrounding area.

PUBLIC COMMENT

1. Diana Garcia, Principal of Aspire Antonino Maria Lugo Academy, spoke in support of the project.
2. Dustin Katch, Applicant, spoke in support of the project.
3. Guadalupe (last name 39.50), Office Administrative, spoke in support of the project
4. Susana Martinez, local resident, stated she has her children enrolled at Aspire and spoke in support of the project.
5. Jocelyn Cortez, local resident, stated she has her children enrolled at Aspire and spoke in support of the project.
6. Ivanka Valdez, resident of Los Angeles, stated she has her children enrolled at Aspire and spoke in support of the project.
7. Leticia Cortez, resident of Los Angeles, stated she has her children enrolled at Aspire and spoke in support of the project.
8. Aurora Rodrigues, local resident, stated her child is enrolled at Aspire and spoke in support of the project
9. Leticia Aguilar, local resident, stated she has her children enrolled at Aspire and spoke in support of the project.
10. Carlos Cordova, local resident, voiced his concern about increased traffic congestion and high volume of schools in the nearby area.
11. Luis Risa, local resident, voiced his concern about increased traffic congestion.
12. Gary Porter, local resident, voiced his concern that parents of students at Aspire do not follow offsite parking signs and rules.
13. Juan Flores, local resident, voiced his concern about increased traffic congestion.

14. Mr. Cervantes, local resident, voiced his concern about increased traffic. Noted that traffic and parking were not an issue prior to the construction of the school.
15. Mari Montoya, local resident, voiced her concern about increased traffic
16. Diana Garcia, Principle of Aspire Antonio Maria Lugo Academy, provided a rebuttal to the local resident's opposition.
17. Dustin Katch, Applicant, provided a rebuttal to the local resident's opposition

Commissioner Montes asked a clarifying question regarding the amount of students that are on the waiting list.

Chair Sanabria closed public comment.

City Attorney, Vanessa Ibarra, reminded staff charter schools laws are governed by state laws, but the decision up for consideration is land use issue.

Sergio Infanzon, Director of Community Development, encouraged residents to come to the city with concerns of congestions and traffic when an issue arises.

Chair Sanabria moves to continue the item until the next Regularly Planned Planning Commission meeting.

Planning Commission requests that Aspire provide a written action plan that addresses the concerns of the residents as well as be provided any written letters or emails from residents concerning the proposed project. It was also noted that staff and the Planning Commission are able to meet with local residents.

Montes, Pacheco, Sanabria. Item is continued to May 15.

Motion: Commissioner motioned to continue the applicant's proposed request to modify Conditional Use Permit Case No. 2014-01A by increasing student enrollment capacity from 400 to 426 students for the existing charter school on property located at 6100 Carmelita Avenue, within the R-H (High Density Residential) zone. Motion passed 3-0-1, by the following Vote:

ROLL CALL:

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

REGULAR AGENDA - Senior Planner, Carlos Luis, announced that there were no consent items.

STAFF COMMENTS

Deputy City Attorney, Vanessa Ibarra, congratulated former Chair Montes for her service and a welcome to new chair gave a warm welcome to the new Chair Commissioner, Jonathan Sanabria.

Senior Planner, Carlos Luis, expressed his gratitude for Chair Montes work, and introduced the new Associate Planner, Gabriel Diaz.

Associate Planner, Gabriel Diaz, thank everyone for the opportunity to be here and was excited to be working with everyone.

PLANNING COMMISSION COMMENTS

Commissioner Pacheco gave a warm welcome to Chair Sanabria and Gabriel Diaz

Commissioner Montes welcomed Gabriel Diaz and thanked everyone for their hard work.

Chair Sanabria thanked everyone for their warm welcome and was excited to be a part of the Planning Commission.

ADJOURNMENT

At 9:03pm Vice Chair Gomez adjourned the City of Huntington Park Planning Commission to a Regular Meeting on Wednesday, May 15, 2019 at 6:30 p.m.

Respectfully Submitted

Carlos Luis
Secretary/Senior Planner



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JULY 9, 2019

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: GABRIEL DIAZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2019-05 ZOA
(ZONING ORDINANCE AMENDMENT)**

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

APPLICANT: City of Huntington Park

PROJECT LOCATION: Citywide

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

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

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

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 2 of 36

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City;
3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines;
4. The proposed amendment is internally consistent with other applicable provisions of the Zoning Ordinance;

**ENVIRONMENTAL
REVIEW:**

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

BACKGROUND:

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

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

On November 15, 2017, the Planning Commission considered and recommended approval of the proposed ZOA to the City Council.

On April 17, 2018, City Council considered the ZOA. At the conclusion, City Council continued the item and created an ad-hoc committee to review the proposed changes. As a result, the ad-hoc committee comments have been incorporated into the proposed amendment. The ad-hoc committee requested that the Planning Commission reconsider the proposed language in order to ensure the

amendment is consistent with the Planning Commission's past recommendation to City Council.

On June 19, 2019, the Planning Commission considered the ZOA and public comments and continued the item to review the proposed language.

DISCUSSION:

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

ANALYSIS:

Planning Division staff has prepared the following ZOAs, including code relocations, to various sections of the HPMC. The proposed amendments will promote safer and more aesthetically pleasing development within the City and maintain consistency with the HPMC.

HPMC SECTION 9-1.203 – DEFINITIONS

1. "Accessory Structure/Building" means a structure detached from a principal structure on the same parcel, incidental to the principal structure and not designed for human habitation, **and shall incorporate a design, including materials and colors, similar to the principal structure, and shall be located in an efficient manner in compliance with all applicable zoning requirements. Accessory structures/buildings shall not be located in a required front or street side yard setback.**
2. "Garage" means an enclosed structure or a portion of an enclosed structure, used for the parking of vehicles. **Garage design and architecture shall be compatible with the main dwelling unit(s). A minimum interior dimension of twenty (20) feet by twenty (20) feet of clear and unobstructed floor space shall be maintained for a two (2) car garage.**
3. "Carport" means a permanent roofed structure **along the path of a driveway** not completely enclosed that is used for vehicle parking for the occupants of the premises. **A two (2) car carport shall have a minimum unobstructed inside dimension of eighteen (18) feet**

width by twenty (20) feet length. A one (1) car carport shall have a minimum unobstructed inside dimension of nine (9) feet width by twenty (20) feet length. For residential properties, carports shall not substitute a garage.

4. “Lot coverage” means the percent of a parcel that is covered by structures, including main and accessory buildings, **carports, and patio covers.** ~~On residential parcels, lot coverage excludes patios open on at least two (2) sides and gazebos up to 300 square feet in area.~~
5. **“Patio cover” means a permanent roofed structure with a maximum of three (3) walls to be used only for recreational or outdoor living purposes. Patio covers shall only be located behind a main structure.**
6. **“Storage shed” shall mean accessory structure/building utilized for the keeping of items belonging to the occupant(s) of the property. Storage sheds shall be exempt from a Building permit and Planning approval subject to the following: 1) are less than 120 square feet; 2) do not require a Building permit, including electrical or mechanical; 3) are not placed on a permanent foundation; 4) and have a maximum exterior height of 7’-6” as measured from the finished floor to the highest point of the roof. All accessory structures shall comply with zoning district setbacks even if a permit is not required. Maximum of one (1) storage shed per parcel.**
7. **“Educational Institution, Low-Intensity” shall mean any public, private, charter, or parochial school, and elementary, junior high, or high school giving general academic instruction in the several branches of learning, excluding trade schools, with emphasis on instruction provided to minors. It also includes infant centers, preschools, extended day care facilities, and school age child care centers. It does not include large or small family child day care homes.**
8. **“Educational Institution, High-Intensity” shall mean: any public or private school offering instruction in**

the technical, commercial, or trade fields such as business, secretarial, electrical, building, plumbing, mechanical, medical, cosmetology, computer, or other curriculum with emphasis on instruction provided to adults.

9. ~~“School” means an institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code, or which is maintained in compliance with the standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, college or university.~~
10. ~~“Day care center” means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school-age child care centers.~~
11. ~~“Child day care facility” means a facility that provides nonmedical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four (24)-hour basis. Child day care facility includes day care centers and family day care homes.~~

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

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

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

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

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

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

USE	NUMBER OF REQUIRED SPACES
1. Residential	
Single-family detached dwellings	2 spaces within a garage, <u>plus 1 parking space (covered or uncovered) for every bedroom after the first two (2) bedrooms, and 1 uncovered guest space for every unit.</u>
Single-family attached dwellings	2 spaces with <u>in</u> a garage, plus 1 <u>parking space (covered or uncovered) for every bedroom after the first two (2) bedrooms, and one (1) uncovered guest space for every 3 units unit.</u>
Mobile home parks	1.5 covered spaces, plus 1 uncovered guest space for every 3 units.
Multi-family residential	2 covered spaces per unit, <u>plus 1 parking space (covered or uncovered) for every bedroom after the first two (2) bedrooms, plus 1</u>

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 7 of 36

USE	NUMBER OF REQUIRED SPACES
	uncovered guest space for every 3 units unit.
Small family child day care home	No additional spaces required.
Large family child day care home	2 spaces for the primary residence, plus one for loading/unloading passengers.
Residential clubs, fraternity/sorority houses rooming houses and similar facilities with guest rooms	1 space for each 2 guest rooms.
Retirement homes, senior housing, congregate care	1 space for each 2 guest rooms.
Second dwelling	2 spaces within a garage or carport located at the rear half of the parcel, <u>plus 1 uncovered guest parking space.</u>
Single room occupancy	1 space for each 4 guest rooms.
Transitional and/or supportive housing	2 covered per unit, plus 1 uncovered guest space for every 3 units.
2. Commercial/Office	
Commercial, retail and service uses:	1 space for each 400 sf. gfa.
Multi-tenant general	1 space for each 400 sf. gfa.

The above requirements apply for all commercial centers; however, whenever delineation of individual uses is required, the following standards shall apply:

USE	NUMBER OF REQUIRED SPACES
Arcade (games/pool)	1 space for each 300 sf. of gfa.
Art/dance studio	1 space for each 300 sf. of gfa.
Automobile service, repair, painting	1 space for each service bay and 1 space for each 3,000 square feet of lot area.
Automobile sales	1 space for each 400 sf. of indoor sales area; plus 1 space for each 4,000 sf. of outdoor sales area, plus 2 spaces for each service bay.
Automobile washing (self-service)	2.5 spaces per washing stall.
Automobile washing	1 space for each 250 sf. of floor area, plus 10 spaces for each wash lane.
Banks, savings and loans,	1 space for each 400 sf. of gfa.
Barber shop, beauty salon	1 spaces for each 600 sf. of gfa.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 8 of 36

USE	NUMBER OF REQUIRED SPACES
Card rooms, poker clubs	1 space for each 50 square feet of public area.
Hotels/motels	1.2 spaces for each guest room, plus requirements for any related commercial uses.
Laundry-coin operated	1 space for each 400 sf. of gfa.
Lube-n-tune shops	3 spaces for each service bay.
Lumber yards	1 space for each 800 sf. of gfa.
Mini-warehouse/storage	5 spaces adjacent to the office/manager's unit and a 9-foot wide loading/parking aisle within any driveway adjacent to structure walls containing storage access doors in addition to the required aisle width for circulation and Fire Department access. In addition, 2 spaces adjacent to all ground level entrances in multi-story facilities.
Mortuaries and funeral homes	1 space for every 100 sf. of assembly room or floor area used for that purpose plus 1/400 for nonassembly.
Offices (general)	1 space for each 400 sf. of gfa.
Restaurants, cafes, bars, night clubs, dance halls, banquet halls and similar establishments with or without entertainment	1 space/100 sf. of seating/assembly gfa.; 1 space/400 sf. of nonseating gfa.; 1 space/100 sf. of outdoor seating area greater than 400 sf. For establishments with more than 10,000 sf of assembly area, 1 space for each 50 sf. over 10,000 sf.
Retail commercial	1 space for each 400 sf. of gfa.
Retail nursery, garden shop	1 space for each 400 sf. of indoor display area, plus 1 space for each 1000 sf. of outdoor display area.
Service stations	3 spaces plus 2 spaces for each service bay.
Storage yard, salvage yard	1 space for each 2 employees on the junk yard, automobile largest shift, plus 1 space for wrecking yard each 1,500 sf. of lot area.

3. Commercial recreation uses.

USE	NUMBER OF REQUIRED SPACES
Bowling alley	3 spaces per lane, plus as required for incidental uses (pro shop, restaurant, bar).
Driving range	3 spaces, plus 1 space per tee.
Family fun center	1 space for each 1,000 sf. of outdoor area, plus one space for each employee, and additional spaces for incidental uses (restaurant, gift shop).
Golf course	8 spaces per hole, plus as required for incidental uses (i.e., pro shop, bar, banquet room, etc.).
Golf course, miniature	3 spaces per hole, plus as required for incidental uses (i.e., game room, food service, etc.).
Health clubs	1 space for each 150 sf. of gfa., plus as required for incidental uses.
Skating rinks	1 space for each 100 sf. of skating area, plus as required for incidental uses.
Swimming pools	1 space for each 500 sf. area related to pool and incidental facilities, plus 1 space for each 200 sf. of pool area.
Tennis/racquetball	2 spaces per court, plus as facilities required for incidental uses.
4. Educational uses.	
Nursery, pre-school, day care <u>High-Intensity Educational Institutions</u>	1 space for each 10 children the facility is licensed to serve. <u>35 square feet of instructional area, plus 1 space for every 400 square feet of non-instructional area, plus 1 space for every full-time and part-time employee, faculty member, and administrative staff.</u>
Martial arts school	1 space for each 400 sf. of gfa.
Trade schools, business colleges, commercial schools <u>Low-Intensity Educational Institutions</u>	1 space for each 3 students based on maximum occupancy load of each classroom, plus 1 space for each classroom faculty and employees. <u>full-time and part-time employee, faculty member, and administrative staff.</u>

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 10 of 36

USE	NUMBER OF REQUIRED SPACES
5. Health related uses.	
Convalescent/nursing homes	1 space for each 6 beds, plus 1 space for each employee.
Hospitals	1.5 spaces for each bed.
Medical offices/clinics, dental offices/clinics, veterinary clinics	1 space for each 300 sf. of gfa.
6. Industrial uses.	
Industrial (general)	1 space for each 800 sf. of gfa., plus 1 space for each vehicle used in connection with the use. Additional spaces required for office and retail uses exceeding 10 percent of gfa., to be calculated using standard office/retail parking ratios.
Public utility facilities	1 space for each 2 employees on the largest shift, plus 1 space for each vehicle used in connection with the use.
Warehouse	1 space for each 800 sf. of gfa. up to 10,000 sf. of gfa.; over 10,000 sf. of gfa., 1 space for each 1,000 sf. of gfa. Additional spaces required for office and retail uses exceeding 10 percent of gfa., to be calculated using standard office/retail parking ratios.
7. Places of assembly and institutional uses.	
Churches, conference/meeting facilities, auditoriums, clubs, lodges, union halls	1 space for each 4 seats, plus 1 space for each 100 sf. of gfa. planned for assembly purposes. For benches, 18 inches equals a seat.
Emergency shelters	1 space for every 6 adult beds, plus 1 space for each manager/assistant.
Museums, art galleries	1 space for each 400 sf. of gfa.
Theaters, movies	1 space for each 10 seats, plus 5 spaces (single screen) for employees. Add 2 spaces for each additional screen.
Wedding chapel	1 space for each 10 seats used for assembly purposes, plus 1 space for each 100 sf. of gfa. planned for assembly purposes. For benches, 18 inches equals a seat.

HPMC SECTION 9-3.2401, EDUCATIONAL INSTITUTIONS

9-3.2401 Purpose

The purpose of this Article is to ensure that the development of educational institutions do not adversely impact adjacent parcels or surrounding neighborhood and that they are developed in a manner which protects the health, safety, and general welfare of the nearby residents and businesses, while providing for the needs of the community.

9-3.2402 Definitions

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

(a) “Educational Institution, Low-Intensity” shall mean any public, private, charter, or parochial school, and elementary, junior high, or high school giving general academic instruction in the several branches of learning, excluding trade schools, with emphasis on instruction provided to minors. It also includes infant centers, preschools, extended day care facilities, and school age child care centers. It does not include family day care homes; small or large family child day care homes.

(b) “Educational Institution, High-Intensity” shall mean: any public or private school offering instruction in the technical, commercial, or trade fields such as business, secretarial, electrical, building, plumbing, mechanical, medical, cosmetology, computer, or other curriculum with emphasis on instruction provided to adults.

9-3.2403 Development Standards

1. High-Intensity Educational Institutions

A. Off-Street Parking: High-Intensity Educational Institutions shall require one (1) parking space for every 35 square feet of instructional area, one (1)

parking space for every 400 square feet of non-instructional area, and one (1) parking space for every full-time and part-time employee, faculty member, and administrative staff.

B. Distance Separation: High-Intensity Educational Institutions shall not be located within 1,000 foot radius from another educational institution. Radius shall be measured from each corner of the property where the educational institution is located on.

C. Other Requirements: Such other requirements as the Planning Commission may deem necessary to ensure that such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding areas.

2. Low-Intensity Educational Institutions

A. Off-Street Parking: Low-Intensity Educational Institutions shall require one (1) parking space for every three (3) students the educational institution is designed to accommodate; and one (1) parking space for every full-time and part-time employee, faculty member, and administrative staff.

B. Circulation: Low-Intensity Educational Institutions shall provide a designated student loading and unloading area subject to review and approval by the Director of Community Development and the City Traffic Engineer.

C. Pedestrian Safety Plan: Low-Intensity Educational Institutions shall provide a Pedestrian Safety Plan that includes safe paths of travel, such as crosswalks at signaled intersections and across parking lots. Crossing guards may also be required subject to review and approval by the Director of Community Development and the Chief of Police.

D. Physical Recreation Area: Low-Intensity Educational Institutions shall provide outdoor or indoor recreational areas for students. A minimum of 50 square feet of active recreational area per student the educational institution is designed to accommodate. Physical

recreational area shall mean an outdoor or indoor space in a school that is designed for active recreational activity and student play during recess. Outdoor activities shall be limited to the hours between 7:00 a.m. and 6:00 p.m.

E. Security Plan: Low-Intensity Educational Institutions shall provide a Security Plan that includes safety measures such as security cameras, gates/fencing, security guards, and check-in/check-out procedures.

F. Other Requirements: Such other requirements as the Planning Commission may deem necessary to ensure that such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding areas.

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

Table IV-1
 ALLOWED LAND USES

LAND ACTIVITY		R-L	R-M	R-H
1.	Residential Uses			
A.	Condominiums	D	D	D
B.	Convalescent Homes	-	C	C
C.	Child Day Care Facility			
	Small Family Child Day Care Home	P	P	P
	Large Family Child Day Care Home	LCC	LCC	LCC
	Day Care Center	€	€	€
D.	Density Bonus/Affordable Housing	P	P	P
E.	Manufactured Housing	D	D	D
F.	Multi-Family Dwellings	-	D	D
G.	Second Dwelling Unit/"Granny" Housing/Guest House	P	-	-
H.	Senior Citizen/Congregate Care Housing	-	-	C
I.	Single-Family Dwellings	P	P	P
J.	Single Room Occupancy Facilities	-	-	D
K.	Group Homes			
	6 or less clients	P	P	P
	7 or more clients	C	C	C

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 14 of 36

LAND ACTIVITY		R-L	R-M	R-H
L.	Transitional Housing*	-	D	D
M.	Supportive Housing*	-	D	D
N.	Zero Lot Line/Small Lot Residential Developments	-	D	D
2.	Recreational Accessory Uses			
A.	Swimming Pool, Private	P	P	P
B.	Tennis Court, Private	D	D	D
C.	Tree “Play” House	P	P	P
3.	Accessory Uses			
A.	Fences and Walls	P	P	P
B.	Garage	P	P	P
C.	Keeping of Domestic Animals/Household Pets	P	P	P
D.	Laundry Facilities (Washer and Dryer)	P**	P**	P**
E.	Outdoor Play/Athletic Equipment	P	P	P
F.	Patio (with or without cover)/Gazebo	P	P	P
G.	Satellite Dish Antenna	D	D	D
H.	Storage	D	D	D
I.	Vehicle Repair (Property owner/tenant vehicle only and only within enclosed garage/yard)	P	P	P
J.	Vertical Antenna			
	12 feet or less in height	P	P	P
	12+ feet in height	D	D	D
4.	Other			
A.	Churches	-	C	C
B.	Private Schools Educational Institutions, Low Intensity	C	C	C
C.	Public Utilities/ Facilities	D	D	D
5.	Home Enterprises	Subject to Home Enterprise Permit		
6.	Temporary Uses	Subject to Temporary Use Permit		

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

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

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

Table IV-2
 ZONING DISTRICT DEVELOPMENT STANDARDS

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

* Lots created before January 1, 2019 containing no more than one dwelling unit are exempt from the minimum lot size standards. Properties falling under this exemption shall maintain a maximum of one dwelling unit and are subject to compliance with all other applicable development standards.

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

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

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

Structure/Construction/Equipment	Property Line	Required Setback (In Feet)
Detached Garage, <u>detached carport</u>	Rear	0 <u>3</u> (no windows/doors)*
	Side	<u>5 (windows/doors)*</u> -(with openings)*
		0 <u>3</u> (no windows/doors)*
	Side (street)	<u>5 (windows/doors)*</u> -(with openings)* Main building setback
Swimming pool, spa, storage shed, fish pond	Rear	3
	Side	3
	Side (street)	Main building setback
Stationary barbecue, fire pit, attached patio cover, <u>attached carport</u> , gazebo	Rear	3
	Side	3
	Side (street)	Main building setback
	Rear	1

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 17 of 36

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

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

Structure/ Construction/Equipment	Property Line	Required Setback (In Feet)
Detached Garage, <u>detached carport</u>	Rear 50% of lot Side Side (street)	0/3 <u>(no windows/doors)</u> with openings, 5 <u>(windows/doors)</u> 0/3 <u>(no windows/doors)</u> with openings, 5 <u>(windows/doors)</u> Main building setback
Spa, spa equipment, storage shed, fish pond, ground-based antennae	Front Side Rear	3 3 3
Stationary barbecue, fire pit, attached patio cover, <u>attached carport</u> , gazebo	Front Side Rear	3 3 3
Unenclosed/detached patio cover (within rear 1/3 of parcel)	Front Side Rear	4 1 1

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 18 of 36

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

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

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

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

Table IV-5
ALLOWED LAND USES

Land Use Activity		C-P	C-N	C-G
Administrative and Professional Offices:				
1.	Administrative, Business, Service, and Public Utilities	P	P	P
2.	Accounting, Consulting, Counseling, Design, and Legal	P	P	P
3.	Headquarters (Business, Corporate, and Government)	P	P	P
4.	Medical/Dental Uses	P	P	P
General Commercial Uses:				
1.	Auditoriums/Concert/Convention Halls	-	-	C
2.	Alcoholic Beverage Sales/Serving Establishments [see regulations in Section 9-4.203(2)(A) and Table IV-7]			
3.	Amusement/Video Arcades	-	-	C
4.	Antique Shops	-	P	P
5.	Apparel/Shoe Stores	-	P	P
6.	Appliance Stores	-	P	P
7.	Art/Photography Shops, Studios, Galleries	P	P	P
8.	Auction Sales	-	-	D
9.	Automobile, Motorcycle, and Truck Dealerships	-	-	C
10.	Automobile Parts Supply (<u>retail only, no auto repair or installation</u>)	-	-	C

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 19 of 36

Land Use Activity		C-P	C-N	C-G
11.	Automobile Rental Agencies	-	-	D
12.	Automobile Repair Specialty Shops	-	-	C
13.	Automobile Service Centers	-	-	C
14.	Bakeries (retail only)	-	P	P
15.	Banks/Financial Offices	P	P	P
16.	Banquet Halls, Lodges, and Conference Halls	-	-	C
17.	Barber/Beauty/Nail Shops	P	P	P
18.	Bars, Cocktail Lounges, Taverns	-	-	C
19.	Bicycle Shops (sales/service, non-motorized)	-	P	P
20.	Billiard/Pool Centers	-	-	C
21.	Book Stores (new/used)	-	P	P
22.	Book Stores/Adult Business [see regulations in Chapter 5-20]	-	-	P
23.	Bowling Alley	-	-	C
24.	Camera Film Drop Off/Express Developing	P	P	P
25.	Camera Shop (new/used)	-	P	P
26.	Candy, Confectionery/Ice Cream Stores	-	P	P
27.	Car Washes	-	-	C
28.	Catering Establishments	-	-	P
29.	Check Cashing	-	C	C
30.	Churches	C	C	C
31.	Communication Equipment Buildings	P	P	P
32.	Commuter Bus Stations	-	-	C
33.	Convenience Stores, Mini-Markets	-	D	D
34.	Cultural/Community Facilities	P	P	P
35.	Currency Exchanges	-	-	C
36.	Dance Hall/Club	-	-	C
37.	Dance School/Studios	-	C	P
38.	Day Care Center	€	€	€
38.	Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars			
	under 2,000 square feet	C	P	P
	over 2,000 square feet	-	C	C
39.	Department Stores	-	P	P
40.	Discount/Club Membership Stores	-	-	P

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 20 of 36

Land Use Activity		C-P	C-N	C-G
<u>41.</u>	Drug Stores	-	P	P
<u>42.</u>	Dry Cleaning/Dyeing (retail only)	-	P	P
<u>43.</u>	Electronic/Computer Stores	-	P	P
<u>44.</u>	Escort Bureau/Introductory Service	C	-	C
<u>45.</u>	Figure Model Studio (non-nude)	-	-	C
<u>46.</u>	Floor Covering/Draperies Store	-	-	P
<u>47.</u>	Florist Shops	P	P	P
<u>48.</u>	Furniture Stores	-	-	P
<u>49.</u>	Gift/Stationery Stores	-	P	P
<u>50.</u>	Glass Shop (sales/service)	-	-	P
<u>51.</u>	Grocery Stores (including supermarkets)	-	P	P
<u>52.</u>	Gun Shops	-	-	C
<u>53.</u>	Hardware Stores (up to 10,000 square feet)	-	P	P
<u>54.</u>	Health/Athletic Clubs (excluding massage parlors)	P	P	P
<u>55.</u>	Hobby Shops	-	P	P
<u>56.</u>	Home Improvement Centers (over 10,000 square feet)	-	-	C
<u>57.</u>	Hospitals	C	C	C
<u>58.</u>	Hotels/Motels	-	-	C
<u>59.</u>	Ice Cream Parlors	-	P	P
<u>60.</u>	Interior Decorating Shop	-	P	P
<u>61.</u>	Jewelry Sales/Repair Stores	-	P	P
<u>62.</u>	Laboratories (including film, medical, and dental)	-	P	P
<u>63.</u>	Laundromat (retail only)	-	P	P
<u>64.</u>	Lighting Fixture Stores	-	-	P
<u>65.</u>	Locksmith Shops	-	P	C
<u>66.</u>	Marine Sales/Service	-	-	P
<u>67.</u>	Massage Parlors (acupressure)	-	-	-
<u>68.</u>	Mini-Malls	-	D	D
<u>69.</u>	Money Advance	-	C	C
<u>70.</u>	Money Transfer	-	C	C
<u>71.</u>	Mortuaries	-	C	<u>PC</u>
<u>72.</u>	Multiple Tenant Merchandise Mart	-	-	C
<u>73.</u>	Museums	P	P	P
<u>74.</u>	Music Stores	-	P	P
<u>75.</u>	Newspaper/Magazine Stores	-	P	P

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 21 of 36

Land Use Activity		C-P	C-N	C-G
<u>76.</u>	Nightclubs (with entertainment/dancing)	-	-	C
<u>77.</u>	Nurseries/Garden Supply Store	-	P	P
<u>78.</u>	Office Supplies/Equipment (retail only)	P	-	P
<u>79.</u>	Optical Shop	P	P	P
<u>80.</u>	Paint/Wallpaper Stores (retail only)	-	P	P
<u>81.</u>	Parcel Shipping/Copy/Fax Centers	P	P	P
<u>82.</u>	Parking Structures	C	C	C
<u>83.</u>	Pawn Shop/Brokers	-	-	C
<u>84.</u>	Pet Shops	-	P	P
<u>85.</u>	Plumbing Fixture Stores	-	P	P
<u>86.</u>	Pool Supply (retail only)	-	P	P
<u>87.</u>	Post Office Substation	P	P	P
<u>88.</u>	Printing/Blueprinting Shops	P	P	P
90.	Private Schools	C	C	C
91.	Publicly Accessible Telephones⁺	P	P	P
<u>89.</u>	Radio/Television Broadcasting Studios (no transmitting)	P	-	C
<u>90.</u>	Recording Studios	P	C	P
<u>91.</u>	Recycling Facilities	-	C	C
<u>92.</u>	Restaurants (less than 4,000 square feet, excluding drive-thrus)	-	D	D
<u>93.</u>	Restaurants (greater than 4,000 square feet, excluding drive-thrus)	-	C	C
<u>94.</u>	Restaurants (with drive-thru facilities)	-	-	C
<u>95.</u>	Restaurants (where outdoor eating facilities are larger than 400 square feet)	-	C	C
<u>96.</u>	Saving and Loans	P	P	P
<u>97.</u>	Secondhand Stores	-	-	P
<u>98.</u>	Service Stations (including gas stations)	-	C	C
<u>99.</u>	Shoe Repair	-	P	P
<u>100.</u>	Shuttle Stations	-	-	C
<u>101.</u>	Sign/Lettering Shops (with retail sales area)	P	P	P ²
<u>102.</u>	Skating Rinks	-	C	C
<u>103.</u>	Sporting Goods Stores	-	P	P
<u>104.</u>	Stamp/Coin Shops	P	P	P
<u>105.</u>	Tailor Shops	P	P	P
<u>106.</u>	Tattoo or Body Piercing Parlor	-	-	C
<u>107.</u>	Tennis Court, Commercial	D	D	D

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2019-05 ZOA

July 9, 2019

Page 22 of 36

Land Use Activity		C-P	C-N	C-G
108.	Theaters, Movie (excluding drive-ins)	-	-	C
109.	Ticket Sales	P	P	P
110.	Tobacco/Smoke Shops [see regulations in Section 4-19.03]	-	P	P
111.	Toy Stores	-	P	P
115.	Trade Schools/Private Schools	€	€	€
112.	Travel Agencies	P	P	P
113.	Variety Stores	-	P	P
114.	Vending Machines (outside, accessory use only)	C	C	C
115.	Veterinary Offices/Animal Hospitals	C	C	C
116.	Video Machines (up to 5)	P	P	P
117.	Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	-	P	P
118.	Wedding Chapels	C	C	C
Other Uses:				
1.	Antennae (accessory only)	C	C	C
2.	Condominiums	-	-	-
3.	Convalescent Homes	C	C	C
4.	Drive-Thru Establishments (accessory only)	-	-	C
5.	Emergency Shelters	-	-	C
6.	Residential Developments (20 du/acre) ¹	D	D	-
7.	Outdoor Storage (accessory only)	-	C	C
8.	Wireless Communications Facilities	C	C	C
9.	Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	-	-	-
10.	Single Room Occupancy	-	-	-

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

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

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

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

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

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

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

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

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

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

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

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

g) Each tenant shall provide clear access from an entrance adjacent to a public right-of-way.

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

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

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

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

a) There shall not be more than three business licenses issued within one office tenant space or suite, based

upon one additional license for every 400 square feet of office floor area.

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

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

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

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

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

g) Each tenant shall provide clear access from an entrance adjacent to a public right-of-way.

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

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

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

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

F. Multiple Tenants Within a Single Establishment

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

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

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

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

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

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

B. Any secondary tenant shall be compatible with other businesses within the same space as determined by the Director of Community Development and the decision shall be appealable to the Planning Commission.

C. Each tenant shall provide clear access from an entrance adjacent to a public right-of-way.

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

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

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

HPMC SECTION 9-2.17, FENCES AND WALLS

9-2.1701 Definitions

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

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

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

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

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

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

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

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

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

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

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

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

(lj) “Front yard” means a yard which extends across the full width of the lot or parcel of land and extends from

the front lot line to the entire actual front building line including building offsets covered with a roof extension.

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

9-2.1702 Permits required

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

9-2.1703 Permit fees

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

9-2.1704 Residential zones

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

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

(b) Within the front yard setback or building setback, whichever is less, no fence or wall shall exceed sixty (60") inches in height, where the first thirty (30") inches above the natural ground or finished grade may be constructed solid and view obscuring. Above the first thirty (30") inches, fences shall be non-view obscuring. The fence or wall height on corner lots, at the intersection of two (2) public streets shall be subject to the review and approval of the Director of Community Development.

(c) A fence or wall not greater than eight (8'-0") feet in height may be constructed along the street line of a

corner lot, except on a reversed corner lot, behind the front yard setback or building setback, whichever is less and terminating at the rear property line of the lot, except where corner cutback is required.

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

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

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

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

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

stucco matches the primary color of the residential structure.

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

9-2.1705 Properties developed for parking use

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

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

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

9-2.1706 Commercial and industrial zones

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

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

(c) Industrial and manufacturing property abutting nonresidential property. Where property in an industrial zone does not abut property in a residential zone, there shall be an eight foot (8'-0") maximum height requirement for fences or walls erected along such property. However, where such wall abuts a required building line front setback, such wall shall not be more than six (6'-0") feet in height. For the purposes of public safety, the fence heights on corner lots at the intersection of two (2) public streets shall be subject to review and approval by the Community Development Director for safety standards and vehicular sight visibility. The Community Development Director is hereby authorized to impose lesser height requirements than set forth in this section if he or she deems such restriction necessary and in the public interests. The determination of the Community Development Director shall be subject to an appeal to the Council and a public hearing by the Council, whose determination shall be final. An appeal fee, as set forth in the City's fee schedule, shall be paid by any person who deems himself or herself aggrieved by the determination of the

Community Development Director in connection with such appeal hearing before the Council.

9-2.1707 Advertising prohibited

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

9-2.1708 Obstructing corner visibility

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

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

9-2.1709 Electric fences

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

9-2.1710 Barbed wire and chain link fences

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

9-2.1711 Nonconforming fences

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

applicable regulatory provisions concerning nonconforming uses.

HPMC RELOCATIONS

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

Proposed HPMC sections proposed to be deleted:

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

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

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

Article **22**. Applications And Fees
Article **23**. Hearings And Appeals
Article **24**. Enforcement of Provisions

FINDINGS

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

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

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

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

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

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

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

3. The proposed project has been reviewed in compliance with the provisions of the California

Environmental Quality Act (CEQA), and the City's Guidelines.

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

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

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

CONCLUSION:

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

SUBSEQUENT ACTION:

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

RECOMMENDATION:

That the Planning Commission conduct a public hearing, consider all public testimony and **adopt Resolution No. 2019-05** recommending that the City Council adopt a ZOA amending several sections of the HPMC.

EXHIBITS:

- A: PC Resolution No. 2019-05 ZOA
- B: Negative Declaration per CEQA

**PLANNING COMMISSION
RESOLUTION NO. 2019-05 ZOA**

EXHIBIT A

CASE NO. 2019-05 ZOA

1 **WHEREAS**, the proposed ZOA will not adversely affect property values and will not
2 be detrimental to the City; and

3 **WHEREAS**, the proposed ZOA will be in the interest and furtherance of the public
4 health, safety, and general welfare; and

5 **WHEREAS**, the City of Huntington Park, California, pursuant to the provisions of
6 CEQA, has determined that the proposed ZOA will not have a significant effect on the
7 environment and has prepared a Negative Declaration for the project. The Negative
8 Declaration was prepared in accordance with the CEQA, Article 1. Sec. 15000 et. seq; and

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

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

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

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

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

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

23 **Finding:** The proposed ZOA is consistent with Goal 2 of the Land Use Element due
24 to the fact it will "Accommodate new development that is compatible with and
25 complements existing land uses". The proposed ZOAs will promote development
26 that is harmonious, safe, and consistent with the HPMC.

27 Additionally, Goal 4 of the Land Use Element is to "Accommodate new development
28 that is coordinated with the provision of infrastructure and public services". The

1 proposed ZOAs address issues and inconsistencies raised due to new trends in
2 development and an outdated municipal code.

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

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

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

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

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

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

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

23 **SECTION 3:** The Planning Commission hereby approves Resolution No. 2019-05
24 ZOA, recommending to the City Council the adoption of a ZOA amending several
25 sections of the HPMC, and the adoption of a Negative Declaration under the CEQA.

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

1 **PASSED, APPROVED, AND ADOPTED** this 9th day of July 2019, by the following vote:

2

3 AYES:

4 NOES:

5 ABSENT:

6

7

HUNTINGTON PARK PLANNING COMMISSION

8

9

10

Jonathan Sanabria, Chair

11

12 ATTEST:

13

14

15

Carlos Luis, Secretary

16

17

18

19

20

21

22

23

24

25

26

27

28

“EXHIBIT A”

HPMC SECTION 9-1.203 – DEFINITIONS

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

7. **“Educational Institution, Low-Intensity” shall mean any public, private, charter, or parochial school, and elementary, junior high, or high school giving general academic instruction in the several branches of learning, excluding trade schools, with emphasis on instruction provided to minors. It also includes infant centers, preschools, extended day care facilities, and school age child care centers. It does not include large or small family child day care homes.**
8. **“Educational Institution, High-Intensity” shall mean: any public or private school offering instruction in the technical, commercial, or trade fields such as business, secretarial, electrical, building, plumbing, mechanical, medical, cosmetology, computer, or other curriculum with emphasis on instruction provided to adults.**
9. ~~“School” means an institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code, or which is maintained in compliance with the standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, college or university.~~
10. ~~“Day care center” means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age child care centers.~~
11. ~~“Child day care facility” means a facility that provides nonmedical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four (24)-hour basis. Child day care facility includes day care centers and family day care homes.~~

HPMC Section 9-3.803 General regulations.

1. Off-street parking shall be provided subject to the provisions of this chapter for:
 - A. Any new structure;
 - B. Any new use established;
 - C. Any addition or enlargement of an existing structure or use; or
 - D. Any change in the occupancy of any structure or the manner in which any use is conducted that would result in additional parking spaces being required.
2. As an exception to the above requirements, **on a parcel containing only a single-family residence**, an existing single-family residence that has less than the

required number of parking spaces may be enlarged without providing additional parking spaces if either of the following apply:

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

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

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

HPMC Section 9-3.804 Number of parking spaces required.

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

USE	NUMBER OF REQUIRED SPACES
1. Residential	
Single-family detached dwellings	2 spaces within a garage, <u>plus 1 parking space (covered or uncovered) for every bedroom after the first two (2) bedrooms, and 1 uncovered guest space for every unit.</u>
Single-family attached dwellings	2 spaces within a garage, plus 1 <u>parking space (covered or uncovered) for every bedroom after the first two (2) bedrooms, and one (1) uncovered guest space for every 3 units unit.</u>
Mobile home parks	1.5 covered spaces, plus 1 uncovered guest space for every 3 units.
Multi-family residential	2 covered spaces per unit, <u>plus 1 parking space (covered or uncovered) for every bedroom after the first two (2) bedrooms,</u> plus 1 uncovered guest space for every 3 units <u>unit.</u>
Small family child day care home	No additional spaces required.
Large family child day care home	2 spaces for the primary residence, plus one for loading/unloading passengers.
Residential clubs, fraternity/sorority houses rooming houses and similar facilities with guest rooms	1 space for each 2 guest rooms.

USE	NUMBER OF REQUIRED SPACES
Retirement homes, senior housing, congregate care	1 space for each 2 guest rooms.
Second dwelling	2 spaces within a garage or carport located at the rear half of the parcel, <u>plus 1 uncovered guest parking space.</u>
Single room occupancy	1 space for each 4 guest rooms.
Transitional and/or supportive housing	2 covered per unit, plus 1 uncovered guest space for every 3 units.
2. Commercial/Office	
Commercial, retail and service uses:	1 space for each 400 sf. gfa.
Multi-tenant general	1 space for each 400 sf. gfa.

The above requirements apply for all commercial centers; however, whenever delineation of individual uses is required, the following standards shall apply:

USE	NUMBER OF REQUIRED SPACES
Arcade (games/pool)	1 space for each 300 sf. of gfa.
Art/dance studio	1 space for each 300 sf. of gfa.
Automobile service, repair, painting	1 space for each service bay and 1 space for each 3,000 square feet of lot area.
Automobile sales	1 space for each 400 sf. of indoor sales area; plus 1 space for each 4,000 sf. of outdoor sales area, plus 2 spaces for each service bay.
Automobile washing (self-service)	2.5 spaces per washing stall.
Automobile washing	1 space for each 250 sf. of floor area, plus 10 spaces for each wash lane.
Banks, savings and loans,	1 space for each 400 sf. of gfa.
Barber shop, beauty salon	1 spaces for each 600 sf. of gfa.
Card rooms, poker clubs	1 space for each 50 square feet of public area.
Hotels/motels	1.2 spaces for each guest room, plus requirements for any related commercial uses.
Laundry-coin operated	1 space for each 400 sf. of gfa.
Lube-n-tune shops	3 spaces for each service bay.
Lumber yards	1 space for each 800 sf. of gfa.
Mini-warehouse/storage	5 spaces adjacent to the office/manager's unit and a 9-foot wide loading/parking aisle within any

USE	NUMBER OF REQUIRED SPACES
	driveway adjacent to structure walls containing storage access doors in addition to the required aisle width for circulation and Fire Department access. In addition, 2 spaces adjacent to all ground level entrances in multi-story facilities.
Mortuaries and funeral homes	1 space for every 100 sf. of assembly room or floor area used for that purpose plus 1/400 for nonassembly.
Offices (general)	1 space for each 400 sf. of gfa.
Restaurants, cafes, bars, night clubs, dance halls, banquet halls and similar establishments with or without entertainment	1 space/100 sf. of seating/assembly gfa.; 1 space/400 sf. of nonseating gfa.; 1 space/100 sf. of outdoor seating area greater than 400 sf. For establishments with more than 10,000 sf of assembly area, 1 space for each 50 sf. over 10,000 sf.
Retail commercial	1 space for each 400 sf. of gfa.
Retail nursery, garden shop	1 space for each 400 sf. of indoor display area, plus 1 space for each 1000 sf. of outdoor display area.
Service stations	3 spaces plus 2 spaces for each service bay.
Storage yard, salvage yard	1 space for each 2 employees on the junk yard, automobile largest shift, plus 1 space for wrecking yard each 1,500 sf. of lot area.

3. Commercial recreation uses.

Bowling alley	3 spaces per lane, plus as required for incidental uses (pro shop, restaurant, bar).
Driving range	3 spaces, plus 1 space per tee.
Family fun center	1 space for each 1,000 sf. of outdoor area, plus one space for each employee, and additional spaces for incidental uses (restaurant, gift shop).
Golf course	8 spaces per hole, plus as required for incidental uses (i.e., pro shop, bar, banquet room, etc.).

USE	NUMBER OF REQUIRED SPACES
Golf course, miniature	3 spaces per hole, plus as required for incidental uses (i.e., game room, food service, etc.).
Health clubs	1 space for each 150 sf. of gfa., plus as required for incidental uses.
Skating rinks	1 space for each 100 sf. of skating area, plus as required for incidental uses.
Swimming pools	1 space for each 500 sf. area related to pool and incidental facilities, plus 1 space for each 200 sf. of pool area.
Tennis/racquetball	2 spaces per court, plus as facilities required for incidental uses.
4. Educational uses.	
Nursery, pre-school, day care <u>High-Intensity Educational Institutions</u>	1 space for each 10 children the facility is licensed to serve. <u>35 square feet of instructional area, plus 1 space for every 400 square feet of non-instructional area, plus 1 space for every full-time and part-time employee, faculty member, and administrative staff.</u>
Martial arts school	1 space for each 400 sf. of gfa.
Trade schools, business colleges, commercial schools <u>Low-Intensity Educational Institutions</u>	1 space for each 3 students based on maximum occupancy load of each classroom, plus 1 space for each classroom faculty and employees. <u>full-time and part-time employee, faculty member, and administrative staff.</u>
5. Health related uses.	
Convalescent/nursing homes	1 space for each 6 beds, plus 1 space for each employee.
Hospitals	1.5 spaces for each bed.
Medical offices/clinics, dental offices/clinics, veterinary clinics	1 space for each 300 sf. of gfa.
6. Industrial uses.	
Industrial (general)	1 space for each 800 sf. of gfa., plus 1 space for each vehicle used in connection with the use. Additional spaces required for office and retail uses exceeding 10 percent of gfa.,

USE	NUMBER OF REQUIRED SPACES
	to be calculated using standard office/retail parking ratios.
Public utility facilities	1 space for each 2 employees on the largest shift, plus 1 space for each vehicle used in connection with the use.
Warehouse	1 space for each 800 sf. of gfa. up to 10,000 sf. of gfa.; over 10,000 sf. of gfa., 1 space for each 1,000 sf. of gfa. Additional spaces required for office and retail uses exceeding 10 percent of gfa., to be calculated using standard office/retail parking ratios.
7. Places of assembly and institutional uses.	
Churches, conference/meeting facilities, auditoriums, clubs, lodges, union halls	1 space for each 4 seats, plus 1 space for each 100 sf. of gfa. planned for assembly purposes. For benches, 18 inches equals a seat.
Emergency shelters	1 space for every 6 adult beds, plus 1 space for each manager/assistant.
Museums, art galleries	1 space for each 400 sf. of gfa.
Theaters, movies	1 space for each 10 seats, plus 5 spaces (single screen) for employees. Add 2 spaces for each additional screen.
Wedding chapel	1 space for each 10 seats used for assembly purposes, plus 1 space for each 100 sf. of gfa. planned for assembly purposes. For benches, 18 inches equals a seat.

HPMC SECTION 9-3.2401, EDUCATIONAL INSTITUTIONS

9-3.2401 Purpose

The purpose of this Article is to ensure that the development of educational institutions do not adversely impact adjacent parcels or surrounding neighborhood and that they are developed in a manner which protects the health, safety, and general welfare of the nearby residents and businesses, while providing for the needs of the community.

9-3.2402 Definitions

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

(a) “Educational Institution, Low-Intensity” shall mean any public, private, charter, or parochial school, and elementary, junior high, or high school giving general academic instruction in the several branches of learning, excluding trade schools, with emphasis on instruction provided to minors. It also includes infant centers, preschools, extended day care facilities, and school age child care centers. It does not include family day care homes; small or large family child day care homes.

(b) “Educational Institution, High-Intensity” shall mean: any public or private school offering instruction in the technical, commercial, or trade fields such as business, secretarial, electrical, building, plumbing, mechanical, medical, cosmetology, computer, or other curriculum with emphasis on instruction provided to adults.

9-3.2403 Development Standards

1. High-Intensity Educational Institutions

A. Off-Street Parking: High-Intensity Educational Institutions shall require one (1) parking space for every 35 square feet of instructional area, one (1) parking space for every 400 square feet of non-instructional area, and one (1) parking space for every full-time and part-time employee, faculty member, and administrative staff.

B. Distance Separation: High-Intensity Educational Institutions shall not be located within 1,000 foot radius from another educational institution. Radius shall be measured from each corner of the property where the educational institution is located on.

C. Other Requirements: Such other requirements as the Planning Commission may deem necessary to ensure that such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding areas.

2. Low-Intensity Educational Institutions

A. Off-Street Parking: Low-Intensity Educational Institutions shall require one (1) parking space for every three (3) students the educational institution is designed to accommodate; and one (1) parking space for every full-time and part-time employee, faculty member, and administrative staff.

B. Circulation: Low-Intensity Educational Institutions shall provide a designated student loading and unloading area subject to review and approval by the Director of Community Development and the City Traffic Engineer.

C. Pedestrian Safety Plan: Low-Intensity Educational Institutions shall provide a Pedestrian Safety Plan that includes safe paths of travel, such as crosswalks at signaled intersections and across parking lots. Crossing guards may also be required subject to review and approval by the Director of Community Development and the Chief of Police.

D. Physical Recreation Area: Low-Intensity Educational Institutions shall provide outdoor or indoor recreational areas for students. A minimum of 50 square feet of active recreational area per student the educational institution is designed to accommodate. Physical recreational area shall mean an outdoor or indoor space in a school that is designed for active recreational activity and student play during recess. Outdoor activities shall be limited to the hours between 7:00 a.m. and 6:00 p.m.

E. Security Plan: Low-Intensity Educational Institutions shall provide a Security Plan that includes safety measures such as security cameras, gates/fencing, security guards, and check-in/check-out procedures.

F. Other Requirements: Such other requirements as the Planning Commission may deem necessary to ensure that such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding areas.

HPMC Section 9-4.102 Allowed uses (Residential).

LAND ACTIVITY		R-L	R-M	R-H
1.	Residential Uses			
A.	Condominiums	D	D	D
B.	Convalescent Homes	-	C	C
C.	Child Day Care Facility			
	Small Family Child Day Care Home	P	P	P
	Large Family Child Day Care Home	LCC	LCC	LCC
	Day Care Center	€	€	€
D.	Density Bonus/Affordable Housing	P	P	P
E.	Manufactured Housing	D	D	D
F.	Multi-Family Dwellings	-	D	D
G.	Second Dwelling Unit/"Granny" Housing/Guest House	P	-	-
H.	Senior Citizen/Congregate Care Housing	-	-	C
I.	Single-Family Dwellings	P	P	P
J.	Single Room Occupancy Facilities	-	-	D
K.	Group Homes			
	6 or less clients	P	P	P
	7 or more clients	C	C	C
L.	Transitional Housing*	-	D	D

LAND ACTIVITY		R-L	R-M	R-H
M.	Supportive Housing*	-	D	D
N.	Zero Lot Line/Small Lot Residential Developments	-	D	D
2.	Recreational Accessory Uses			
A.	Swimming Pool, Private	P	P	P
B.	Tennis Court, Private	D	D	D
C.	Tree "Play" House	P	P	P
3.	Accessory Uses			
A.	Fences and Walls	P	P	P
B.	Garage	P	P	P
C.	Keeping of Domestic Animals/Household Pets	P	P	P
<u>D.</u>	<u>Laundry Facilities (Washer and Dryer)</u>	<u>p**</u>	<u>p**</u>	<u>p**</u>
<u>E.</u>	<u>Outdoor Play/Athletic Equipment</u>	P	P	P
<u>F.</u>	<u>Patio (with or without cover)/Gazebo</u>	P	P	P
<u>G.</u>	<u>Satellite Dish Antenna</u>	D	D	D
<u>H.</u>	<u>Storage</u>	D	D	D
<u>I.</u>	<u>Vehicle Repair (Property owner/tenant vehicle only and only within enclosed garage/yard)</u>	P	P	P
<u>J.</u>	<u>Vertical Antenna</u>			
	12 feet or less in height	P	P	P
	12+ feet in height	D	D	D
4.	Other			
A.	Churches	-	C	C
B.	Private Schools <u>Educational Institutions, Low Intensity</u>	<u>C</u>	C	C
C.	Public Utilities/ Facilities	D	D	D
5.	Home Enterprises	Subject to Home Enterprise Permit		
6.	Temporary Uses	Subject to Temporary Use Permit		

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

**** Laundry facilities shall be located within the footprint of a dwelling unit. For multifamily properties, common laundry facilities shall be located in a detached or**

attached enclosed room specifically designated as a laundry facility and shall consist of not less than one automatic washer and dryer for every four units.

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

Table IV-2

ZONING DISTRICT DEVELOPMENT STANDARDS

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

* **Lots created before January 1, 2019 containing no more than one dwelling unit are exempt from the minimum lot size standards. Properties falling under this exemption shall maintain a maximum of one dwelling unit and are subject to compliance with all other applicable development standards.**

1. Garage door setback for single-family uses shall be a minimum of twenty (20) feet from the front property line.
2. When two (2) walls face each other and neither has a window opening they shall be separated by at least six (6) feet. If one or more of the walls has a window opening, they shall be separated by at least ten (10) feet.
3. Each ground floor dwelling unit shall be provided with 250/200 (R-M/R-H) square feet of private outdoor useable space while each upper story unit shall be provided with 200/150 (R-M/R-H) square feet of private outdoor area. Private outdoor space for condominium developments/conversions shall be in compliance with Section 9-3.1507 of the Huntington Park Municipal Code. The Director shall have the authority to adjust/average these minimum standards when doing so would result in an improved design and an enhanced overall provision of private outdoor space.
4. All multi-family residential developments shall provide common useable open space in compliance with Subsection 9-4.103, below. Common open space for condominium developments/conversions shall be in compliance with Section 9-3.1507 of the Huntington Park Municipal Code.
- 5.

Table IV-3

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

Structure/Construction/Equipment	Property Line	Required Setback (In Feet)
Detached Garage, <u>detached carport</u>	Rear	0 3 (no windows/doors)*
	Side	5 (windows/doors)* (with openings)* 0 3 (no windows/doors)*
	Side (street)	5 (windows/doors)* (with openings)* Main building setback
Swimming pool, spa, storage shed, fish pond	Rear	3
	Side	3
	Side (street)	Main building setback
Stationary barbecue, fire pit, attached patio cover, <u>attached carport</u> , gazebo	Rear	3
	Side	3
	Side (street)	Main building setback
Unenclosed/detached patio cover (within rear 1/3 of parcel)	Rear	1
	Side	1

Structure/Construction/Equipment	Property Line	Required Setback (In Feet)
	Side (street)	Main building setback
Air conditioning equipment, pool and spa equipment, and ground-based antennae	Rear	3
	Side	3 located in rear yard; Main building setback located in side yard.
	Side (street)	3 located in rear yard; Main building setback located in side yard.
Tennis court	Front, side, rear	Main building setback
Balcony, exterior stairs in excess of 30 inches	Front, side, rear	Main building setback
<p>* If in the rear 33% of the lot, otherwise main building setback requirements apply.</p> <p>In no case shall a structure, construction, projection, or equipment be placed or occur beyond the property lines of the subject parcel.</p>		

Table IV-4

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

Structure/ Construction/Equipment	Property Line	Required Setback (In Feet)
Detached Garage, <u>detached carport</u>	Rear 50% of lot	0/3 0/3 (no windows/doors) with openings
	Side	0/3 0/3 (no windows/doors) with openings
	Side (street)	Main building setback
Spa, spa equipment, storage shed, fish pond, ground-based antennae	Front	3
	Side	3
	Rear	3
Stationary barbecue, fire pit, attached patio cover, <u>attached carport</u> , gazebo	Front	3
	Side	3
	Rear	3
Unenclosed/detached patio cover (within rear 1/3 of parcel)	Front	1
	Side	1
	Rear	1

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

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

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

HPMC Section 9-4.202 Allowed uses (Commercial).

Table IV-5

ALLOWED LAND USES

Land Use Activity		C-P	C-N	C-G
Administrative and Professional Offices:				
1.	Administrative, Business, Service, and Public Utilities	P	P	P
2.	Accounting, Consulting, Counseling, Design, and Legal	P	P	P
3.	Headquarters (Business, Corporate, and Government)	P	P	P
4.	Medical/Dental Uses	P	P	P
General Commercial Uses:				
1.	Auditoriums/Concert/Convention Halls	-	-	C
2.	Alcoholic Beverage Sales/Serving Establishments [see regulations in Section 9-4.203(2)(A) and Table IV-7]			
3.	Amusement/Video Arcades	-	-	C
4.	Antique Shops	-	P	P
5.	Apparel/Shoe Stores	-	P	P
6.	Appliance Stores	-	P	P

	Land Use Activity	C-P	C-N	C-G
7.	Art/Photography Shops, Studios, Galleries	P	P	P
8.	Auction Sales	-	-	D
9.	Automobile, Motorcycle, and Truck Dealerships	-	-	C
10.	Automobile Parts Supply (<u>retail only, no auto repair or installation</u>)	-	-	<u>CP</u>
11.	Automobile Rental Agencies	-	-	D
12.	Automobile Repair Specialty Shops	-	-	C
13.	Automobile Service Centers	-	-	C
14.	Bakeries (retail only)	-	P	P
15.	Banks/Financial Offices	P	P	P
16.	Banquet Halls, Lodges, and Conference Halls	-	-	C
17.	Barber/Beauty/Nail Shops	P	P	P
18.	Bars, Cocktail Lounges, Taverns	-	-	C
19.	Bicycle Shops (sales/service, non-motorized)	-	P	P
20.	Billiard/Pool Centers	-	-	C
21.	Book Stores (new/used)	-	P	P
22.	Book Stores/Adult Business [see regulations in Chapter 5-20]	-	-	P
23.	Bowling Alley	-	-	C
24.	Camera Film Drop Off/Express Developing	P	P	P
25.	Camera Shop (new/used)	-	P	P
26.	Candy, Confectionery/Ice Cream Stores	-	P	P
27.	Car Washes	-	-	C
28.	Catering Establishments	-	-	P
29.	Check Cashing	-	C	C
30.	Churches	C	C	C
31.	Communication Equipment Buildings	P	P	P
32.	Commuter Bus Stations	-	-	C
33.	Convenience Stores, Mini-Markets	-	D	D
34.	Cultural/Community Facilities	P	P	P
35.	Currency Exchanges	-	-	C
36.	Dance Hall/Club	-	-	C
37.	Dance School/Studios	-	C	P

Land Use Activity		C-P	C-N	C-G
38.	Day Care Center	€	€	€
<u>38.</u>	Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars under 2,000 square feet over 2,000 square feet	C -	P C	P C
<u>39.</u>	Department Stores	-	P	P
<u>40.</u>	Discount/Club Membership Stores	-	-	P
<u>41.</u>	Drug Stores	-	P	P
<u>42.</u>	Dry Cleaning/Dyeing (retail only)	-	P	P
<u>43.</u>	Electronic/Computer Stores	-	P	P
<u>44.</u>	Escort Bureau/Introductory Service	C	-	C
<u>45.</u>	Figure Model Studio (non-nude)	-	-	C
<u>46.</u>	Floor Covering/Draperies Store	-	-	P
<u>47.</u>	Florist Shops	P	P	P
<u>48.</u>	Furniture Stores	-	-	P
<u>49.</u>	Gift/Stationery Stores	-	P	P
<u>50.</u>	Glass Shop (sales/service)	-	-	P
<u>51.</u>	Grocery Stores (including supermarkets)	-	P	P
<u>52.</u>	Gun Shops	-	-	C
<u>53.</u>	Hardware Stores (up to 10,000 square feet)	-	P	P
<u>54.</u>	Health/Athletic Clubs (excluding massage parlors)	P	P	P
<u>55.</u>	Hobby Shops	-	P	P
<u>56.</u>	Home Improvement Centers (over 10,000 square feet)	-	-	C
<u>57.</u>	Hospitals	C	C	C
<u>58.</u>	Hotels/Motels	-	-	C
<u>59.</u>	Ice Cream Parlors	-	P	P
<u>60.</u>	Interior Decorating Shop	-	P	P
<u>61.</u>	Jewelry Sales/Repair Stores	-	P	P
<u>62.</u>	Laboratories (including film, medical, and dental)	-	P	P
<u>63.</u>	Laundromat (retail only)	-	P	P
<u>64.</u>	Lighting Fixture Stores	-	-	P
<u>65.</u>	Locksmith Shops	-	P	C
<u>66.</u>	Marine Sales/Service	-	-	P

Land Use Activity		C-P	C-N	C-G
67.	Massage Parlors (acupressure)	-	-	-
68.	Mini-Malls	-	D	D
69.	Money Advance	-	C	C
70.	Money Transfer	-	C	C
71.	Mortuaries	-	C	P C
72.	Multiple Tenant Merchandise Mart	-	-	C
73.	Museums	P	P	P
74.	Music Stores	-	P	P
75.	Newspaper/Magazine Stores	-	P	P
76.	Nightclubs (with entertainment/dancing)	-	-	C
77.	Nurseries/Garden Supply Store	-	P	P
78.	Office Supplies/Equipment (retail only)	P	-	P
79.	Optical Shop	P	P	P
80.	Paint/Wallpaper Stores (retail only)	-	P	P
81.	Parcel Shipping/Copy/Fax Centers	P	P	P
82.	Parking Structures	C	C	C
83.	Pawn Shop/Brokers	-	-	C
84.	Pet Shops	-	P	P
85.	Plumbing Fixture Stores	-	P	P
86.	Pool Supply (retail only)	-	P	P
87.	Post Office Substation	P	P	P
88.	Printing/Blueprinting Shops	P	P	P
90.	Private Schools	€	€	€
91.	Publicly Accessible Telephones[±]	P	P	P
89.	Radio/Television Broadcasting Studios (no transmitting)	P	-	C
90.	Recording Studios	P	C	P
91.	Recycling Facilities	-	C	C
92.	Restaurants (less than 4,000 square feet, excluding drive-thrus)	-	D	D
93.	Restaurants (greater than 4,000 square feet, excluding drive-thrus)	-	C	C
94.	Restaurants (with drive-thru facilities)	-	-	C
95.	Restaurants (where outdoor eating facilities are larger than 400 square feet)	-	C	C

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

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

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

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

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

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

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

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

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

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

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

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

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

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

g). Each tenant shall provide clear access from an entrance adjacent to a public right-of-way.

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

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

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

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

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

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

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

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

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

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

g) Each tenant shall provide clear access from an entrance adjacent to a public right-of-way.

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

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

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

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

F. Multiple Tenants Within a Single Establishment

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

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

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

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

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

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

B. Any secondary tenant shall be compatible with other businesses within the same space as determined by the Director of Community Development and the decision shall be appealable to the Planning Commission.

C. Each tenant shall provide clear access from an entrance adjacent to a public right-of-way.

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

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

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

HPMC SECTION 9-2.17, FENCES AND WALLS

9-2.1701 Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

(mk) “Height” means the vertical distance measured from the top of the uppermost vertical projection to the grade beneath.

9-2.1702 Permits required

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

9-2.1703 Permit fees

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

9-2.1704 Residential zones

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

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

(b) Within the front yard setback or building setback, whichever is less, no fence or wall shall exceed sixty (60") inches in height, where the first thirty (30") inches above the natural ground or finished grade may be constructed solid and view obscuring. Above the first thirty (30") inches, fences shall be non-view obscuring. The fence or wall height on corner lots, at the intersection of two (2) public streets shall be subject to the review and approval of the Director of Community Development.

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

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

1. A fence or wall not greater than eight (8'-0") feet in height may be constructed within the required corner cutback area, provided that the first thirty

(30") inches above the natural ground or finished grade may be constructed solid and view obscuring, anything above the first thirty (30") inches shall be non-view obscuring and constructed so as to have a minimum of eighty (80%) percent visibility.

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

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

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

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

9-2.1705 Properties developed for parking use

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

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

(c) Other property developed for parking. Where the property being developed for parking is across a street or highway from property in any zone other than a

residential zone, a fence or wall not greater than eight (8'-0") feet in height may be constructed along the rear and side boundary line of such property. The front fence or wall shall not exceed three (3'-0") feet in height and shall be erected and maintained not less than five (5'-0") feet from the front property line.

9-2.1706 Commercial and industrial zones

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

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

(c) Industrial and manufacturing property abutting nonresidential property. Where property in an industrial zone does not abut property in a residential zone, there shall be an eight foot (8'-0") maximum height requirement for fences or walls erected along such property. However, where such wall abuts a required building line front setback, such wall shall not be more than six (6'-0") feet in height. For the purposes of public safety, the fence heights on corner lots at the intersection of two (2) public streets shall be subject to review and approval by the Community Development Director for safety standards and vehicular sight visibility. The Community Development Director is hereby authorized to impose lesser height requirements than set forth in this section if he or she deems such restriction necessary and in the public interests. The determination of the Community Development Director shall be subject to an appeal to the Council and a public hearing by the Council, whose determination shall be final. An appeal fee, as set forth in the City's fee schedule, shall be paid by any person who deems himself or herself aggrieved by the determination of the Community Development Director in connection with such appeal hearing before the Council.

9-2.1707 Advertising prohibited

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

9-2.1708 Obstructing corner visibility

Where an alley intersects a street or another alley, a fence or wall shall have a corner cutback and may not extend within a triangle, two sides of which shall be the alley property line and the intersecting street property line measured ten (10'-

0”) feet in each direction from the point of intersection of such lines, and the third side of the triangle which shall be a straight line connecting such two points, except as follows:

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

9-2.1709 Electric fences

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

9-2.1710 Barbed wire and chain link fences

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

9-2.1711 Nonconforming fences

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

HPMC RELOCATIONS

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

Proposed HPMC sections proposed to be deleted:

~~HPMC Section 3-1.12, Dances~~

~~HPMC Section 3-1.13, Entertainment Permits~~

~~HPMC Section 3-1.22, Special Events~~

~~HPMC Section 5-13, Activities in Public Places~~

~~HPMC Section 5-31, Motion Picture and Film Permits~~

~~HPMC Section 8-3, Fences and Walls~~

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

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

NEGATIVE DECLARATION

EXHIBIT B

CASE NO. 2019-05 ZOA



Community Development Department

ORIGINAL FILED

MAY 31 2019

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 project:

PROJECT: Case No. 2019-05, Zoning Ordinance Amendment and Negative Declaration

LOCATION: Citywide

PROJECT DESCRIPTION: Case No. 2019-05 Zoning Ordinance Amendment (ZOA) proposes to create and/or amend various sections of the Huntington Park Municipal Code (HPMC) including:

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

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

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

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

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

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

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

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

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

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

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

HPMC Section 5-13, Activities in Public Places – Relocate to HPMC Section 9-2.15.
HPMC Section 5-31, Motion Picture and Film Permits – Relocate to HPMC Section 9-2.16.

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

Creation of new HPMC Section for Educational Institutions

APPLICANT: City of Huntington Park

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

The 20-day public review period for this document begins on May 30, 2019 and expires on June 18, 2019.

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. 2019-05 ZOA on **Wednesday, June 19, 2019**, 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: Gabriel Diaz, Associate Planner, 6550 Miles Avenue, Huntington Park, CA 90255, (323)584-6270, gdiaz@hpca.gov.

**CITY OF HUNTINGTON PARK
ENVIRONMENTAL CHECKLIST FORM**

PROJECT TITLE: 2019-05 Zoning Ordinance Amendment (ZOA)

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

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

PROJECT LOCATION: Citywide

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

**ZONING ORDINANCE
AMENDMENT:** Case No. 2019-05, Zoning Ordinance Amendment (ZOA) proposes to create and/or amend various sections of the Huntington Park Municipal Code (HPMC) including:

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

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. 2019-05 Zoning Ordinance Amendment (ZOA) proposes to amend the following Huntington Park Municipal Code Sections:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The creation of a new HPMC section to establish development standards for educational institutions.

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

Citywide Zoning Ordinance Amendment.

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

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

Signature

May 30, 2019
Date

Gabriel Diaz
Printed Name

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
--------------------------------	---	------------------------------	-----------

I. AESTHETICS. Would the project:

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

II. AGRICULTURE RESOURCES.

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

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

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

III. AIR QUALITY.

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

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

IV. BIOLOGICAL RESOURCES.

Would the project:

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

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

IV. BIOLOGICAL RESOURCES, continued.

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 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 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 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 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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 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 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 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 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 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 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

VIII. HAZARDS AND HAZARDOUS MATERIALS, continued.

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

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

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

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

**IX. HYDROLOGY AND WATER QUALITY,
continued.**

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

X. LAND USE AND PLANNING.

Would the project:

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

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

XI. MINERAL RESOURCES. Would the project:

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

XII. NOISE. Would the project result in:

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

XIII. POPULATION AND HOUSING. Would the project:

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

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

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"/>
-----------	--	--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>

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

XVI. TRANSPORTATION/TRAFFIC, continued.

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

XVII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

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

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

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

I. AESTHETICS. Would the project:

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

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

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

No Impact. See reason listed under I.a.

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

No Impact. See reason listed under I.a.

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

No Impact. See reason listed under I.a.

II. AGRICULTURE RESOURCES. Would the project:

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

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

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

No Impact. See reason listed under II.a.

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

No Impact. See reason listed under II.a.

III. AIR QUALITY. Would the project:

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

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

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

No Impact. See reason listed under III.a.

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

No Impact. See reason listed under III.a.

- d. Expose sensitive receptors to substantial pollutants concentrations?

No Impact. See reason listed under III.a.

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

No Impact. See reason listed under III.a.

IV. BIOLOGICAL RESOURCES. Would the project:

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

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

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

No Impact. See reason listed under IV.a.

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

No Impact. See reason listed under IV.a.

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

No Impact. See reason listed under IV.a.

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

No Impact. See reason listed under IV.a.

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

No Impact. See reason listed under IV.a.

V. CULTURAL RESOURCES. Would the project:

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

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

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

No Impact. See reason listed under V.a.

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

No Impact. See reason listed under V.a.

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

No Impact. See reason listed under V.a.

VI. GEOLOGY AND SOILS. Would the project:

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

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

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

- ii) Strong seismic ground shaking?

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

iii) Seismic-related ground failure, including liquefaction?

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

iv) Landslides?

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

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

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

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

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

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

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

VII. GREEN HOUSE GAS EMISSIONS

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

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

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

No Impact. See reason listed under VII.a.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

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

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

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

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

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

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

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

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.a.

- f. Otherwise substantially degrade water quality?

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.b.

- j. Inundation by seiche, tsunami, or mudflow?

No Impact. See reason listed under IX.b.

X. LAND USE AND PLANNING. Would the project:

- a. Physically divide an established community?

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

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

No Impact. See reason listed under X.a.

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

No Impact. See reason listed under X.a.

XI. MINERAL RESOURCES. Would the project:

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

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

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

No Impact. See reason listed under X.a.

XII. NOISE. Would the project result in:

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

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

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

No Impact. See reason listed under XII.a.

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

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

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

No Impact. See reason listed under XII.c.

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

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

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

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

No Impact. See reason listed under XII.e.

XIII. POPULATION AND HOUSING. Would the project:

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

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

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

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

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

No Impact. See reason listed under XIII.b.

XIV. PUBLIC SERVICES.

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

- i) Fire protection?

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

ii) Police protection?

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

iii) Schools?

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

iv) Parks?

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

v) Other public facilities?

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

XV. RECREATION.

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

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

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

No Impact. See reason listed under XV.a.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

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

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

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

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

No Impact. See reason listed under XVI.a.

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

No Impact. See reason listed under XVI.a.

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

No Impact. See reason listed under XVI.a.

- e. Result in inadequate emergency access?

No Impact. See reason listed under XVI.a.

- f. Result in inadequate parking capacity?

No Impact. See reason listed under XVI.a.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

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

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

No Impact. See reason listed under XVII.a.

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

No Impact. See reason listed under XVII.a.

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

No Impact. See reason listed under XVII.a.

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

No Impact. See reason listed under XVII.a.

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

No Impact. See reason listed under XVII.a.

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

No Impact. See reason listed under XVII.a.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

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

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

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

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

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

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

XIX. DISCUSSION OF ENVIRONMENTAL EVALUATION.

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

XX. SOURCES.

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