



REGULAR MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, December 18, 2024, at 6:30 p.m.

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

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

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

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

CALL TO ORDER

ROLL CALL

Chair Graciela Ortiz
Commissioner Eduardo Carvajal
Commissioner John Estrada
Commissioner Mario Gomez
Commissioner Adrian Tarango

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

*For both open and closed sessions, 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 before 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. MINUTES APPROVAL FOR NOVEMBER 20, 2024, PLANNING COMMISSION MEETING

REGULAR AGENDA

PUBLIC HEARING

1. **CASE NO. 2024-03 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CHURCH USE AT 3034 E. GAGE AVENUE WITH ANCILLARY OFFICE USE AT 3052 E. GAGE AVENUE BOTH PARCELS LOCATED WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive a presentation of the Project from City staff
2. Open the public hearing and receive public testimony
3. Provide comments on the Project
4. Render a decision based on the Staff Report and Resolution

2. **HOUSING ELEMENT IMPLEMENTATION: DOWNTOWN SPECIFIC PLAN AMENDMENT AND HUNTINGTON PARK MUNICIPAL CODE AMENDMENTS - AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN AND TITLE 9, ZONING, OF THE HUNTINGTON PARK MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAMS 7, 10, AND 13 (Case No. 2024-01)**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive a presentation of the Project from City staff
2. Open the public hearing and receive public testimony
3. Provide comments on the Project
4. Render a decision based on the Staff Report and Resolution

RECEIVE AND FILE

1. No Items

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, January 15, 2024, at 6:30 p.m.

I, Steve Forster, hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice and agenda were posted at the City of Huntington Park City Hall and made available at www.hpca.gov not less than 72 hours before the meeting.



Steve Forster
Planning Commission Secretary/
Community Development Director



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, November 20, 2024, at 6:30 p.m.

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

Commissioner Graciela Ortiz called the meeting to order at 6:30 p.m.

PRESENT IN PERSON: Chairperson Graciela Ortiz, Commissioner John Estrada, Commissioner Mario Gomez, Commissioner Adrian Tarango

ABSENT: Commissioner Eduardo Carvajal

STAFF PRESENT: Community Development Director, Steve Forster, Associate Planner, Jordan Martinez

PLEDGE OF ALLEGIANCE

Commissioner Adrian Tarango led the Pledge of Allegiance.

PUBLIC COMMENT – None

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. Regular Planning Commission Meeting held on October 16th, 2024.

MOTION: Commissioner Mario Gomez to approve the Minutes, seconded by Commissioner Adrian Tarango. Motion **passed 4-0-0**, by the following vote:

AYES:	Commissioner(s):	Commissioner John Estrada Commissioner Adrian Tarango Commissioner Mario Gomez Chairperson Graciela Ortiz
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NOES:	Commissioner(s):	None
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ABSTAINED:	Commissioner(s):	None
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REGULAR AGENDA

PUBLIC HEARING

CASE NO. 2024-01 CONDITIONAL USE PERMIT (CUP) - A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 6606 PACIFIC BOULEVARD, SUITE 107 AND 108, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DISTRICT B - FESTIVAL).

Associate Planner, Jordan Martinez, presented a detailed PowerPoint presentation to the Commission requesting a conditional use permit (CUP) for the on-sale of beer and wine with conjunction with an existing restaurant located at 6606 Pacific Boulevard, Suite 107 and 108. He provided in-depth information about the site, zoning map, project details, and current conditions. After careful analysis, Mr. Martinez recommended that the Planning Commission conduct a public hearing and approve PC Case No. 2024-01 CUP, subject to the 44 conditions of approval.

Commissioner Mario Gomez questioned if the business needed other changes to be made, referencing the accordion gate used in the business. Community Development Director, Steve Forster, reassured that the accordion gate is a safer option, allowing the Police Department to investigate the business from outside. Mr. Forster informed Mr. Gomez the business signage must be taken down and have to go through the process to get it approved. Gomez inquired whether there are any other businesses we are not aware of needing a CUP due to a change of ownership. Mr. Forster comments that the department has revoked CUPs for other conditions, and this gives us the opportunity to open new CUPs.

Commissioner Adrian Tarango inquires why there is a condition to change the closing time of the restaurant to an earlier time. Mr. Forster informs Mr. Tarango that the restaurant is located near residential properties and closing earlier prevents disruptions.

Concerned resident, Jose Rodolpho, asks if laws about overserving and public intoxication will be enforced and how they will deal with trash and security. Mr. Forster informs the Commission and Mr. Rodolpho that the number of drinks given was of the server's discretion depending on the sobriety level of the patron and enforcement is done by Alcoholic Beverage Control and Police Department. For trash the business is required to have a contract with the City's waste disposal service contractor.

Commissioner Mario Gomez motioned to **Approve CASE NO. 2021-02 CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT (CUP/ DP) EXTENSION**, seconded by Commissioner Adrian Tarango. Motion **passed 4-0-0**, by the following vote:

AYES: Commissioner(s): Commissioner John Estrada
Commissioner Adrian Tarango
Commissioner Mario Gomez
Chairperson Graciela Ortiz

NOES: Commissioner(s): None

ABSTAINED: Commissioner(s): None

RECEIVE AND FILE - None

STAFF COMMENTS

Community Development Director, Steve Forster, wishes the Planning Commission a Happy Thanksgiving and hope they spend it peacefully.


PLANNING COMMISSION COMMENTS

1. Commissioner Adrian Tarango thanks Jose Rodolpho for his comments during the public hearing.
2. Commissioner John Estrada wishes everyone a happy Thanksgiving.
3. Commissioner Mario Gomez expressed that he appreciates the public coming out to speak and for everyone to have a great Thanksgiving.
4. Chairperson Graciela Ortiz thanked the staff for putting the meeting together.

ADJOURNMENT

At 6:57 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, November 20, 2024, at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Community Development Director



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: DECEMBER 18, 2024

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, COMMUNITY DEVELOPMENT DIRECTOR

FROM: LEMESSIS QUINTERO, ASSOCIATE PLANNER

SUBJECT: **CONDITIONAL USE PERMIT CASE NO. 2024-03**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CHURCH USE AT 3034 E. GAGE AVENUE WITH ANCILLARY OFFICE USE AT 3052 E. GAGE AVENUE BOTH PARCELS LOCATED WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

APPLICANT: Praise Chapel Christian Fellowship
P.O. Box 3127
Huntington Park, CA 90255

PROPERTY OWNER: Praise Chapel Christian Fellowship

PROPERTY OWNER'S MAILING ADDRESS: P.O. Box 3127
Huntington Park, CA 90255

PROJECT LOCATION: **3034 E. Gage Avenue**

ASSESSOR'S PARCEL NUMBER: 6323-014-009 (3034 E. Gage Ave)
6323-014-012 (3052 E. Gage Ave)

PRESENT USE: Church

LOT SIZE: 10,890 square feet

GENERAL PLAN: General Commercial

ZONE: Commercial General (C-G) Zone

**SURROUNDING
LAND USES:**

North	Commercial General Zone Current land use: Commercial
East	Commercial General Zone Current land use: Commercial
South	Low Density Residential Current land use: Residential
West	Public Facilities Zone Gage Middle School

**MUNICIPAL CODE
APPLICABILITY OF
REQUIREMENTS FOR
CONDITIONAL USE PERMIT:**

In accordance with Title 9 Chapter 4, Article 2, Section 9-4.202; Churches are permissible in the Commercial General Zone subject to the approval of a Conditional Use Permit.

**REQUIRED FINDINGS
FOR A CONDITIONAL
USE PERMIT:**

Following a hearing, the Planning Commission shall record its decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a Conditional Use Permit application in whole or in part, with or without conditions, only if all of the following findings are made:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or

situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;

5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**ENVIRONMENTAL
REVIEW:**

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The project complies with the General Plan and zoning designations and is fully served by all required utilities. The site has no value for sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find that the project is in compliance with the CEQA exemption. The Notice of Exemption is attached to this report as Exhibit H.

**PROJECT
BACKGROUND:**

The applicant, Praise Chapel Christian Fellowship, is requesting a Conditional Use Permit to operate a church at 3034 E. Gage Avenue with ancillary office use at 3052 E. Gage Avenue.

Site Description

The site is located on the southerly side of E. Gage Avenue between Arbutus Avenue and Cedar Street. The subject lot measures approximately 10,890 square feet. The site contains two buildings, a church building and a rehearsal

annex. The rehearsal annex is used for various rehearsals for activities such as music, skit, drama, dance, vocal and choir. As well as various study groups and meetings.

Located at 3052 E. Gage Ave is the ancillary office for Praise Chapel Christian Fellowship. The existing building is used as an office space, meeting area and storage.

ANALYSIS:

Project Proposal

The applicant is requesting a Conditional Use Permit for the operation of a church at 3034 E. Gage Avenue. The applicant has submitted a Minor Development Permit for tenant improvements. Tenant improvements include window replacement, exterior stucco and landscape maintenance. No additional square footage is proposed. Tenant improvements are being reviewed separately from the Conditional Use Permit application for the proposed church use.

Ancillary office use for the church is located at 3052 E. Gage Avenue. Administrative and professional offices are permitted use by right in the Commercial General Zone.

Business Operation

Pursuant to the business operation statement provided by the applicant, Praise Chapel Christian Fellowship offers an array of events and services for the community.

Community events include but are not limited to food giveaways and backpack giveaways. As well as community service related “drives” and events. Services include group meetings such as prayer study group and men’s study group.

Community Events

Praise Chapel Christian Fellowship holds several community events throughout the year. The community events are designed to serve the local community, in which volunteers gather to plan and execute various outreach initiatives that fit into the social outreach goals of Praise Chapel Christian Fellowship. These events include but are not limited to a back-to-school backpack giveaway, a Trunk or Treat harvest festival and a monthly food giveaway. The monthly food giveaway is held twice a month and on average serves 250 families a month.

Sanctuary Hours of Operation / Estimate Number of Attendees:

Worship Service Sunday 9 am – 3 pm

- 150 attendees

Worship Service Wednesday 6 pm – 8 pm

- 70 attendees

Worship Service Friday 7 pm – 9 pm

- 60 attendees

Worship service includes but is not limited to contemporary music, inspirational sermon and communal prayer

Office Use

Praise Chapel Christian Fellowship ancillary office use at 3052 E. Gage Ave

Office Hours of Operation

Monday 10 am – 3 pm

Tuesday 10 am – 3 pm

Wednesday 12 pm – 5 pm

Thursday 10 am – 3 pm

Friday 10 am – 2 pm

Access/Circulation

Both 3034 E. Gage Avenue and 3052 E. Gage Avenue are located directly on E. Gage Avenue. Pedestrian access may be obtained through E. Gage Avenue. An alley is located south of both sites, which provides vehicular access.

Off-Street Parking

Pursuant to the HPMC Section 9-3.804, the parking requirement for churches, conference/ meeting facilities, auditoriums, clubs, lodges and union halls is *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.*

In accordance with the City's off-street parking requirements, the total number of off-street parking spaces required for the proposed use is one hundred eighteen (118) parking spaces.

An off-street parking lot for Praise Chapel Christian Fellowship is located at 6418 Arbutus Ave and 6417 Cedar St. 6418 Arbutus Avenue and 6417 Cedar Street are under the same ownership as 3034 E. Gage Avenue and 3052 E. Gage Avenue.

The off-street parking lot currently provides thirty (30) standard off-street parking spaces and two (2) ADA accessible parking spaces.

The subject site/ proposed use is deficient in the number of required off-street parking spaces by eighty six (86).

Many members of the church live within walking distance of the subject site and commute via public transit. In the event the off-street parking lot is at full capacity, members utilize street parking along adjacent streets.

Off-Street Loading

Off-Street loading and unloading takes place at the off-street parking areas located at 6417 Cedar St and 6418 Arbutus Ave. Conditions of approval are in place to mitigate possible issues related to off-street parking and off-street loading.

FINDINGS

Conditional Use Permit Findings

In granting a Conditional Use Permit to allow a Church, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code. A Conditional Use Permit may be approved only if all of the following findings are made:

- 1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code.**

Finding: The proposed Church use with ancillary office use is conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Title 9 Chapter 4 Article 2. The Commercial General Zone is intended to provide general retail, professional office, and service-oriented business uses serving a localized need under design standards that

ensure compatibility and harmony with adjoining land uses. Conditions of approval are in place to mitigate any possible issues related to noise and property maintenance.

2. The proposed use is consistent with the General Plan.

Finding: The General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of commercial and service-oriented uses.

The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 2.0 of the Land Use Element of the General Plan by *accommodating new development that is compatible with and complements existing land uses*.

The proposed church use along with ancillary office use is compatible with surrounding land use and complies with the requirements of the Huntington Park Municipal Code.

In addition, the proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan by *promoting vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance*. Conditions of approval are in place to mitigate any possible issues related to noise and property maintenance.

3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.

Finding: The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features,

involving negligible or no expansion of use beyond what is existing at the time of the lead agency's determination.

The project complies with the General Plan and zoning designations and is fully served by all required utilities. The site has no value for sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find that the project is compliance with the CEQA exemption.

- 4. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City.**

Finding: The project does not propose any major tenant improvements nor additional square footage to the building(s). The design, location, size, and operating characteristics of the proposed church use are not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed use will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible with the surrounding commercial and office uses. In addition, the proposed project is in compliance with all City and zoning development standards. Conditions of approval are in place to mitigate any possible issues related to operating characteristics.

- 5. The subject site is physically suitable for the type and density/intensity of use being proposed;**

Finding: The subject site measures approximately 10,890 square feet with two existing buildings. The proposed church use with ancillary office use at 3052 E. Gage Avenue will be of similar intensity as uses known to occupy the surrounding area. The subject site is

located on a major thoroughfare of the City and is physically suitable for the proposed use.

6. **There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health, safety and general welfare.**

Finding: The subject site contains two existing buildings with proper infrastructure in place. The proposed church use with ancillary office use will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

DEPARTMENT COMMENTS: The Conditional Use Permit application and plans were routed to City Departments; the conditions of approval reflect input and requirements from the City Departments. Conditions of approval have been included in the attached Planning Commission Resolution (Exhibit A).

PUBLIC NOTICE: Public hearing notices were mailed on 12/05/2024, as of the date of this public hearing Staff has not received any public comment.

RECOMMENDATION: That the Planning Commission conduct a public hearing, consider all public testimony, and **adopt** PC Resolution No. 2024-03 CUP, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING DIVISION

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.

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2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule.
6. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
7. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
8. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
9. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
10. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
11. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a two-day time period.

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12. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
13. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
14. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
15. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
16. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
17. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
18. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
19. The business shall maintain an active City business license at all times. If the business license is inactive for a period of more than six (6) months the entitlement shall be null and void.
20. All proposed landscaping material shall comply with Title 9, Chapter 3, Article 4 of the HPMC. Landscaping on site shall be maintained in a continual healthy thriving manner. Drought-resistant, fire-retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. Landscape area shall be maintained in a healthy, weed free condition.
21. A sign design review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application. If applicable, a Master Sign Program shall be prepared for the subject site. Master sign program shall be submitted to the Planning Division for review and approval. A complete application, submittal requirements, and fees shall be due at the time of submittal.
22. All abandoned signs must be removed and any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior.

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23. The on-site trash enclosure(s) must be screened to the satisfaction of the Community Development Director.
24. The on-site trash enclosure(s) must contain a lock and remain closed and secured. The applicant must remain in good standing and have an active account with the City's authorized vendor.
25. No payphones shall be allowed on the subject site.
26. No day care, private school and/or tutoring facilities are allowed under this Conditional Use Permit. Minor bible study is allowed. Any future intensification of current land use or introduction of multiple land uses on one property will require an Amendment to this Conditional Use Permit.
27. While not anticipated to be a regular occurrence, it is possible that other ancillary activities including but not limited to group meetings, baptism, memorial services, etc. may be conducted in the interior of the building(s).
28. The approval of this Conditional Use Permit allows Praise Chapel Christian Fellowship to conduct community events such as community drives and giveaways.
29. The applicant shall submit a Traffic Plan/ Queuing Plan for community events to be reviewed and approved by the Community Development Director.
30. Two (2) storage containers limited to 10 feet by 20 feet are permitted at 3052 E. Gage Ave. The two (2) storage containers shall only be used for items related to community events and shall be screened to the satisfaction of the Community Development Director.
31. The off-street parking lot located on the subject site may not be utilized for the storage or parking of vehicles not related to the business.
32. All tenant improvements require the review and approval of a Minor Development Permit.
33. A wet-signed copy of the action letter signed by the applicant and property owner acknowledging conditions of approval shall be provided to City staff within 30 days of the date of the hearing. Failure to provide a copy of the signed action letter shall constitute the willful failure of applicant to establish entitlement and will render decision null and void.
34. That the applicant and property owner agree in writing to the conditions of approval.

BUILDING AND SAFETY

35. All entrances and exits shall remain unlocked, in the closed position, and completely unobstructed at all times including during business hours. Above all entrances, on the interior side, shall read “This door to remain unlocked during business hours.”
36. There shall be at least two (2) class ABC fire extinguishers, one near the front entrance and one near the rear exit of the building(s). Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.
37. The business will be subject to a routine business license inspection (if required by the City).
38. The approved occupant load limit of the building(s) shall be upheld throughout the duration of the church use.
39. If there are proposed tenant improvements or alterations of the existing building or floor plan, the applicant shall submit full tenant improvement plans to the building and safety department. If unpermitted work is discovered, the work shall be permitted through submittal of tenant improvement plans and issuance of a building permit and associated mechanical, electrical, and plumbing permits.
40. Plans submitted for tenant improvements or alterations shall be completed by a registered design professional, such as a licensed architect or registered professional engineer (civil or structural). All plan sheets shall be stamped and signed by the registered design professional.
41. All tenant improvements, alterations, and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle. If unpermitted work is discovered, the work must comply with the current building code requirements, which may require additional work to ensure code compliance.
42. Tenant improvements, alterations, and additions within existing buildings shall be required to comply with disabled access requirements outlined in Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of the 2022 California Building Code (CBC). Some alterations may “trigger” full compliance with accessibility features outlined in Section 11B-202 of the 2022 CBC, pursuant to the current valuation threshold. When the adjusted construction cost, as defined, is less than or equal to the current valuation threshold, as defined, the cost of compliance with Section 11B-202.4 of the 2022 CBC shall be limited to 20 percent of the adjusted construction cost of tenant improvements, alterations, structural repairs, or additions.
43. Tenant improvements, alterations, and additions may be subject to path of travel and site arrival point requirements outlined in Chapter 11B of the 2022 CBC, pertaining to parking spaces and building entrances.

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44. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into. The fire apparatus access road shall comply with the requirements of California Fire Code (CFC) 503.11 and shall extend to within 150 feet of all portions of the facility, building, or portion of a building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimensions of 150 feet where the following condition occurs: the building is equipped throughout with an approved automatic sprinkler system installed in accordance with CBC Section 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D) as applicable per use.
45. Fire apparatus access roads shall not be obstructed in any manner, including the parking, temporary parking, or queuing of vehicles. The minimum widths and clearances established in CFC Sections 503.2.1 and 503.2.2 shall be maintained at all times.
46. All work, if any, is to be completed by a licensed contractor.
47. Plans submitted for tenant improvements or alterations shall require plan check fees. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
48. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
49. Separate agency approvals prior to the issuance of the building permit, such as from County of Los Angeles Fire Department – Fire Prevention Division, County of Los Angeles Public Health – Environmental Health Division, Los Angeles County Sanitation Districts, South Coast Air Quality Management District, and others may be required.

PUBLIC WORKS

50. All requirements, as deemed necessary by the Department of Public Works during the Plan Check process, shall be complied with.
51. Director of Public Works, or designee may impose additional conditions of approval as deemed necessary.

POLICE DEPARTMENT

52. The event organizer must provide contact information for a point of contact for each event day to address any issues or complaints promptly.
53. Event staff and participants must obey all parking, traffic, and pedestrian regulations. Police personnel will enforce violations.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2024-03 CUP – 3034 E. Gage Avenue

December 18, 2024

Page 15 of 16

54. Adhere to all relevant laws, regulations, and permit conditions.
55. Clear directional signage must be posted for participants, including entrance and exit points.
56. Do not block public roads, sidewalks, or emergency access routes.
57. Ensure that emergency vehicle access is always maintained. All access points must be unobstructed.
58. The Huntington Park Police Department reserves the right to enforce all rules and conditions during any special event. Any violation of laws or established conditions may result in the immediate revocation of the permit.

CODE ENFORCEMENT

59. Property maintained as identified in Section 3 subsection 3, kept clean, neat, quiet and orderly manner at all times and comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Section 8-9.02.1.
60. Graffiti on property must be removed within 48 hours, if paint is required, planning approval must be given if any color is used other than anything approved at the time of plan review.
61. No loitering in parking lot or outside business up to parcel limits after hours.
62. No overnight parking of vehicles on or around property limits.
63. Ensure exterior lighting is operating during evening hours for security and emergency services.
64. Food drive must be managed to allow vehicles to prohibit them from stopping and/ or park illegally on City streets during the drive-up distribution process.
65. Food drive must be managed so not to allow vehicles in line to secure food to stop along City streets and/or block lanes of vehicle travel or crosswalks therefore impeding pedestrian traffic. A Praise Chapel staff member or volunteer must be located at crosswalks and pedestrian street crossings to ensure no vehicles exercise this action during times the line extends to these areas.
66. All trash must be maintained daily, using the appropriate containers from Valley Vista.

LOS ANGELES COUNTY FIRE DEPARTMENT

67. All requirements, as deemed necessary by the Los Angeles County Fire Department during the Plan Check Process, shall be complied with.

PLANNING DIVISION SPECIAL CONDITIONS

68. If the operation of this establishment be granted, deed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall become null and void.

EXHIBITS:

- A. PC Resolution No. 2024-03 CUP
- B. Conditional Use Permit Application & Environmental Information Form
- C. Letter of church operation
- D. Letters Received from Applicant
- E. Project Plans
- F. Vicinity Map
- G. Zoning Map
- H. Notice of Exemption

PC RESOLUTION NO. 2024-03 CUP

EXHIBIT A

CASE NO. 2024-03 CUP

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WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, December 18, 2024 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Praise Chapel Christian Fellowship, requesting approval of a Conditional Use Permit to allow a church use at 3034 E. Gage Avenue with ancillary office use at 3052 E. Gage Avenue, within the Commercial General (C-G) Zone, described as:

WHEREAS, the Planning Division has reviewed the request and has found that all of the findings for approval of a Conditional Use Permit can be made as required by the Municipal Code; and

WHEREAS, all written comments received prior to the hearing, and responses to such comments, were reviewed by the Planning Commission; and

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

1

adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Article 19, Section 15301, Existing Facilities).

SECTION 2: The Planning Commission hereby makes the following findings in connection with the proposed Conditional Use Permit:

1. The proposed use shall be conditionally permitted within, and shall not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;

The proposed Church use with ancillary office use is conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Title 9 Chapter 4 Article 2. The Commercial General Zone is intended to provide general retail, professional office, and service-oriented business uses serving a localized need under design standards that ensure compatibility and harmony with adjoining land uses. Conditions of approval are in place to mitigate any possible issues related to noise and property maintenance.

2. The proposed use shall be consistent with the General Plan;

The General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of commercial and service-oriented uses.

The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 2.0 of the Land Use Element of the General Plan by accommodating new development that is compatible with and complements existing land uses.

The proposed church use along with ancillary office use is compatible with surrounding land use and complies with the requirements of the Huntington Park Municipal Code.

In addition, the proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan by promoting vigorous

enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance. Conditions of approval are in place to mitigate any possible issues related to noise and property maintenance.

3. The approval of the Conditional Use Permit for the proposed use shall be in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond what is existing at the time of the lead agency's determination.

The project complies with the General Plan and zoning designations and is fully served by all required utilities. The site has no value for sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find that the project is compliance with the CEQA exemption.

4. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City;

The project does not propose any major tenant improvements nor additional square footage to the building(s). The design, location, size, and operating

characteristics of the proposed church use are not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed use will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible with the surrounding commercial and office uses. In addition, the proposed project is in compliance with all City and zoning development standards. Conditions of approval are in place to mitigate any possible issues related to operating characteristics

5. The subject site shall be physically suitable for the type and density/intensity of use being proposed;

The subject site measures approximately 10, 890 square feet with two existing buildings. The proposed church use with ancillary office use at 3052 E. Gage Avenue will be of similar intensity as uses known to occupy the surrounding area. The subject site is located on a major thoroughfare of the City and is physically suitable for the proposed use.

6. There shall be adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health, safety and general welfare;

The subject site contains two existing buildings with proper infrastructure in place. The proposed church use with ancillary office use will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

SECTION 3: The Planning Commission hereby approves Resolution No. 2024-03

CUP, subject to the execution and fulfillment of the following conditions:

CONDITIONS OF APPROVAL:

PLANNING DIVISION

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or

proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule.
6. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
7. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
8. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
9. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
10. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.

11. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a two-day time period.
12. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
13. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
14. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
15. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
16. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
17. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
18. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
19. The business shall maintain an active City business license at all times. If the business license is inactive for a period of more than six (6) months the entitlement shall be null and void.
20. All proposed landscaping material shall comply with Title 9, Chapter 3, Article 4 of the HPMC. Landscaping on site shall be maintained in a continual healthy thriving manner. Drought-resistant, fire-retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. Landscape area shall be maintained in a healthy, weed free condition.
21. A sign design review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application. If applicable, a Master Sign Program shall be prepared for the subject site. Master sign program shall be submitted to the Planning Division for review and approval. A complete application, submittal requirements, and fees shall be due at the time of submittal.

22. All abandoned signs must be removed and any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior.
23. The on-site trash enclosure(s) must be screened to the satisfaction of the Community Development Director.
24. The on-site trash enclosure(s) must contain a lock and remain closed and secured. The applicant must remain in good standing and have an active account with the City's authorized vendor.
25. No payphones shall be allowed on the subject site.
26. No day care, private school and/or tutoring facilities are allowed under this Conditional Use Permit. Minor bible study is allowed. Any future intensification of current land use or introduction of multiple land uses on one property will require an Amendment to this Conditional Use Permit.
27. While not anticipated to be a regular occurrence, it is possible that other ancillary activities including but not limited to group meetings, baptism, memorial services, etc. may be conducted in the interior of the building(s).
28. The approval of this Conditional Use Permit allows Praise Chapel Christian Fellowship to conduct community events such as community drives and giveaways.
29. The applicant shall submit a Traffic Plan/ Queuing Plan for community events to be reviewed and approved by the Community Development Director.
30. Two (2) storage containers limited to 10 feet by 20 feet are permitted at 3052 E. Gage Ave. The two (2) storage containers shall only be used for items related to community events and shall be screened to the satisfaction of the Community Development Director.
31. The off-street parking lot located on the subject site may not be utilized for the storage or parking of vehicles not related to the business.
32. All tenant improvements require the review and approval of a Minor Development Permit.
33. A wet-signed copy of the action letter signed by the applicant and property owner acknowledging conditions of approval shall be provided to City staff within 30 days of the date of the hearing. Failure to provide a copy of the signed action letter shall constitute the willful failure of applicant to establish entitlement and will render decision null and void.
34. That the applicant and property owner agree in writing to the conditions of approval.

BUILDING AND SAFETY

35. All entrances and exits shall remain unlocked, in the closed position, and completely unobstructed at all times including during business hours. Above all entrances, on the interior side, shall read "This door to remain unlocked during business hours."
36. There shall be at least two (2) class ABC fire extinguishers, one near the front entrance and one near the rear exit of the building(s). Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.
37. The business will be subject to a routine business license inspection (if required by the City).
38. The approved occupant load limit of the building(s) shall be upheld throughout the duration of the church use.
39. If there are proposed tenant improvements or alterations of the existing building or floor plan, the applicant shall submit full tenant improvement plans to the building and safety department. If unpermitted work is discovered, the work shall be permitted through submittal of tenant improvement plans and issuance of a building permit and associated mechanical, electrical, and plumbing permits.
40. Plans submitted for tenant improvements or alterations shall be completed by a registered design professional, such as a licensed architect or registered professional engineer (civil or structural). All plan sheets shall be stamped and signed by the registered design professional.
41. All tenant improvements, alterations, and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle. If unpermitted work is discovered, the work must comply with the current building code requirements, which may require additional work to ensure code compliance.
42. Tenant improvements, alterations, and additions within existing buildings shall be required to comply with disabled access requirements outlined in Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of the 2022 California Building Code (CBC). Some alterations may "trigger" full compliance with accessibility features outlined in Section 11B-202 of the 2022 CBC, pursuant to the current valuation threshold. When the adjusted construction cost, as defined, is less than or equal to the current valuation threshold, as defined, the cost of compliance with Section 11B-202.4 of the 2022 CBC shall be limited to 20 percent of the adjusted construction cost of tenant improvements, alterations, structural repairs, or additions.
43. Tenant improvements, alterations, and additions may be subject to path of travel and site arrival point requirements outlined in Chapter 11B of the 2022 CBC, pertaining to parking spaces and building entrances.
44. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into. The fire apparatus access

road shall comply with the requirements of California Fire Code (CFC) 503.11 and shall extend to within 150 feet of all portions of the facility, building, or portion of a building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimensions of 150 feet where the following condition occurs: the building is equipped throughout with an approved automatic sprinkler system installed in accordance with CBC Section 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D) as applicable per use.

45. Fire apparatus access roads shall not be obstructed in any manner, including the parking, temporary parking, or queuing of vehicles. The minimum widths and clearances established in CFC Sections 503.2.1 and 503.2.2 shall be maintained at all times.
46. All work, if any, is to be completed by a licensed contractor.
47. Plans submitted for tenant improvements or alterations shall require plan check fees. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
48. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
49. Separate agency approvals prior to the issuance of the building permit, such as from County of Los Angeles Fire Department – Fire Prevention Division, County of Los Angeles Public Health – Environmental Health Division, Los Angeles County Sanitation Districts, South Coast Air Quality Management District, and others may be required.

PUBLIC WORKS

50. All requirements, as deemed necessary by the Department of Public Works during the Plan Check process, shall be complied with.
51. Director of Public Works, or designee may impose additional conditions of approval as deemed necessary.

POLICE DEPARTMENT

52. The event organizer must provide contact information for a point of contact for each event day to address any issues or complaints promptly.
53. Event staff and participants must obey all parking, traffic, and pedestrian regulations. Police personnel will enforce violations.
54. Adhere to all relevant laws, regulations, and permit conditions.
55. Clear directional signage must be posted for participants, including entrance and exit points.

- 1 56. Do not block public roads, sidewalks, or emergency access routes.
- 2 57. Ensure that emergency vehicle access is always maintained. All access points must
- 3 be unobstructed.
- 4 58. The Huntington Park Police Department reserves the right to enforce all rules and
- 5 conditions during any special event. Any violation of laws or established conditions
- 6 may result in the immediate revocation of the permit.

6 **CODE ENFORCEMENT**

- 7 59. Property maintained as identified in Section 3 subsection 3, kept clean, neat, quiet
- 8 and orderly manner at all times and comply with the property maintenance standards
- 9 as set forth in the Huntington Park Municipal Code Section 8-9.02.1.
- 10 60. Graffiti on property must be removed within 48 hours, if paint is required, planning
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- 13 61. No loitering in parking lot or outside business up to parcel limits after hours.
- 14 62. No overnight parking of vehicles on or around property limits.
- 15 63. Ensure exterior lighting is operating during evening hours for security and emergency
- 16 services.
- 17 64. Food drive must be managed to allow vehicles to prohibit them from stopping and/ or
- 18 park illegally on City streets during the drive-up distribution process.
- 19 65. Food drive must be managed so not to allow vehicles in line to secure food to stop
- 20 along City streets and/or block lanes of vehicle travel or crosswalks therefore
- 21 impeding pedestrian traffic. A Praise Chapel staff member or volunteer must be
- 22 located at crosswalks and pedestrian street crossings to ensure no vehicles exercise
- 23 this action during times the line extends to these areas.
- 24 66. All trash must be maintained daily, using the appropriate containers from Valley Vista.

22 **LOS ANGELES COUNTY FIRE DEPARTMENT**

- 23 67. All requirements, as deemed necessary by the Los Angeles County Fire Department
- 24 during the Plan Check Process, shall be complied with.

25 **PLANNING DIVISION SPECIAL CONDITIONS**

- 26 68. If the operation of this establishment be granted, deed, conveyed, transferred, or
- 27 should a change in management or proprietorship occur at any time, this Conditional
- 28 Use Permit shall become null and void.

SECTION 4: This resolution shall not become effective until 15 days after the date of decision rendered by the Planning Commission, unless within that period of time it is appealed to the City Council. The decision of the Planning Commission shall be stayed until final determination of the appeal has been effected by the City Council.

SECTION 5: The Secretary of the Planning Commission shall certify to the adoption of this resolution and a copy thereof shall be filed with the City Clerk.

PASSED, APPROVED, AND ADOPTED this 18th of December 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Graciela Ortiz, Chairperson

ATTEST:

Steve Forster, Secretary

**CONDITIONAL USE PERMIT APPLICATION &
ENVIRONMENTAL INFORMATION FORM**

EXHIBIT B

CASE NO. 2024-03 CUP



City of

HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

TEL: (323) 584-6210 FAX: (323) 584-6244

CONDITIONAL USE PERMIT (CUP) APPLICATION GUIDELINES

Applications for a Conditional Use Permit are processed by the Community Development Department, Planning Division.

I. Preliminary Review

Prior to applying for a CUP, it is highly recommended that a Preliminary Review be submitted and checked. This procedure notifies the potential CUP applicant, in advance, of Planning Division requirements and recommendations to the Planning Commission. The Preliminary Plan Review consists of three (3) sets of plans which include the site plan, floor plan(s), and elevations, along with a completed application, environmental checklist, and a review fee of **\$930.00**. The Preliminary Plan Review is designed to allow applicants to be informed of the Planning Division's recommendations and requirements prior to preparing the complete CUP package and paying the required fees. This review may not include recommendations and requirements of other Departments or Agencies (i.e. Building and Safety, Fire, County Health, etc.).

II. Complete CUP Package

Materials necessary to process a CUP include:

1. • Ten (10) copies of proposed and/or existing plans. All plans should be submitted on 24" x 36" paper and folded to 8 1/2" x 11". Set of plans should include the following:
 - A. Floor Plan (all buildings)
 - B. Site Plan
 - C. Elevations (all)
2. • Two (2) copies of reduced plans, either 8 1/2" x 11" or 11" x 17".
3. • One (1) CD Rom or USB drive containing all files in digital PDF and/or JPEG formats.
4. • Two (2) sets of 300 foot Public Notice Radius Maps and Mailing Labels (see the attached example).
5. CUP Application (completely filled, see the attached example).
6. Environmental Checklist Form (completely filled, see the attached example).
7. • Digital photograph copies of site and adjacent properties (i.e. CD Rom or USB drive).
8. Required Fees:
 - A. \$ 4,972.00 for CUP
 - B. \$ 285.00 for Environmental Review (minimum)
 - C. \$ 650.00 for Publication Fees**\$ 5,907.00 Total**

How is the application processed?

Conditional Use Permits are approved based upon the discretion (subject to appeal) of the Planning Commission. Upon the submittal of the above mentioned materials and payment of fees, the proposal will be given a case number (i.e. 2023-01 CUP). The application is formally reviewed by Staff within 30 days. The applicant will be notified, in writing, of any required corrections and/ or if additional information is required. Once the application is deemed "complete" it will be scheduled for the earliest appropriate Planning Commission meeting. The processing includes the notification of all property owners within 300 feet of the site, a notice of the request advertised in a newspaper of general circulation and the preparation of a staff report (subject to environmental analysis and findings as required by the California Environmental Quality Act) for the Planning Commission.

It is recommended that the applicant, property owner, and/or representative attend(s) the meeting, and be prepared to answer questions and present evidence supporting the requested CUP. In order for the Planning Commission to approve a request for a CUP, the Commission must find that based upon the information contained in the application and the testimony given at the public hearing, the following findings apply:

- A. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of the Zoning Code;
- B. The proposed use is consistent with the General Plan;
- C. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
- D. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City;
- E. The subject site is physically suitable for the type and density/intensity of use being proposed; and
- F. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The Planning Commission is interested in hearing all views concerning the proposed CUP, and how it applies to the required findings. It is suggested that the applicant prepare themselves to answer questions pertaining to the required findings during the public hearing.

A staff report will be available at the Community Development Department public counter on the Monday before the Planning Commission meeting. A copy of the report will also be provided to the applicant prior to the meeting.

What happens after the Planning Commission's decision?

After publicly discussing the case, the Planning Commission may approve, deny, or continue the case to a later meeting for further study.

It is important to know that if an application is approved, it does not become final until fifteen (15) days after the date of approval. During this time an appeal may be filed by the applicant or anyone requesting that the City Council reverse or modify the decision of the Planning Commission. An appeal may be filed and paid for at the City Clerk's Office in City Hall. The appeal will then be scheduled to be heard by the City Council which may affirm, modify or overturn the Planning Commission action.

What are "conditions" of approval?

If the application is approved, the CUP may contain certain conditions affecting the proposed use/development. The Planning Division recommends conditions to the Planning Commission for the mitigation and/or improvement of the individual circumstances to ensure the compatibility of the use with surrounding land uses.

For further information, please contact the Planning Division by calling (323) 584-6210 or emailing Planning@hpcsa.gov between 7:00 a.m. and 5:30 p.m. Monday through Thursday.

Attachments: Conditional Use Permit Application
Environmental Checklist Form
Radius Map Guidelines



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

CONDITIONAL USE PERMIT APPLICATION

RECEIVED

JAN 25 2024

FOR OFFICE USE ONLY

BY: Date Filed: 01.25.23 File No.: CUP 2024-03 Fee/Receipt No.: \$4,972.00 Initials: A.C

PROJECT INFORMATION

Project Address: 3034 E. Gage Ave Huntington Park CA 90255
General Location: Corner of Gage & Arbutus
Assessor's Parcel Number (APN): 6323-014-009

APPLICANT'S INFORMATION

Applicant: Praise Chapel Christian Fellowship
Mailing Address: P.O. Box 3127 Huntington Park CA 90255
Phone 1: 323-589-8957 Phone 2: Email: admin@praischapelhp.org

PROPERTY OWNER'S INFORMATION

Property Owner: Praise Chapel Christian Fellowship
Mailing Address: P.O. Box 3127 Huntington Park CA 90255
Phone 1: 323-589-8957 Phone 2: Email: admin@praischapelhp.org

REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:

We are seeking a conditional use permit
for the continued operation of Praise
Chapel Christian Fellowship, a church located
at 3034 E Gage Ave. This permit is essential
for maintaining our long standing presence and
religious activities at this location

In order for the Planning Commission to approve a CUP, the Huntington Park Municipal Code requires that all of the following findings be made:

- A. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of the Zoning Code.
- B. The proposed use is consistent with the General Plan.
- C. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.
- D. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
- E. The subject site is physically suitable for the type and density/intensity of use being proposed.
- F. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

In order for the Planning Commission to determine if these findings are present in your case, the following questions must be answered by the applicant:

1. Describe how the proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of the Zoning Code site for this proposed use is adequate in size and shape.

Praise Chapel Christian Fellowship, has been a long standing and integral part of the community for over 30 years at 3034 E. Base Ave. Its operation aligns with the zoning district, complies with applicable provisions of the zoning code, and has historically demonstrated compatibility with the surrounding area in terms of size, shape and character.

2. Describe how the proposed use is consistent with the General Plan.

Praise Chapel Christian Fellowship, aligns with the General Plan by maintaining a presence and contributing positively to the community for over 30 years, its role in providing religious services and fostering community engagement is consistent with the broader goals outlined in the General Plan.

3. Describe how the approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.

The approval of the conditional use Permit aligns with the California Environmental Quality Act and the city's guidelines as the church has operated without adverse environmental impact for over 30 years, maintaining harmony with the community and surroundings.

4. Describe how the design, location, size, and operating characteristics of the proposed use is compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

The design, location, size and operating characteristics of Praise Chapel Christian Fellowship have been compatible with existing and planned land uses for over 30 years, without creating significant noise, traffic, or objections from the community.

5. Describe how the subject site is physically suitable for the type and density/intensity of use being proposed.

The subject site, where Praise Chapel Christian Fellowship has been operating under for over 30 years, is well suited for the proposed religious use, aligning with its historical and continuous presence in the community.

6. Describe how there are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

Our church building has established and maintained adequate provisions for public access, water, sanitation, ensuring compliance with public health and safety.

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



Date 1.7.24

Applicant Signature (Required)

Ray Mota (Property Administrator)

Print Name

Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.



Date 1/11/24

Property Owner Signature (Required)

Michael Jason Neville

Print Name



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

ENVIRONMENTAL INFORMATION FORM

RECEIVED

JAN 25 2024

FOR OFFICE USE ONLY

Date Filed: _____ File No.: _____ Fee/Receipt No.: _____ Initials: _____

BY: _____

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):

Name: Praise Chapel Christian Fellowship
Address: 3034 E. Base Ave, Huntington Park, CA 90255
Telephone: 323-589-8957 Fax: _____

2. **Contact Person concerning this project:**

Name: Raf Mota
Address: 6418 Arbutus Ave, Huntington Park, CA 90255
Telephone: 562-348-2983 Fax: _____

3. **Address of project:** 3034 E. Base Ave, Huntington Park CA 90255

4. **Assessor's Parcel Number (APN):** 6323-014-009

5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**

conditional use permit

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**

7. **Existing Zone:** _____

8. **Proposed use of site:** Existing church facility

9. **Site size** (lot dimensions and square footage):

~~9,689~~ 10,695

10. **Project size:**

Square feet to be added/constructed to structure(s):

N/A

Total square footage of structure(s):

11. **Number of floors of construction:**

Existing: 2

Proposed: N/A

12. **Parking:**

Amount required:

Amount provided:

13. **Anticipated time scheduling of project:**

N/A

14. **Proposed phasing of development:**

N/A

15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**

N/A

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**

N/A

17. If industrial, indicate type of industrial or manufacturing use, estimated employment per shift, proposed hours of operations, and loading locations:

N/A

18. If institutional, indicate type of institutional use, estimated employment per shift, proposed hours of operations, estimated occupancy, loading locations, and community benefits to be derived from the project:

N/A

Please complete numbers 19 through 33 by marking "A" through "D" and briefly discuss any items marked "A" "B" or "C" (attach additional sheets as necessary). Items marked "D" do not need discussion.

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

NO

b. Have a demonstrable negative aesthetic effect?

NO

c. Create light or glare?

NO

AIR QUALITY

20. Would the proposed project:

a. Affect air quality or contribute to an existing or projected air quality violation?

NO

b. Create or cause smoke, ash, or fumes in the vicinity?

NO

c. Create objectionable odors?

NO

BIOLOGICAL RESOURCES

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

NO

CULTURAL RESOURCES:

22. Would the proposed project:

- a. Affect historical resources?
- b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values?

NO

NO

GEOLOGY AND SOILS

23. Would the proposed project:

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill?
- b. Be located on expansive soils?
- c. Result in unique geologic or physical features?

N/A

N/A

N/A

HAZARDS

24. Would the proposed project:

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?
- c. The creation of any health hazard or potential health hazard?
- d. Exposure of people to existing sources of potential health hazards?

NO

NO

NO

NO

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns?
- b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities?

NO

NO

- c. Impact groundwater quality? NO
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies? NO

LAND USE AND PLANNING

26. Would the proposed project:

- a. Conflict with the Zoning or General Plan designation? NO
- b. Be incompatible with existing land use in the vicinity? NO
- c. Disrupt or divide the physical arrangement of an established community? NO

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

- a. Conflict with the conservation of water? NO
- b. Use non-renewable resources in a wasteful and/or inefficient manner? NO
- c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)? NO

NOISE

28. Would the proposed project result in:

- a. Increase to existing noise levels? NO
- b. Exposure of people to severe noise levels? NO

POPULATION AND HOUSING

29. Would the proposed project:

- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)? NO
- b. Displace existing housing, especially affordable housing? NO

PUBLIC SERVICES

30. Would the proposal result in a need for new or altered government services for any of the following public services:

- a. Fire protection? NO

- b. Police protection? NO
- c. Schools? NO
- d. Maintenance of public facilities, including roads? NO
- e. Other governmental services? NO

RECREATION

31. Would the proposed project:

- a. Increase the demand for neighborhood or regional parks or other recreational facilities? NO
- b. Affect existing recreational opportunities? NO

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

- a. Increase vehicle trips or traffic congestion? NO
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? NO
- c. Inadequate access to nearby uses? NO
- d. Insufficient on-site parking capacity? NO
- e. Hazards or barriers for pedestrians or bicyclists? NO

UTILITIES AND SERVICE SYSTEMS

33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:

- a. Power or natural gas? NO
- b. Communications systems? NO
- c. Local or regional water treatment or distribution facilities? NO
- d. Sewer or septic tanks? NO
- e. Storm water drainage? NO
- f. Solid waste disposal? NO
- g. Local or regional water supplies? NO

34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

The project site is an existing church facility. we are not requesting a change of use

35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).

The land use is solely for religious purposes and ~~not~~ community outreach.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.


Applicant (Signature)

1-25-24
Date

**OPERATION STATEMENT /
EVENT INFORMATION**

EXHIBIT C

CASE NO. 2024-03 CUP



Sanctuary Hours of Operation/Est. # of attendees:

Worship Service Sunday 9am-3pm (150)

Worship Service Wednesday 6pm-8pm (70)

Worship Service Friday 7pm-9pm (60)

*Worship Service Includes but is not limited to, Contemporary music, Inspirational Sermon, Communal Prayer.

Office Hours of Operation

Monday 10am-3pm

Tuesday 10am-3pm

Wednesday 12pm-5pm

Thursday 10am-3pm

Friday 10am-2pm

Group Meetings

Tuesday Evenings –* Prayer Study Group (Sanctuary) & **Men's Study Group (in adjacent Annex)

*Prayer – Dedicated time for congregants to come together and pray for various needs within the church, community and world. This gathering focuses on seeking Gods intervention, guidance and blessing through collective prayer.

**Men's Group – a time for men to gather for support, prayer, and study. Includes discussion on topics relevant to men's lives and faith journey.

***Community Events (See attached maps for location of activities)**

Monthly Food Giveaway 2nd Saturday 8am-10am; 4th Tuesday 5pm-7pm

Backpack Giveaway 1x a year (Date TBD)

Harvest event (Trunk or Treat) 1x a year (Date TBD)

*Community Events designed to serve the Local community, volunteers gather to plan and execute various outreach initiatives that fit our social Outreach goals.

LETTERS RECEIVED FROM APPLICANT

EXHIBIT D

CASE NO. 2024-03 CUP



City of Huntington Park
6550 Miles Ave.
Huntington Park, CA 90255

June 17, 2024

RE: History of Praise Chapel Christian Fellowship

To Whom It May Concern:

Praise Chapel Christian Fellowship (church) was originally located in Maywood, CA on 58th Street. My husband, Pastor Michael Neville and I became the pastors in 1976. In 1981 the church incorporated under the name Praise Chapel Christian Fellowship. The church outgrew that building and in the early 80s leased the Golden Gate Theater located in East Los Angeles. In October of 1987 the Whittier Earthquake damaged the building which necessitated another move. In 1988 we purchased our present building from the Church of Christ congregation. The purchase included the sanctuary and annex located at 3034 E. Gage Ave. and the two houses located at 6417 Cedar St and 6418 Arbutus St., Huntington Park, 90255. Shortly thereafter we purchased the property located at 3050 E. Gage Ave. which serve as our offices and storage. In 1996, my husband, Pastor Michael Neville passed away and I assumed the Senior Pastor position until 2016 at which time our son, Jason Neville was brought in as the Lead Pastor. The church is now approaching its 50th anniversary in 2026. To date hundreds of families and individuals of every age, race and nationality have passed through the doors of our church for which we are eternally grateful. We have endeavored to be faithful to the call to share the simple gospel of Jesus Christ to all who will listen. We offer worship services in English and in Spanish, classes, family support, biblical counseling, food distribution to the community, youth events, and many other activities that are part of our mission to share the love of God to all.

Thank you for your time and I hope this short summary of our history is helpful.

Sincerely,


Donna Neville
Founding Pastor



City of Huntington Park
6550 Miles Ave.
Huntington Park, CA 90255

June 17, 2024

RE: Praise Chapel Christian Fellowship What we do

To Whom It May Concern:

My name is Jason Neville and I am the Pastor of Praise Chapel Christian Fellowship in Huntington Park. I took over the Pastoral duties of the church in 2016, but I have served in many capacities of the church over the past 30+ years. Praise Chapel has been a mainstay in the city of Huntington Park since 1988 a lighthouse and beacon of hope to our city.

We as a church hold several services a week in English and Spanish every Sunday, Wednesday and Friday as well as various classes through out the month. We are heavily involved in giving back to our community and we do so in many ways. One way we give back is we have a food bank once a month that is held in the church parking lot. We feed approx. 300 families a month through this ministry. We also do several outreaches a year such as our back to school outreach which gives out around 300 backpacks and school supplies out to elementary through high school students getting ready to start the new school year. We have also worked side by side with the city on several events including the city's 3 on 3 basketball tournament held at Salt Lake Park. As well as an annual family safe Halloween trunk or treat. We have a wonderful relationship with our local law enforcement, which has been a huge blessing during all of our outreach events.

It is our honor to serve our city as I have been doing for the past 30+ years.

Sincerely,

Jason Neville
Lead Pastor

My name is Milton Mier, I am the director of the food bank at Praise Chapel here in Huntington Park. We are a local church with a heart for the community. We host several events throughout the year, which include a Back-to-School backpack give-a-way, a Trunk or Treat harvest festive and a monthly food drive. Our monthly food drive events have greatly impacted the community, especially in these trying times where the cost of food has doubled and tripled in the last year. This event brings 200 – 250 families every month, feeding an average of 800 – 1,200 people, 95% of which are direct residents of Huntington Park. Thus far we have passed out 120,000 pounds of food into the community and just this week alone we passed out 220 turkeys for Thanksgiving. In addition,

we are now in the process of getting onboarded with Los Angeles Food Bank, a true blessing because they are not officially adding any new ministries, but they contacted us on an application I sent in almost a year ago and they now want to give us food because they know the need is high in this area. We currently have two bins in our church yard that help us to store our dry food and other items, we are asking you to allow us to keep these two bins for a minimum of two years in the church yard.

As you can see from the information, I provided above the need in Huntington Park is high and keeping these bins in place will give us the opportunity to continue storing the food and other items needed. Our food drive event is also on the Huntington Park Calendar, so we are getting the word out to serve. We are hoping to have the ability and funding to get a building in the future, in the meantime it is imperative that we can keep these bins in place so that we can continue to support the residents of Huntington Park.

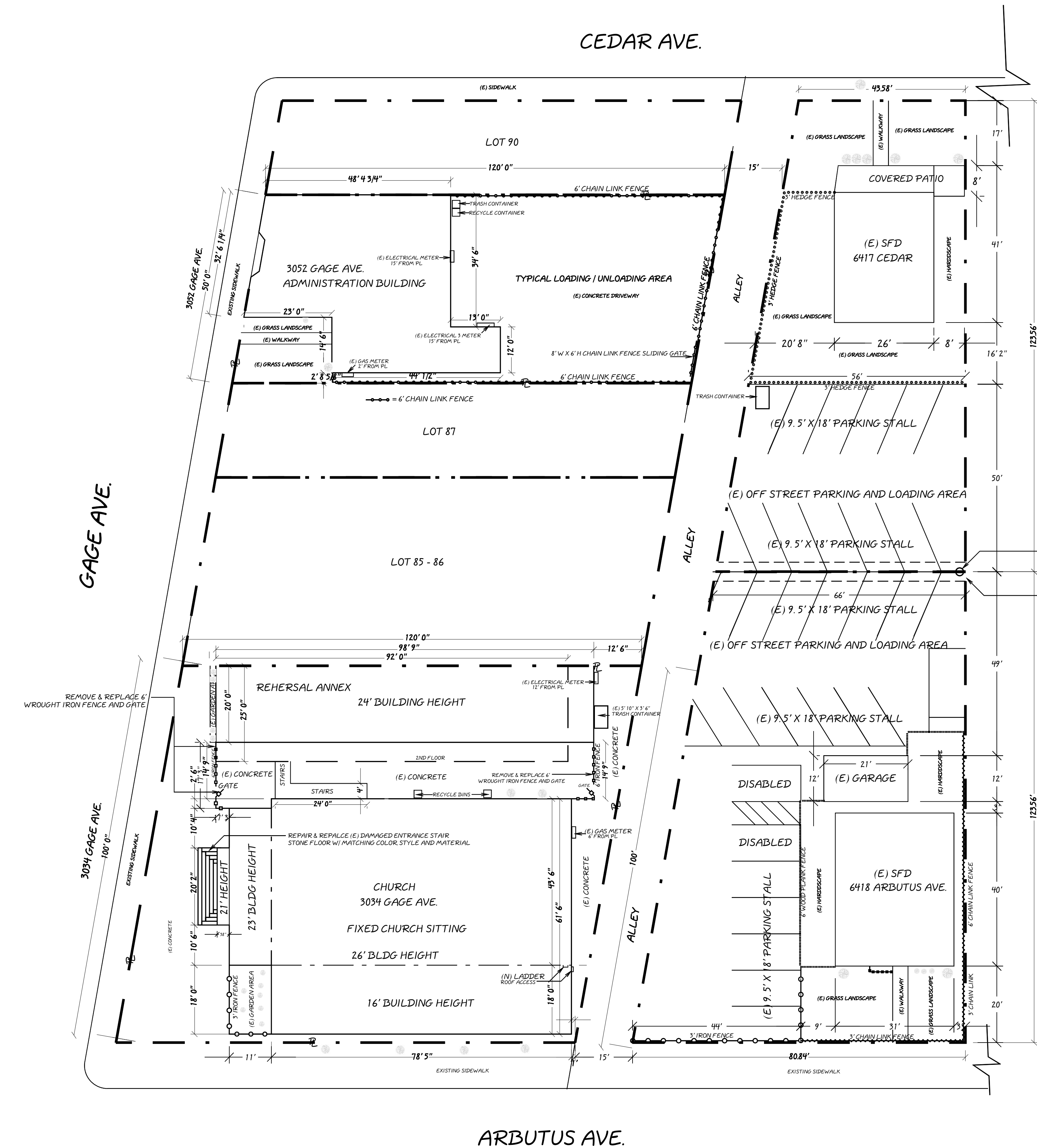
I appreciate your time and consideration of our request. If you have any questions, please feel free to call me.

Milton Mier

PROJECT PLANS

EXHIBIT E

CASE NO. 2024-03 CUP

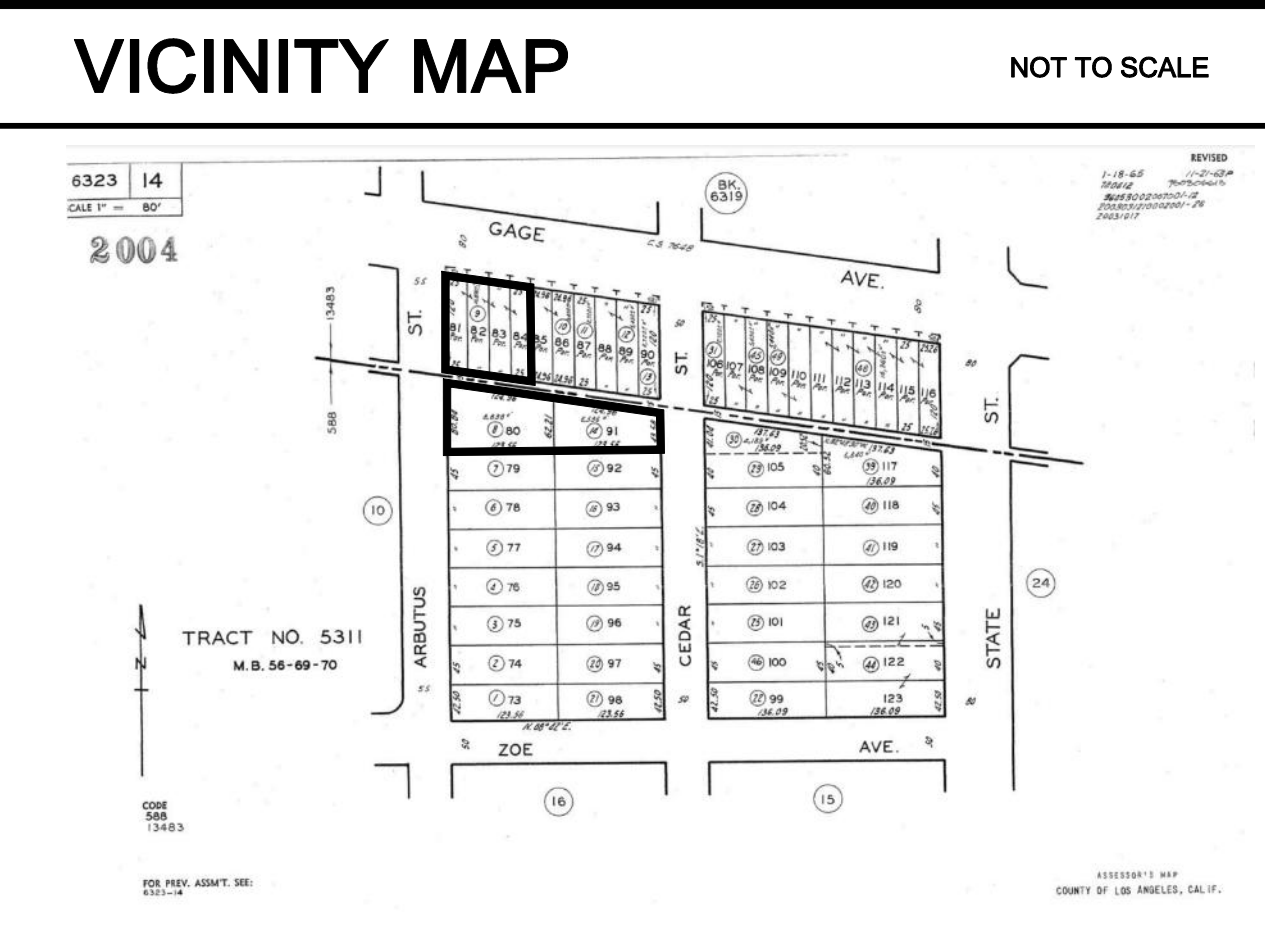


1ST FLOOR CHURCH SEATING CALCULATION	
27 X 15' 8" FIXED BENCH	27 X 188" / 18 = 270 PPL
2 X 14' 6" FIXED BENCH	2 X 174" / 18 = 18 PPL
2 X 11' 4" FIXED BENCH	2 X 136" / 18 = 14 PPL
1ST FLOOR TOTAL SEATING = 302 SEATS	

2ND FLOOR CHURCH SEATING CALCULATION	
12 X 8' FIXED BENCH	12 X 96" / 18 = 65 PPL
6 X 19' 6" FIXED BENCH	6 X 234" / 18 = 78 PPL
2ND FLOOR TOTAL SEATING = 143 SEATS	

CHURCH PARKING NEEDED CALCULATION	
4 SEATS PER 1 PARKING SPOT	
445 SEATS PROVIDED / 4 = 111.25 PARKING SPOTS NEEDED	
ACTUAL PARKING SPOTS PROVIDED ON SITE	
30 - 9.5' X 18' PARKING STALLS	
2 - DISABLED PARKING STALLS	

- FENCE LEGEND
- 6" IRON FENCE
 - 5" IRON FENCE
 - 6" WOOD PLANK FENCE
 - CHAIN LINK FENCE
 - 5' HEDGE FENCE
 - 3" BLOCK WALL W/ STUCCO



SHEET INDEX	
ARCHITECTURAL SHEETS	
A-1.0	SITE PLAN
A-2.0	6418 ARBUTUS FLOOR PLAN
A-2.1	6417 CEDAR ST. FLOOR PLAN
A-3.0	6418 ARBUTUS ST. ELEVATIONS
A-3.1	6417 CEDAR ST. ELEVATIONS
A-4.0	3034 E GAGE 1ST FLOOR FLOOR PLAN
A-4.1	3034 E GAGE 2ND FLOOR FLOOR PLAN
A-4.2	3034 E GAGE SOUTH ELEVATIONS
A-4.3	3034 E GAGE WEST ELEVATIONS
A-4.4	3034 E GAGE NORTH ELEVATIONS
A-4.5	3034 E GAGE EAST ELEVATIONS
A-4.6	3034 E GAGE REHEARSAL ANNEX ELEVATIONS
A-5.0	3052 E GAGE ADMIN BUILDING FLOOR PLAN
A-5.1	3052 E GAGE ADMIN BUILDING ELEVATIONS

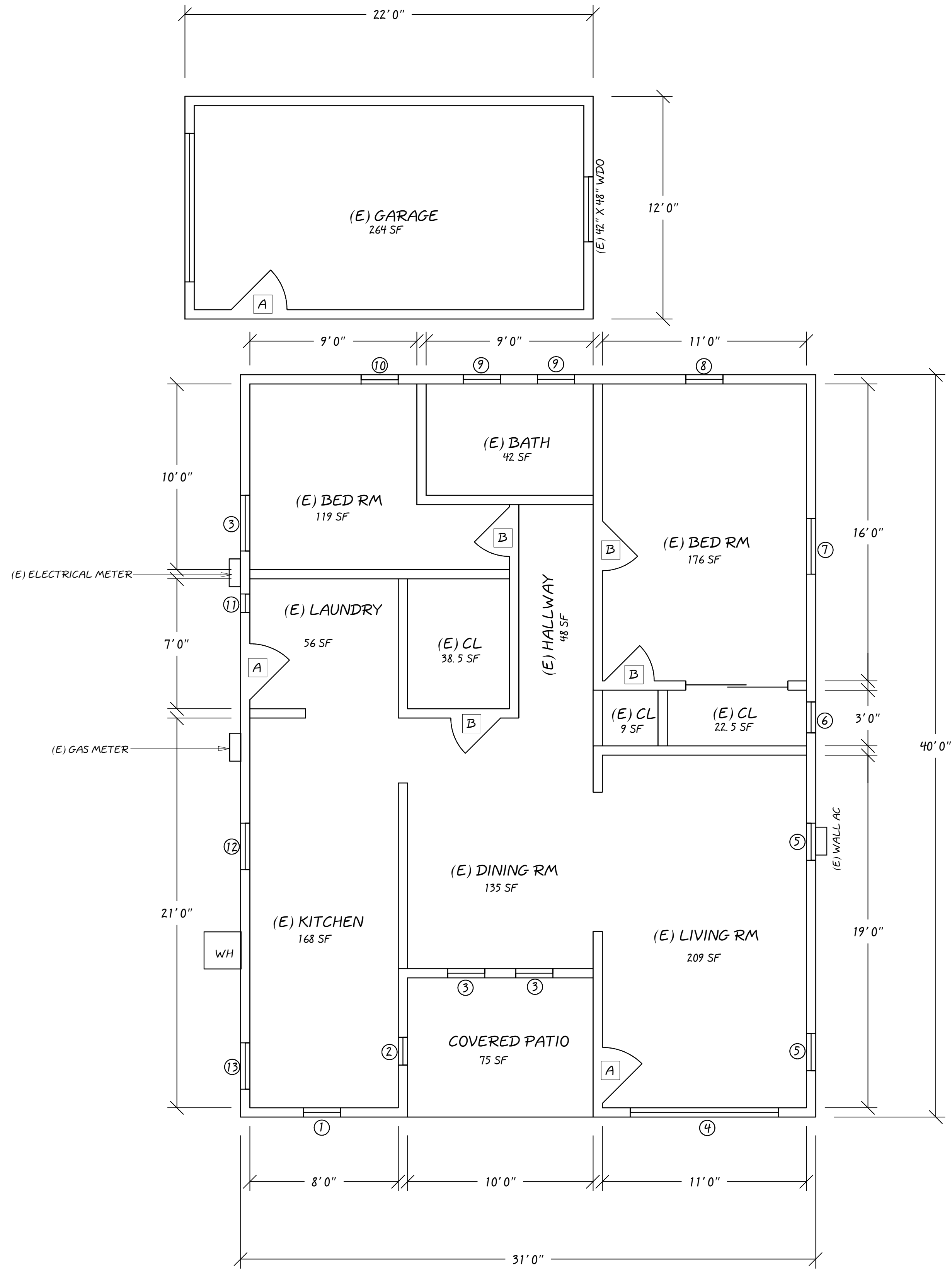
SCOPE OF WORK	
1. CONDITIONAL USE PERMIT FOR PRAISE CHAPEL CHURCH	

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER PRIOR TO COMMENCEMENT OF ANY WORK.

ALL PROPERTIES ASSOCIATED

6417 CEDAR
6418 ARBUTUS AVE.
3034 E GAGE AVE.
3052 E GAGE AVE.
HUNTINGTON PARK, CA 90255

ALLEY



(E) FLOOR / WINDOW PLAN
SCALE 1/4" = 1'

6418 ARBUTUS AVE.

NO ADDITIONAL SQUARE FOOTAGE PROPOSED
NOT PART OF SCOPE OF WORK

WINDOW SCHEDULE					
THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE THREATENED IN ACCORDANCE WITH ASTM E1300					
U VALUE = 31 Max SHGC = 23 Max					
SYM.	SIZE	ROOM	STYLE	REMARKS	QUANTITY
1	36" X 44"	KITCHEN	FIXED	EXISTING	1
2	30" X 42"	KITCHEN	SH	EXISTING	1
3	36" X 60"	DINING / BED	SH	EXISTING	3
4	96" X 72"	LIVING ROOM	2' SH/H' FIXED/2' SH	EXISTING	1
5	24" X 36"	LIVING ROOM	SH	EXISTING	2
6	20" X 26"	CLOSET	SH	EXISTING	1
7	36" X 60"	BED ROOM	SH	EXISTING	1
8	24" X 60"	BED ROOM	SH	EXISTING	1
9	24" X 32"	BATH	SH	EXISTING	2
10	24" X 60"	BED ROOM	SH	EXISTING	1
11	12" X 32"	LAUNDRY	SH	EXISTING	1
12	30" X 32"	KITCHEN	SH	EXISTING	1
13	30" X 44"	KITCHEN	SH	EXISTING	1
DOOR SCHEDULE					
SYM.	SIZE	TYPE	HEADER	REMARKS	QUANTITY
A	3' X 6'-8"	SOLID CORE	2-2X6	(E) ENTRY	2
B	2'-8" X 6'-8"	HALLOW CORE	2-2X6	(E) INTERIOR	4
WALL LEGEND					
= EXISTING WALL					

SCALE: AS NOTED
DATE: 10-01-2024
DRAFTED BY: WWW.LABUEPRINTS.COM

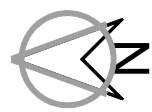
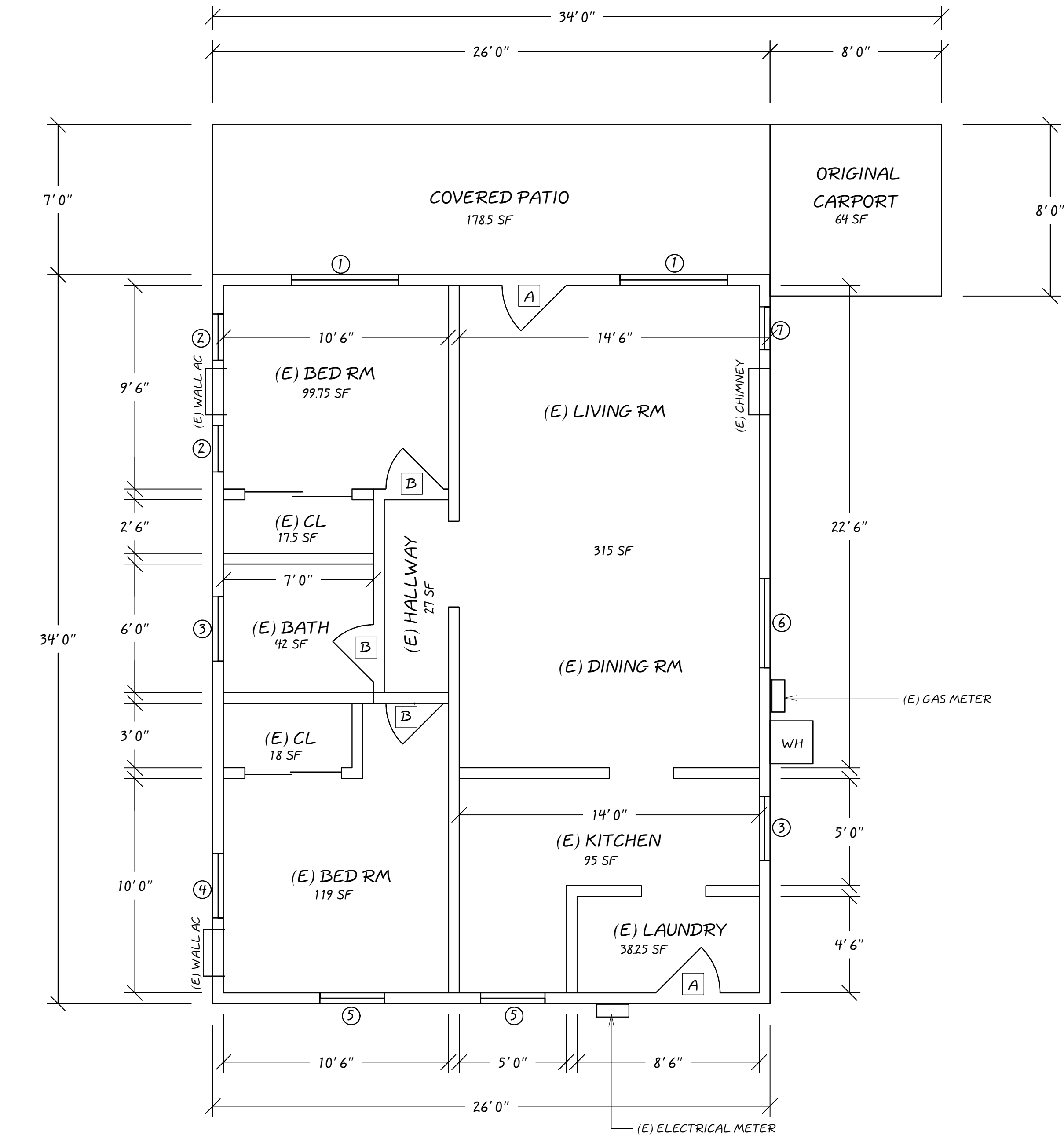
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FLOOR PLAN
WINDOW PLAN

OWNER: Praise Chapel Christian Fellowship
6418 ARBUTUS ST.
HUNTINGTON PARK, CA 90255
admin@praisechapelhp.org 323-589-8959

6417 CEDAR ST.

ALLEY



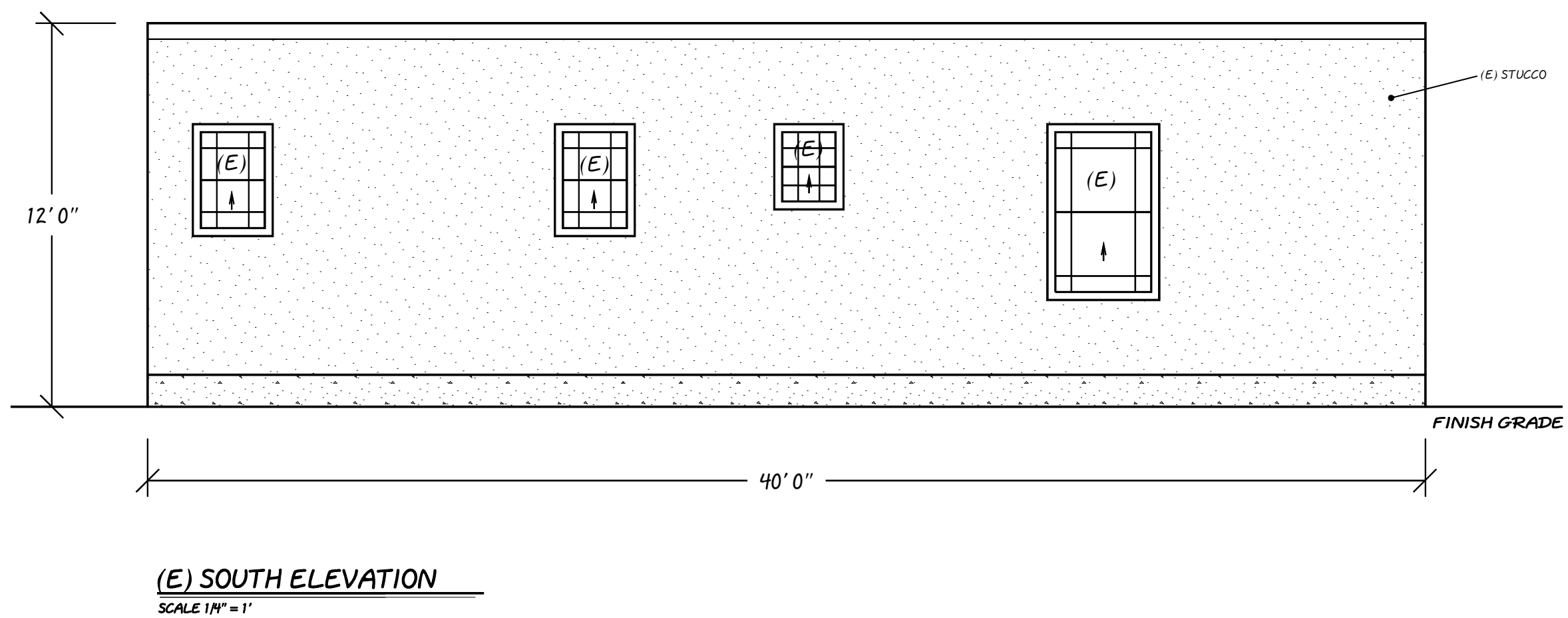
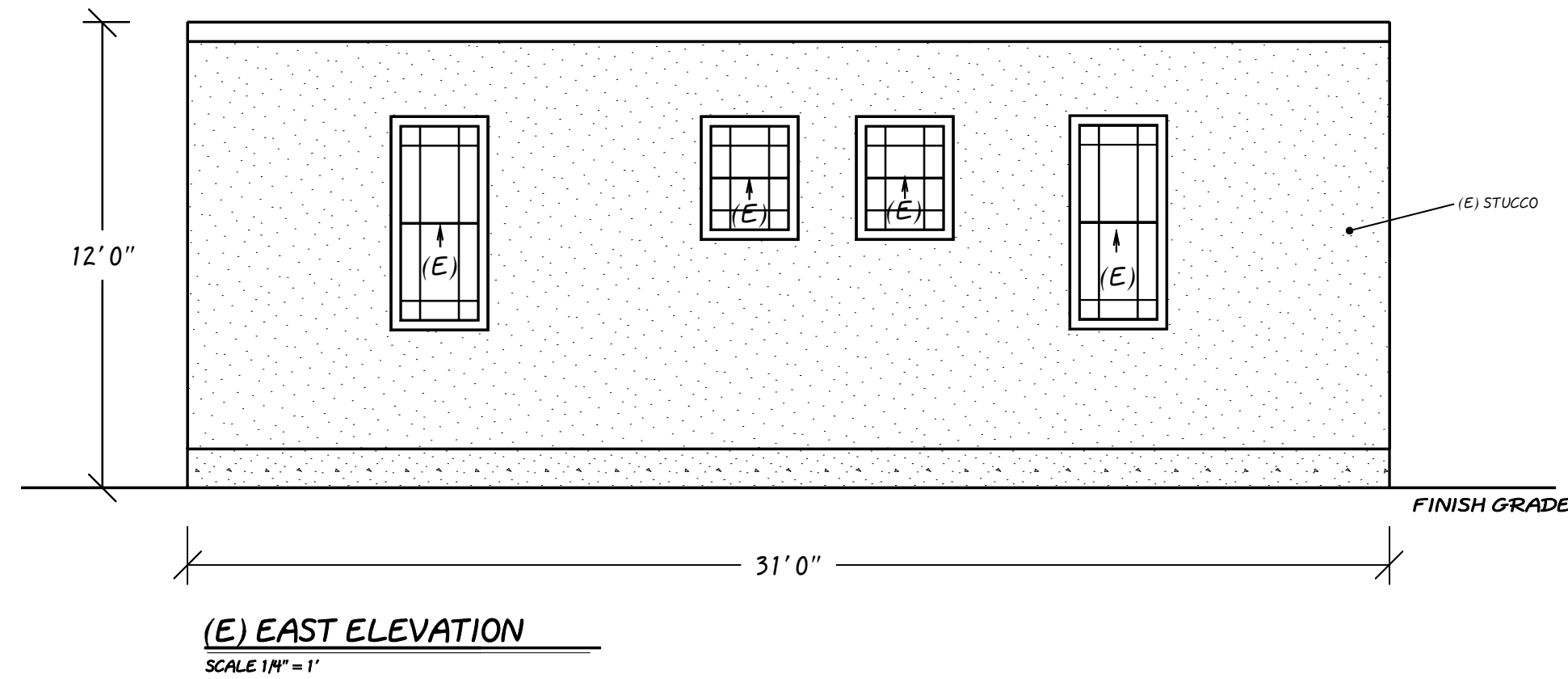
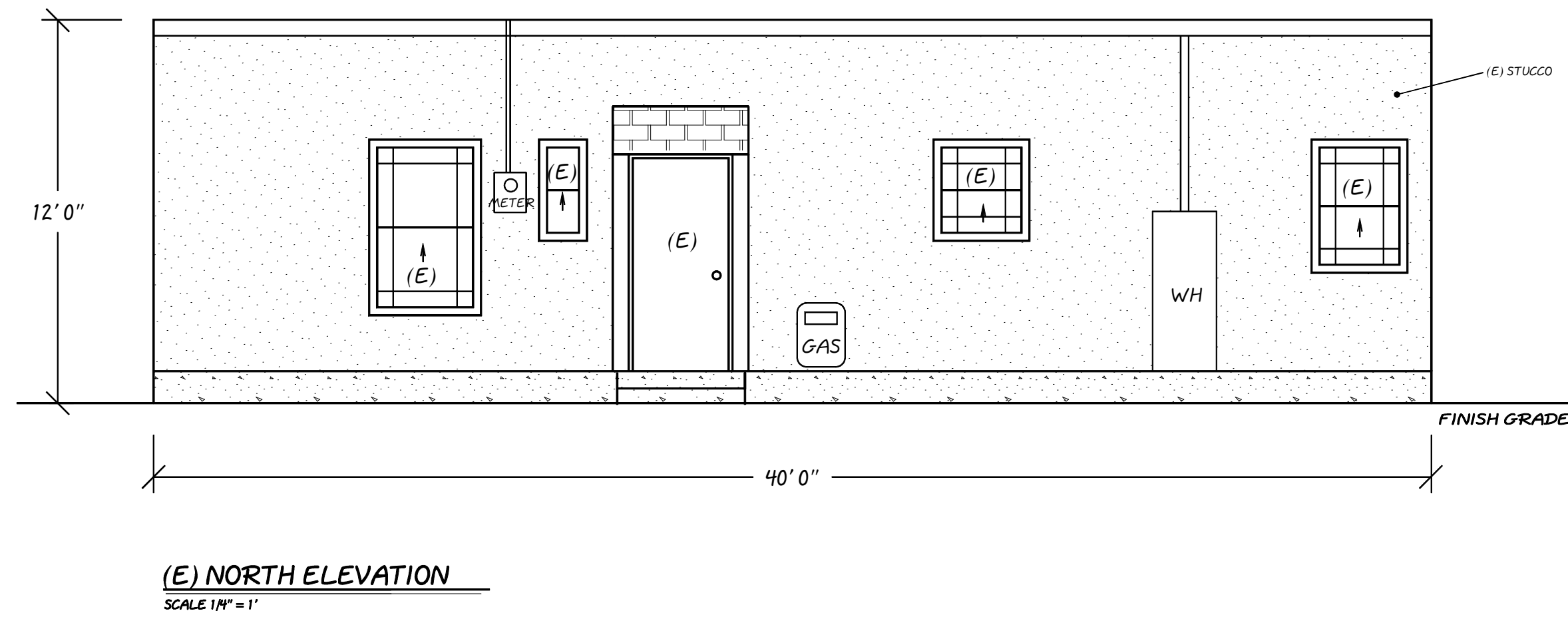
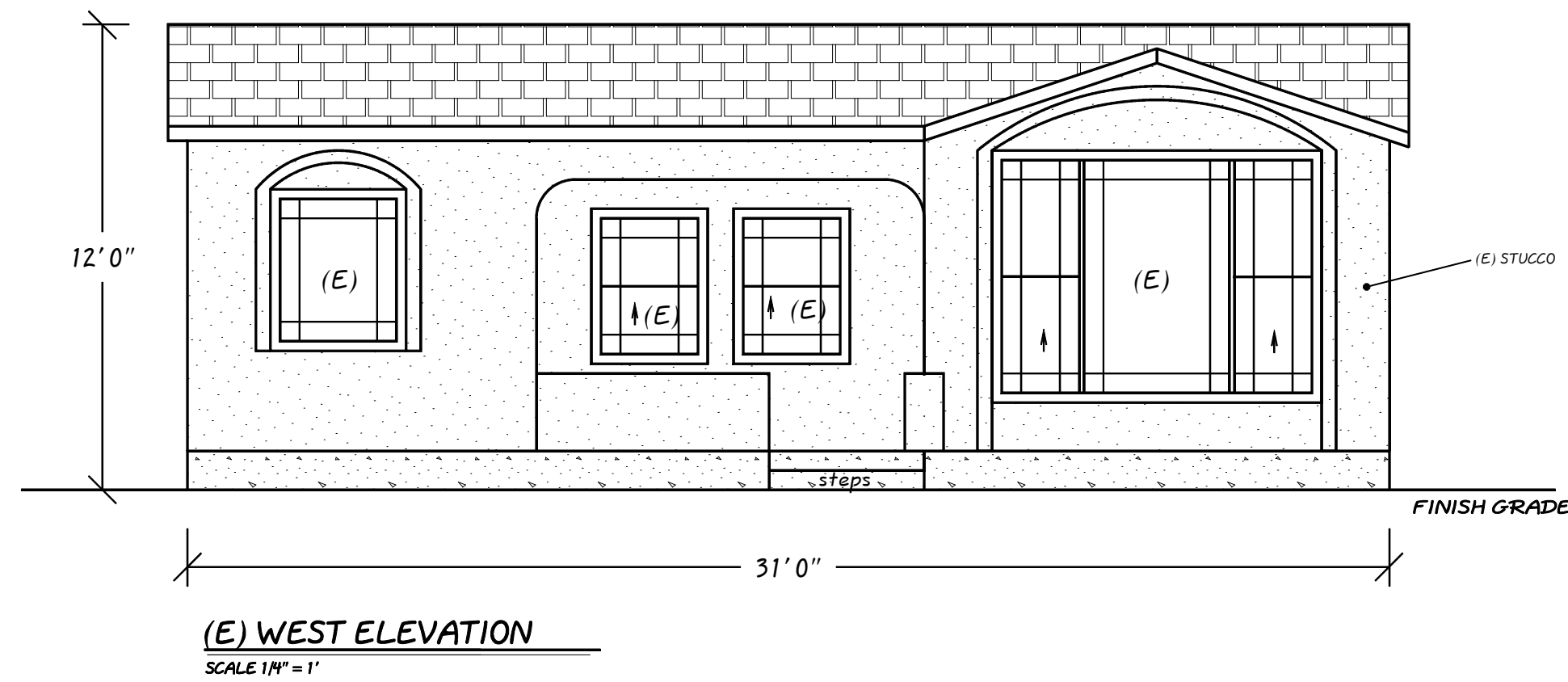
(E) FLOOR / WINDOW PLAN
SCALE 1/4" = 1'

NO ADDITIONAL SQUARE FOOTAGE PROPOSED
NOT PART OF SCOPE OF WORK

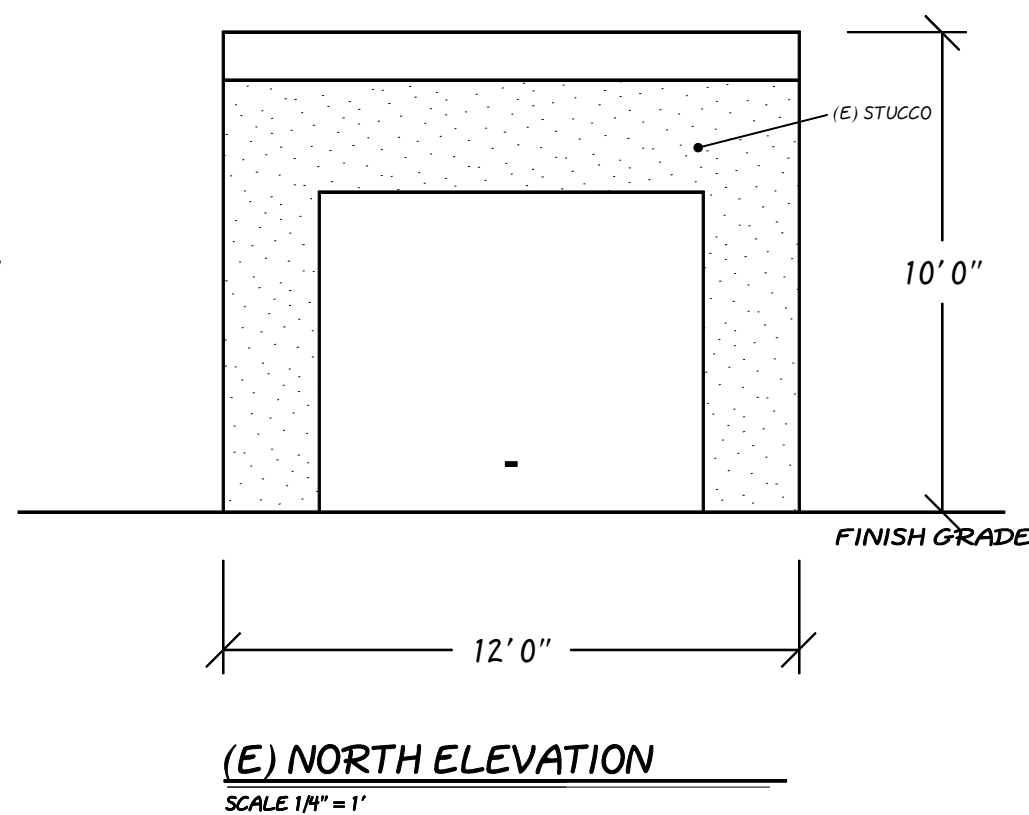
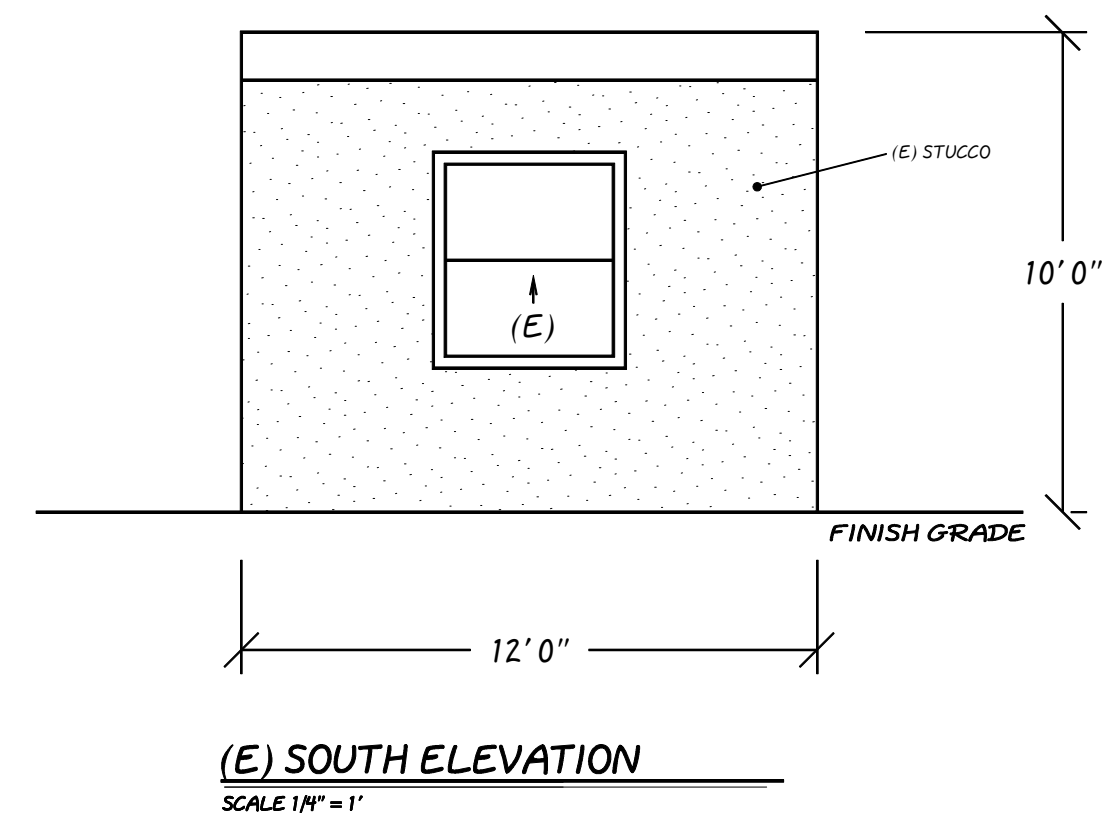
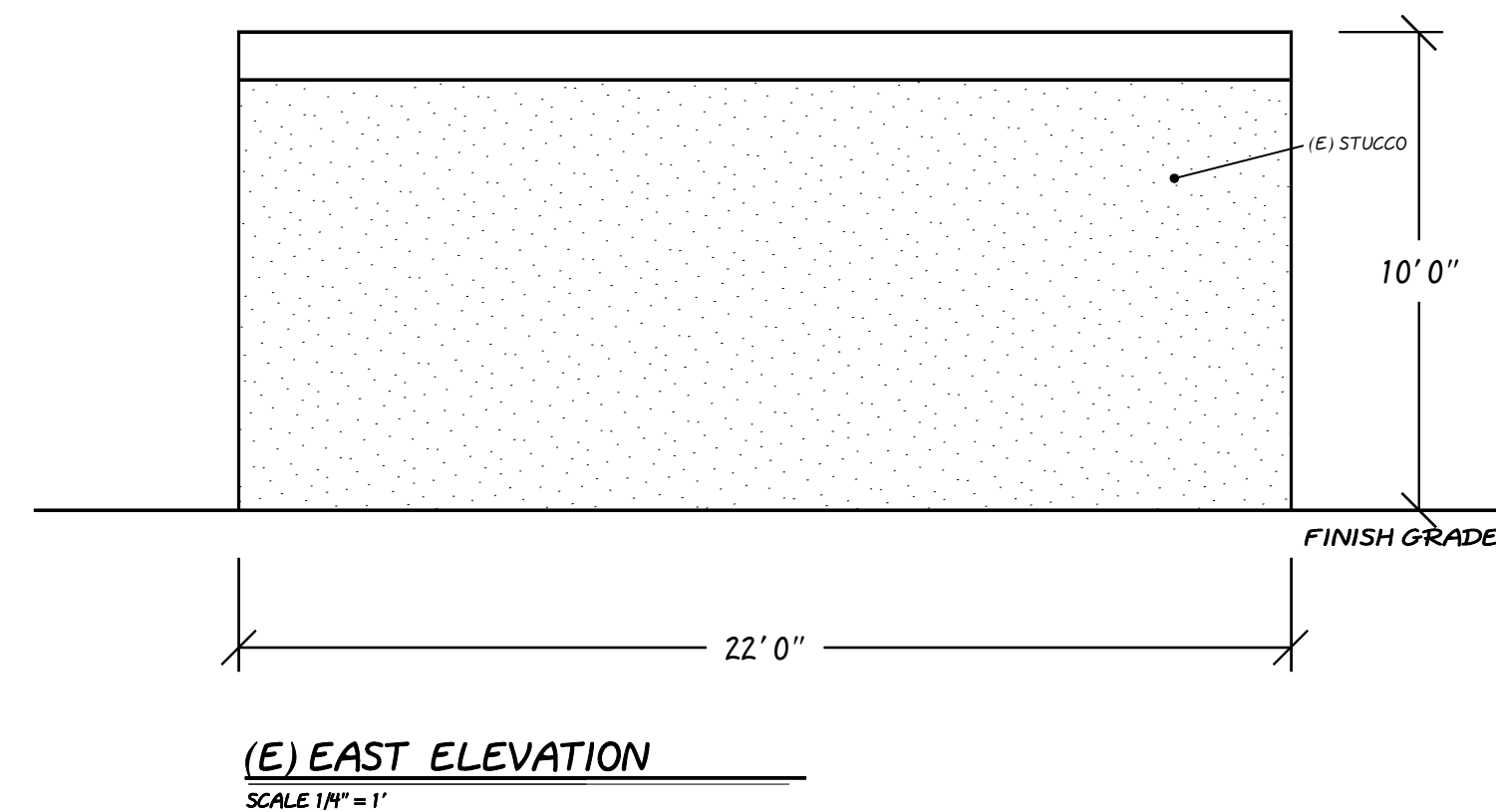
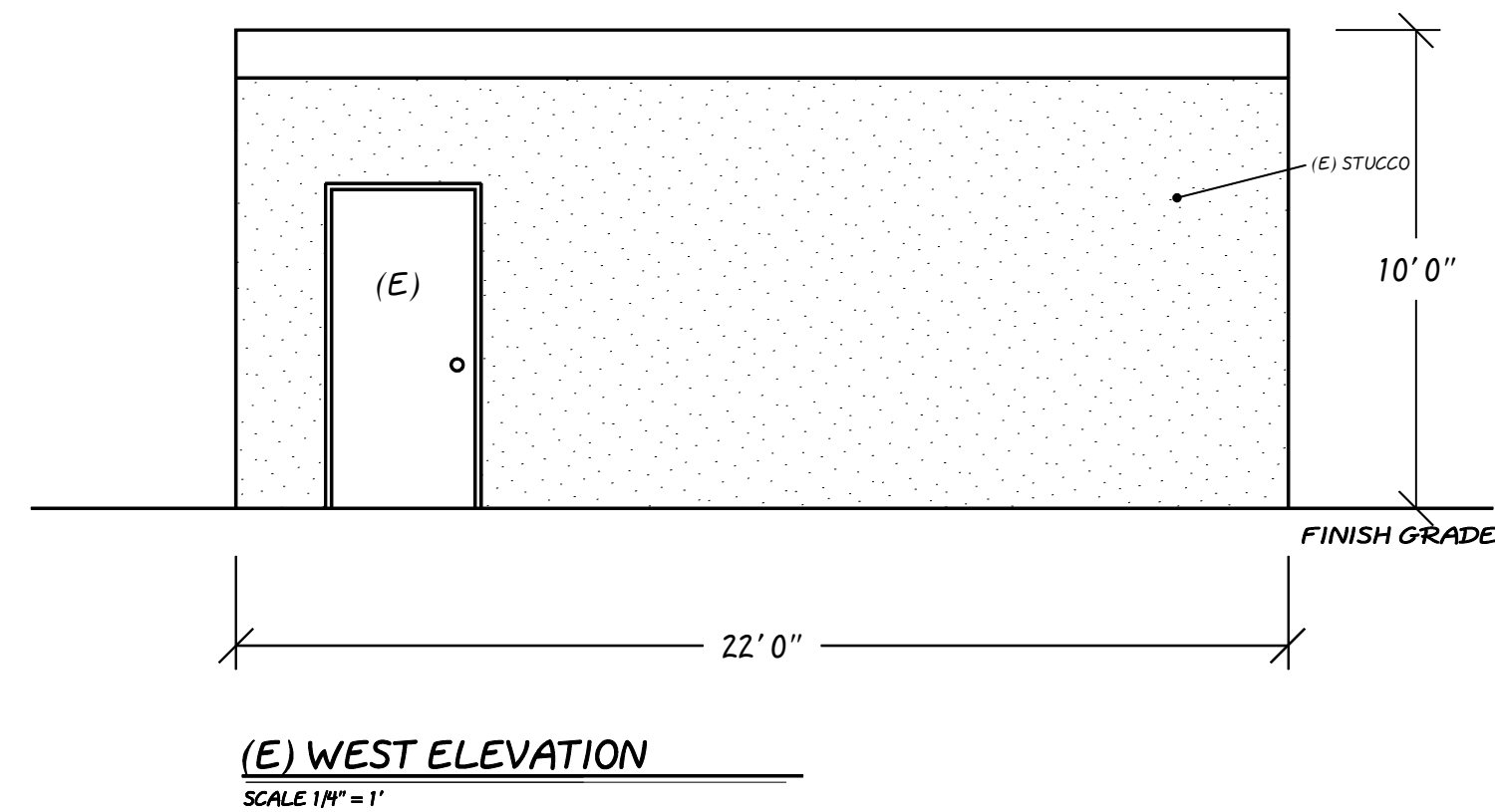
○ WINDOW SCHEDULE					
THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE THREATED IN ACCORDANCE WITH ASTM E1300			U-VALUE = 31 Max SHGC = 23 Max		
SYM.	SIZE	ROOM	STYLE	REMARKS	QUANTITY
1	64" X 48"	LIVING / BED	SH	EXISITING	2
2	26" X 50"	BED ROOM	SH	EXISITING	2
3	36" X 38"	BATH / KITCHEN	SH	EXISITING	2
4	36" X 48"	BED	SH	EXISITING	1
5	36" X 43"	BED / KITCHEN	SH	EXISITING	2
6	50" X 38"	LIVING ROOM	SH	EXISITING	1
7	24" X 50"	LIVING ROOM	SH	EXISITING	1
□ DOOR SCHEDULE					
SYM.	SIZE	TYPE	HEADER	REMARKS	QUANTITY
A	3' X 6'-8"	SOLID CORE	2-2X6	(E) ENTRY	2
B	2'-8" X 6'-8"	HALLOW CORE	2-2X6	(E) INTERIOR	3
WALL LEGEND					
= EXISTING WALL					

OWNER: Praise Chapel Christian Fellowship
6417 CEDAR ST.
HUNTINGTON PARK, CA 90255
admin@praisechapelhp.org 323-589-8959

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SFD ELEVATIONS



GARAGE ELEVATIONS

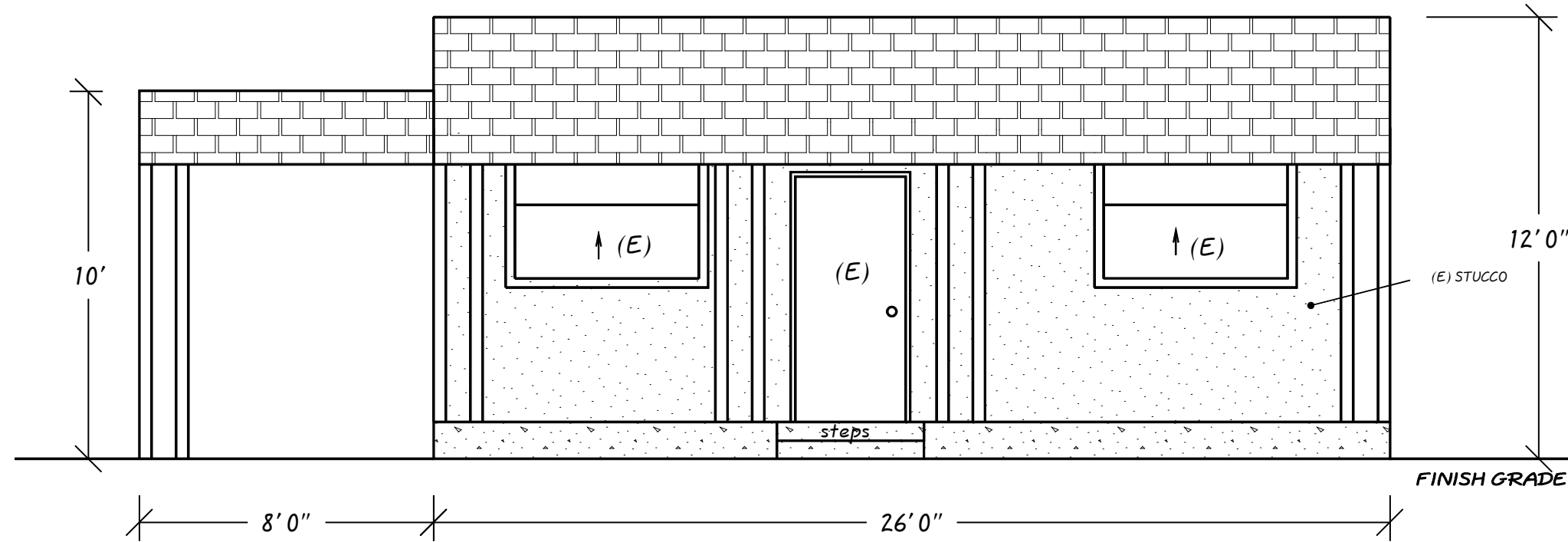
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DATE: 10-01-2024
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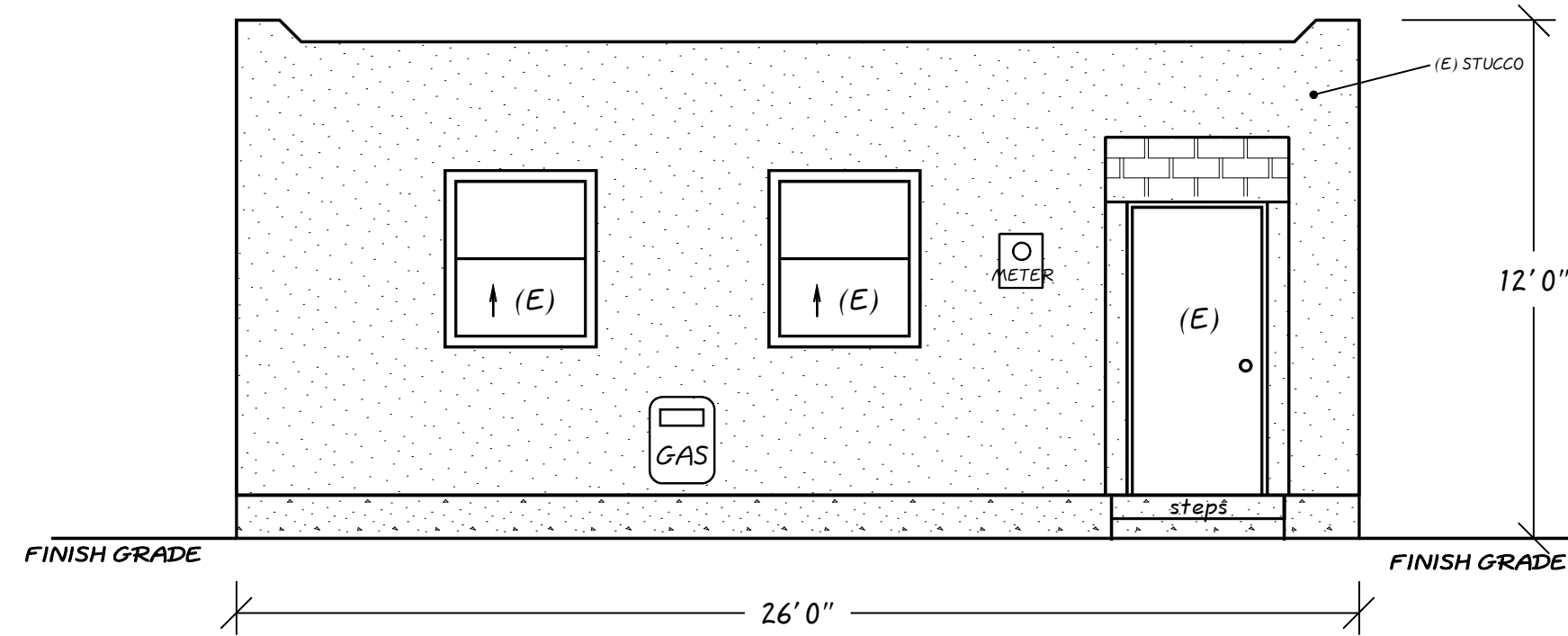
6418 ARBUTUS
ELEVATION PLAN

OWNER: Praise Chapel Christian Fellowship
6418 ARBUTUS ST.
HUNTINGTON PARK, CA 90255
admin@praisechapelhp.org 323-589-8959

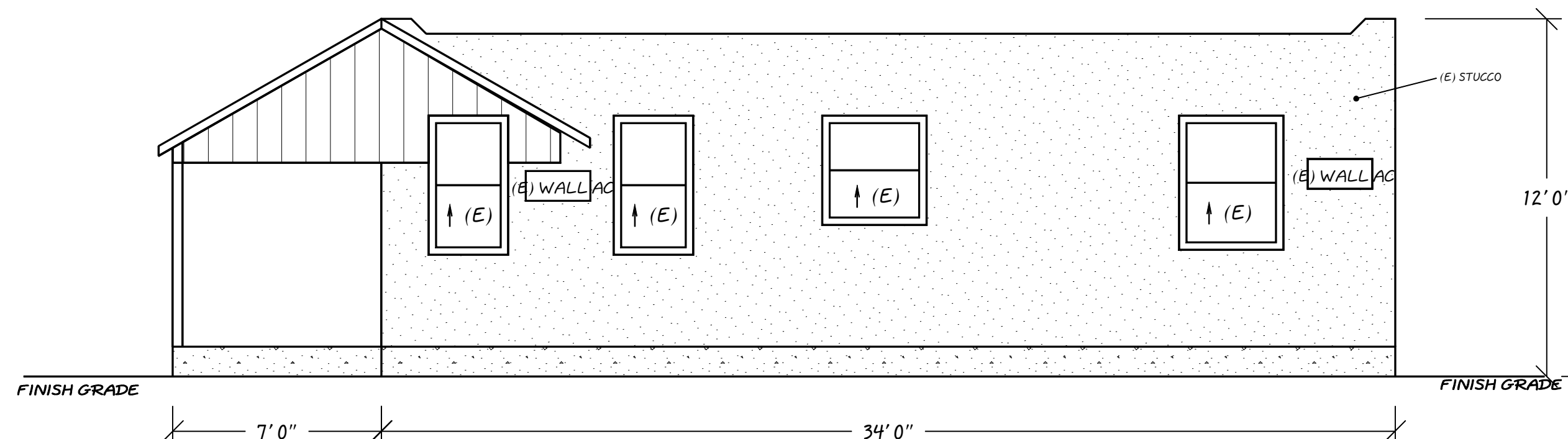
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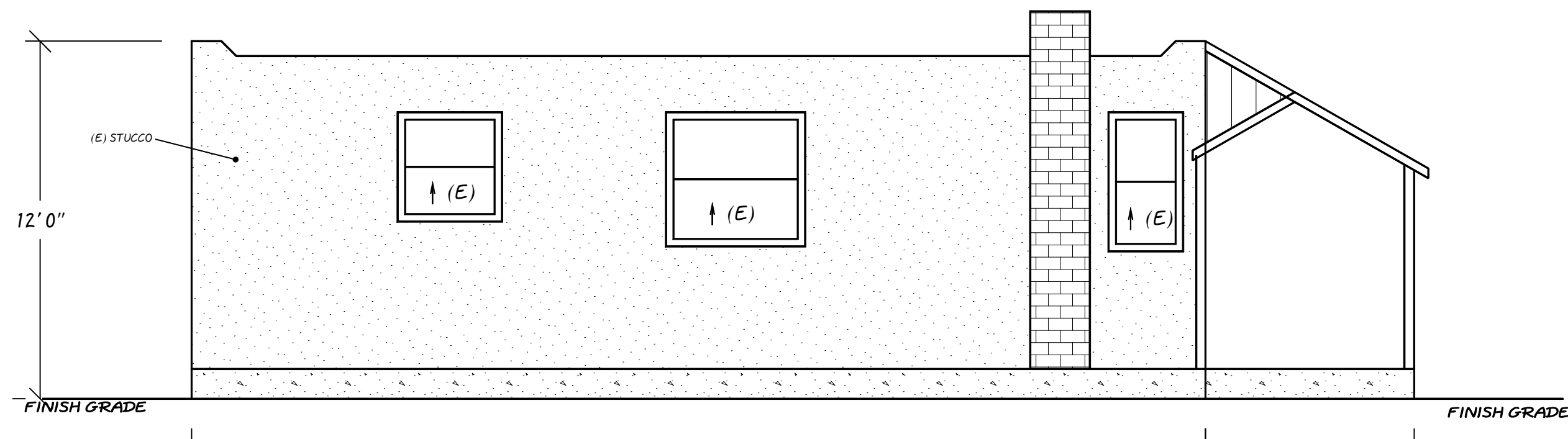
(E) EAST ELEVATION
SCALE 1/4" = 1'



(E) WEST ELEVATION
SCALE 1/4" = 1'



(E) NORTH ELEVATION
SCALE 1/4" = 1'



(E) SOUTH ELEVATION
SCALE 1/4" = 1'

6417 CEDAR
ELEVATION PLAN

OWNER: Praise Chapel Christian Fellowship
6417 CEDAR ST.
HUNTINGTON PARK, CA 90255
admin@praisechapelhp.org 323-589-8959

A-3.1

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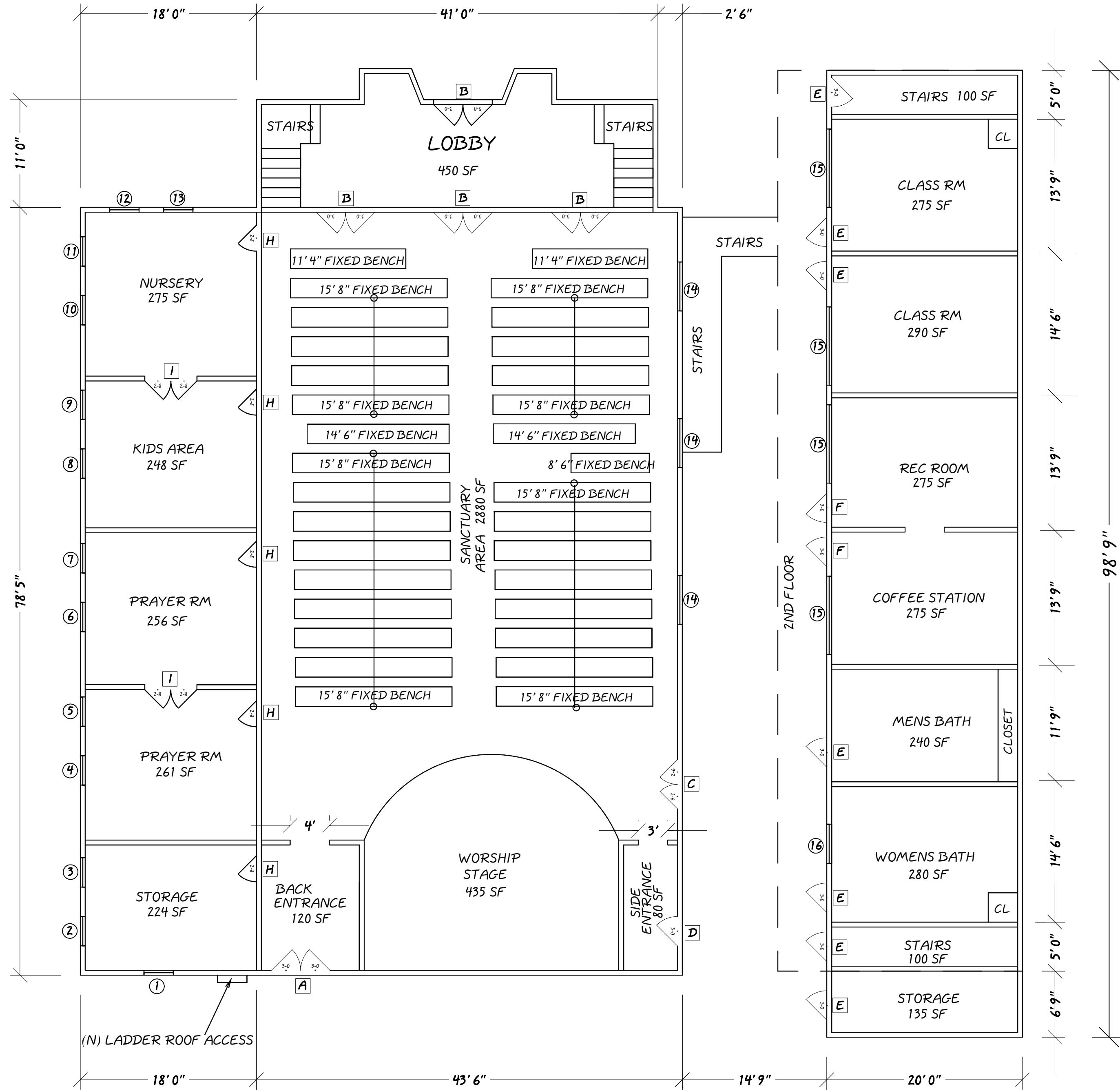
SCALE: AS NOTED

DATE: 10-01-2024

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1ST FLOOR WINDOW PLAN
SCALE 1/8" = 1'



WINDOW SCHEDULE					
THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE THREATENED IN ACCORDANCE WITH ASTM E1300					
				U. VALUE = .31 Max	
				SHGC = .23 Max	
SYM	SIZE	ROOM	STYLE	REMARKS	QUANTITY
1	36" X 75"	STORAGE	FIXED, GRID	TO BE CLOSED	1
2 - 3	36" X 75"	STORAGE	FIXED, GRID	REPLACE W/ SAME SIZE AND STYLE	2
4 - 7	36" X 75"	PRAYER RM	FIXED, GRID	REPLACE W/ SAME SIZE AND STYLE	4
8 - 9	36" X 75"	KIDS RM	FIXED, GRID	REPLACE W/ SAME SIZE AND STYLE	2
10 - 13	36" X 75"	NURSERY	FIXED, GRID	REPLACE W/ SAME SIZE AND STYLE	4
14	60" X 129"	SANTUARY	FIXED, RADIUS, GRID	EXISITING	3
15	96" X 60"	CLASS RM	XOX	EXISITING	4
16	48" X 24"	BATH	XO	EXISITING	1

DOOR SCHEDULE					
SYM	SIZE	TYPE	MATERIAL	REMARKS	QUANTITY
A	2 X 3' X 6'-8"	SOLID CORE	STEEL	(E) DUAL ENTRY	1
B	2 X 3' X 8'	SOLID CORE	WOOD	(E) DUAL ENTRY	4
C	2 X 2'-6" X 6'-8"	SOLID CORE	STEEL	(E) ENTRY	1
D	3' X 6'-8"	SOLID CORE	STEEL	(E) ENTRY	1
E	3' X 6'-8"	SOLID CORE	WOOD	(E) ENTRY	7
F	3' X 6'-8"	10 - LITE	WOOD	(E) ENTRY	2
H	2'-8" X 6'-8"	HOLLOW CORE	WOOD	(E) INTERIOR	5
I	2'-8" X 6'-8"	HOLLOW CORE	WOOD	(E) DUAL INTERIOR	2

WALL LEGEND	
	= EXISTING WALL
	= 1ST FLOOR OUTLINE

1ST FLOOR CHURCH SEAT NG CALCULAT DN .	
27 X 15' 8" FIXED BENCH	27 X 188" / 18 = 270 PPL
2 X 14' 6" FIXED BENCH	2 X 174" / 18 = 18 PPL
2 X 11' 4" FIXED BENCH	2 X 136" / 18 = 14 PPL
TOTAL SEATING NEEDED = 302 SEATS	

OWNER: Praise Chapel Christian Fellowship
3034 E GAGE AVE.
HUNTINGTON PARK, CA 90255
admin@praisechapelhp.org 323-589-8959

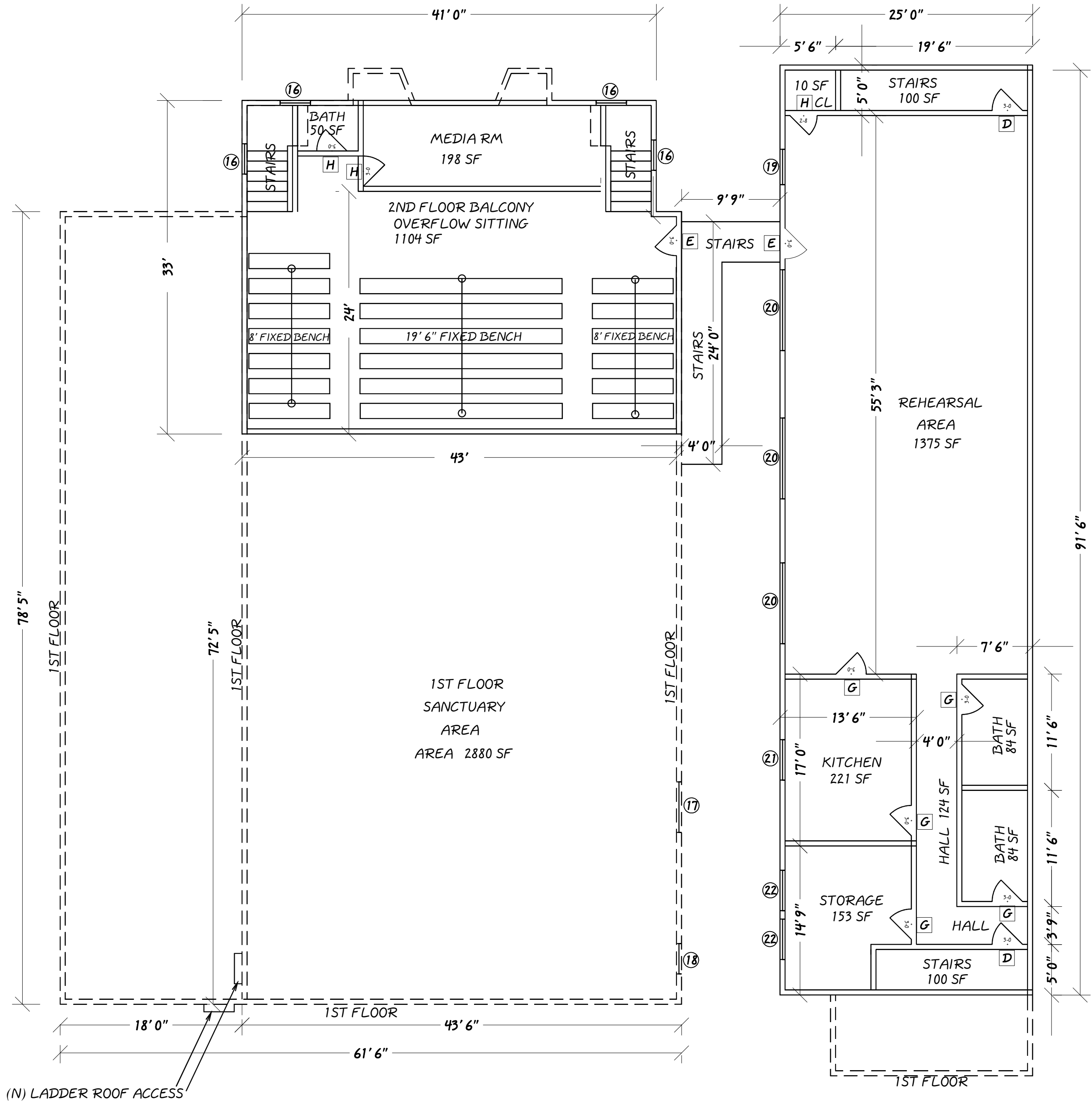
1ST FLOOR FLOOR PLAN

SCALE: AS NOTED
DATE: 10-01-2024
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2 ND FLOOR WINDOW PLAN
SCALE 1/8" = 1'



○ WINDOW SCHEDULE

THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE THREATENED IN ACCORDANCE WITH ASTM E1300

U VALUE = .31 Max
SHGC = .23 Max

SYM	SIZE	ROOM	STYLE	REMARKS	QUANTITY
16	36" X 75"	BALCONY	FIXED, RADIUS, GRID	EXISITING	4
17	5' X 8'	SANTUARY	FIXED, GRID	EXISITING	1
18	2 - 36" X 55"	SANTUARY	FIXED, GRID	STACKED / TO BE CLOSED	2
19	42" X 48"	REHEARSAL RM.	AWNING	EXISITING	1
20	96" X 48"	REHEARSAL RM.	AWNING	EXISITING	3
21	48" X 32"	KITCHEN	AWNING	EXISITING	1
22	48" X 48"	STORAGE	AWNING	EXISITING	2

□ DOOR SCHEDULE

SYM	SIZE	TYPE	MATERIAL	REMARKS	QUANTITY
A	2 X 3' X 6'-8"	SOLID CORE	STEEL	(E) DUAL ENTRY	1
D	3' X 6'-8"	SOLID CORE	STEEL	(E) ENTRY	2
E	3' X 6'-8"	SOLID CORE	WOOD	(E) ENTRY	2
G	3' X 6'-8"	HOLLOW CORE	WOOD	(E) INTERIOR	5
H	2'-8" X 6'-8"	HOLLOW CORE	WOOD	(E) INTERIOR	1

WALL LEGEND

— = EXISTING WALL
- - - = 1ST FLOOR OUTLINE

2ND FLOOR CHURCH SEAT NG CALCULAT DN .

12 X 8' FIXED BENCH 12 X 96" / 18 = 65 PPL
6 X 19' 6" FIXED BENCH 6 X 234" / 18 = 78 PPL

TOTAL SEATING NEEDED = 143 SEATS

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admin@praisechapelhp.org 323-589-8959

A-4.1

2ND FLOOR FLOOR PLAN

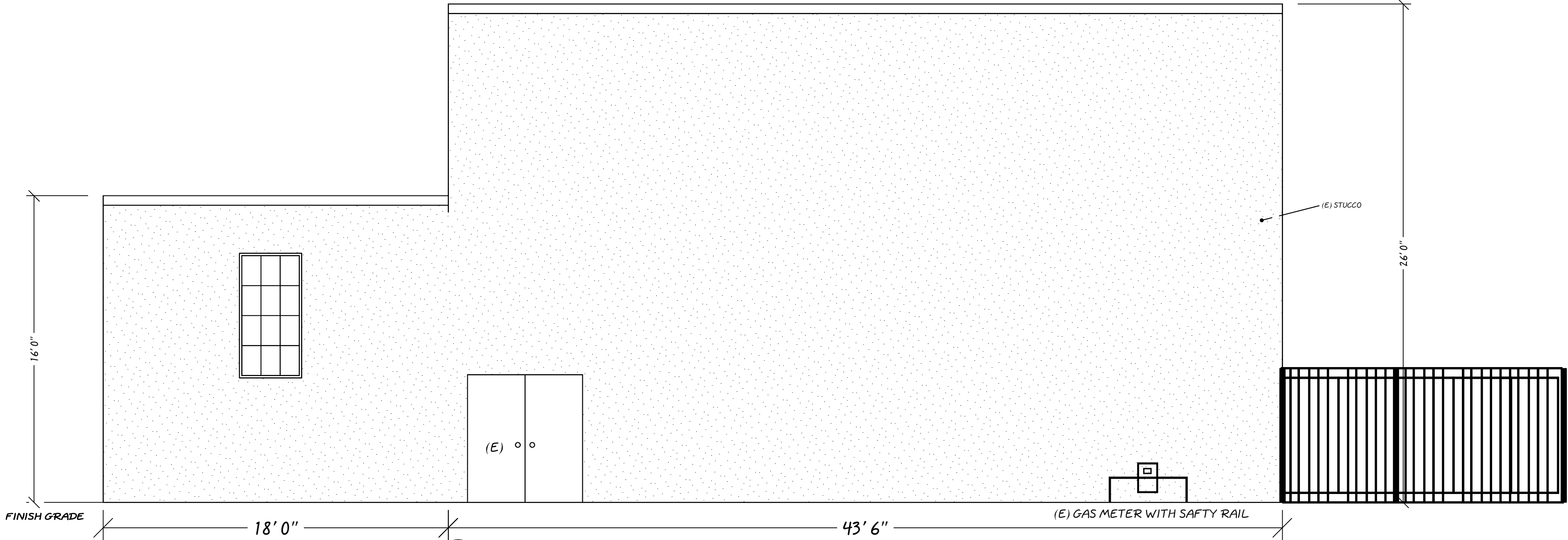
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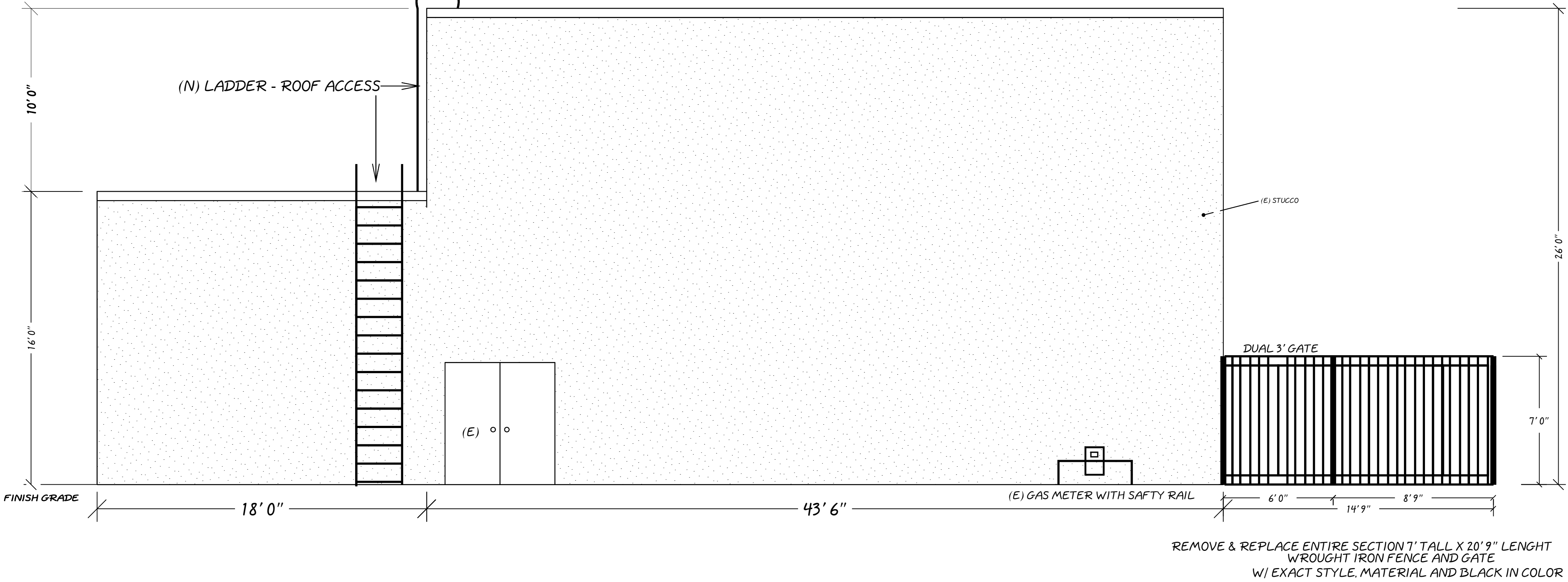
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EXIST. SOUTH ELEVATION
SCALE 1/4" = 1'



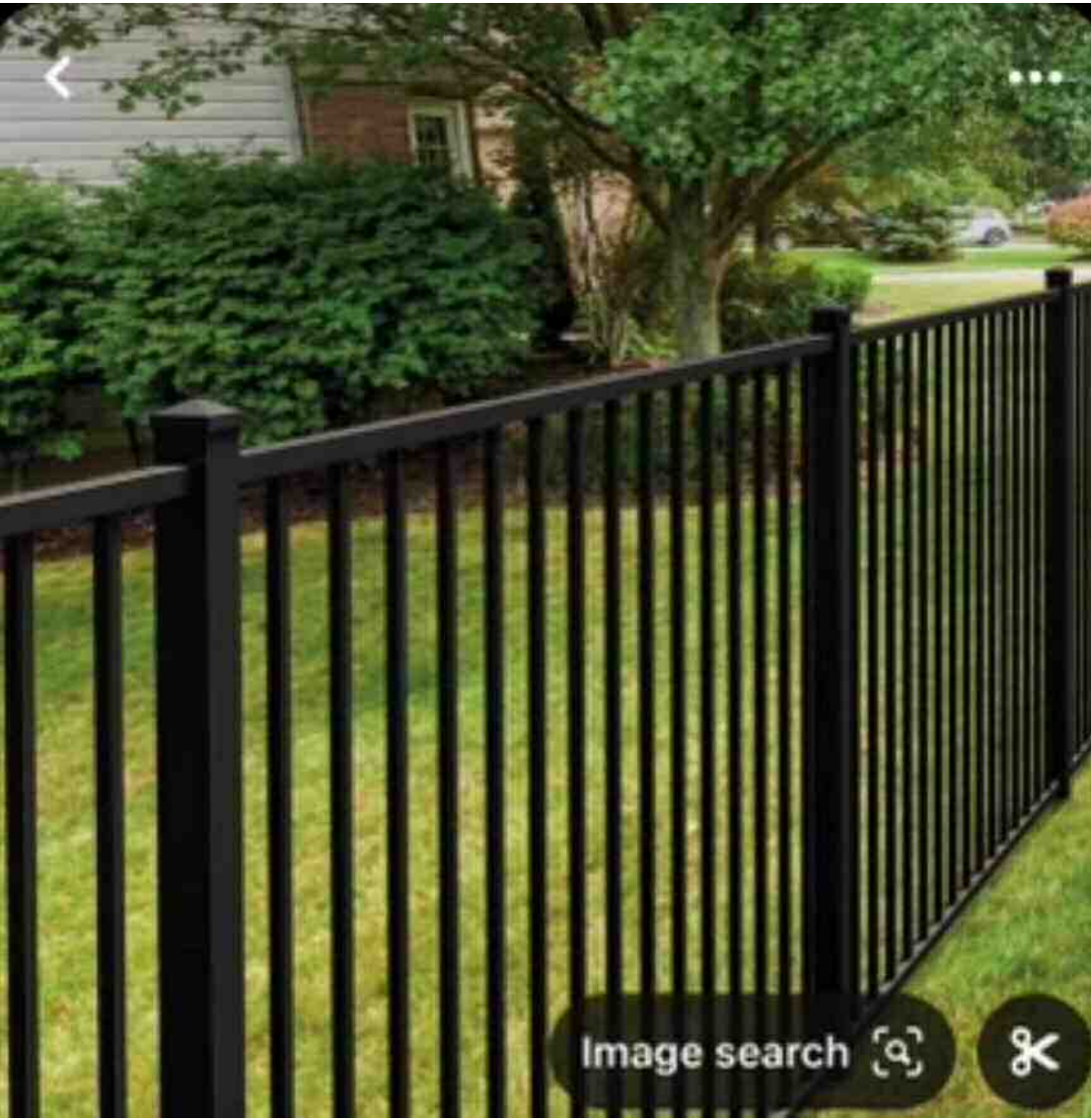
PROP. SOUTH ELEVATION
SCALE 1/4" = 1'



EXTERIOR BUILDING COLORS
BUILDING STUCCO COLOR:
MERLEX P-810 IRONSTONE



BUILDING TRIM COLOR:
BEHR PPU24-19 SHARK FIN



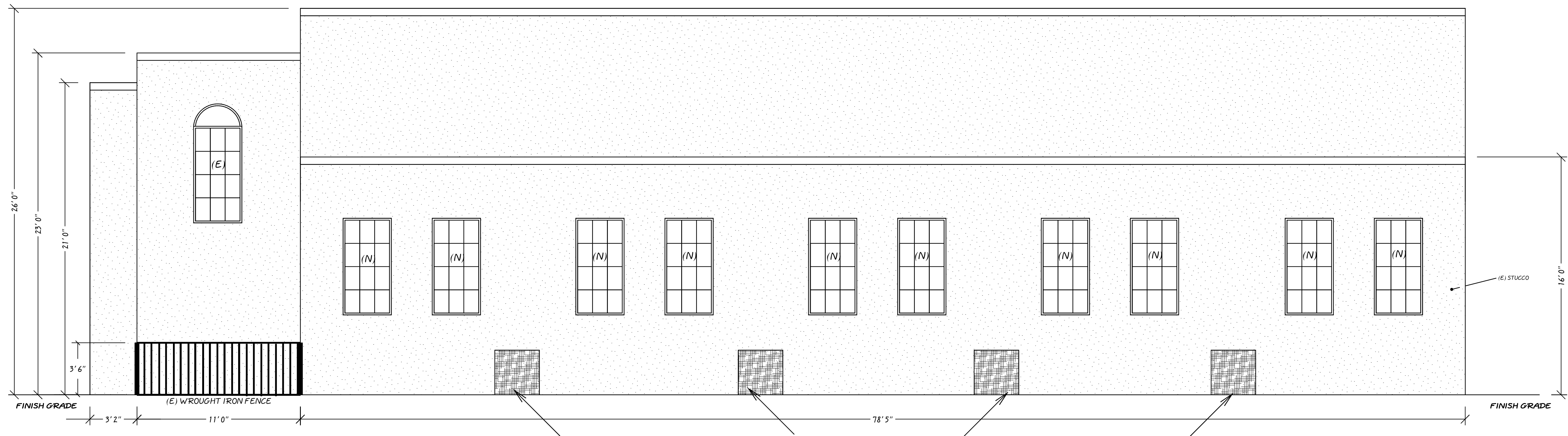
CHURCH S ELEVATIONS

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A-4.2

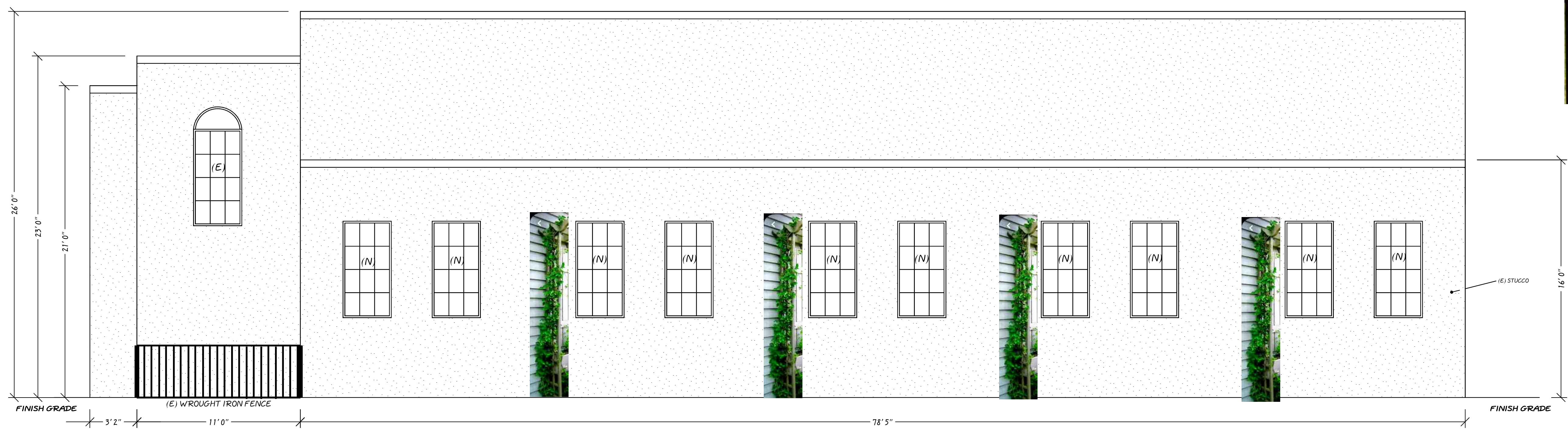
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PROPOSED WEST ELEVATION
SCALE 1/8" = 1'

REMOVE (E) LANDSCAPING ALONG ARBUTUS AVE TO REPAIR WALL
& REPLACE WITH SHRUB SHOWN IN PICTURE
EXISTING & PROPOSED ELEVATION REMAIN THE SAME
NEW WINDOWS WILL BE REPLACED WITH SAME STYLE AND COLOR



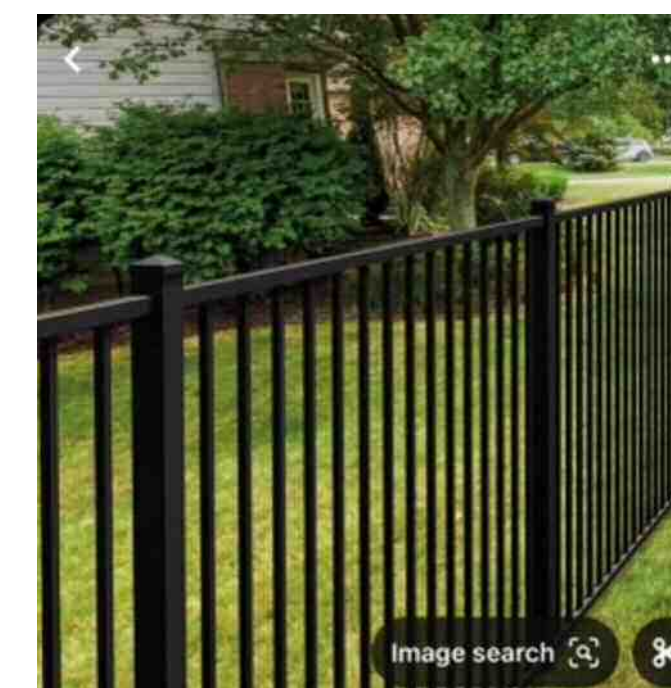
PROPOSED WEST ELEVATION
SCALE 1/8" = 1'

EXISTING & PROPOSED ELEVATION REMAIN THE SAME
NEW WINDOWS WILL BE REPLACED WITH SAME STYLE AND COLOR

EXTERIOR BUILDING COLORS
BUILDING STUCCO COLOR:
MERLEX P-810 IRONSTONE



BUILDING TRIM COLOR:
BEHR PPU24-19 SHARK FIN



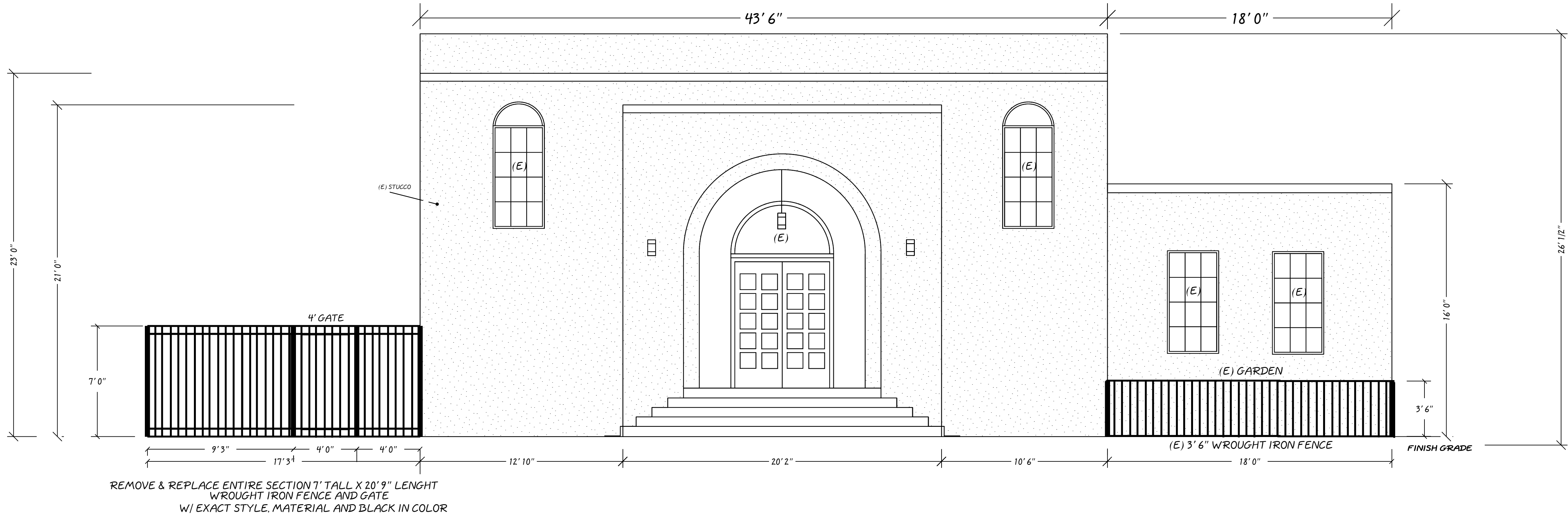
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CHURCH W ELEVATIONS

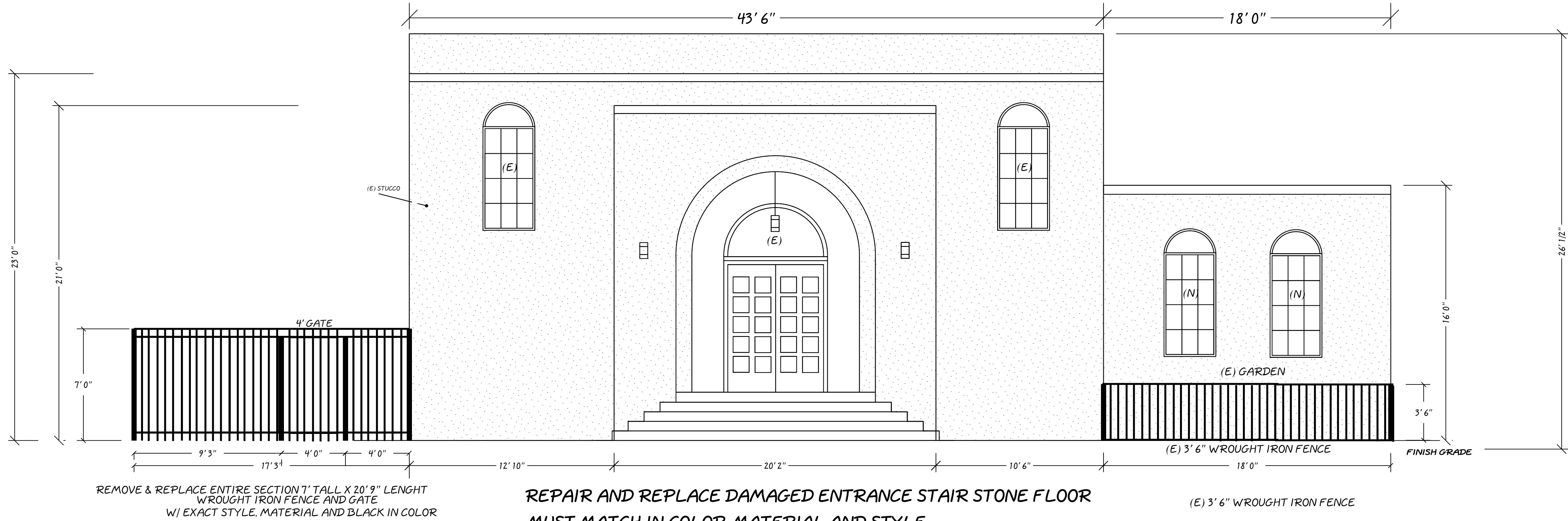
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EXIST. NORTH ELEVATION
SCALE 1/8" = 1'



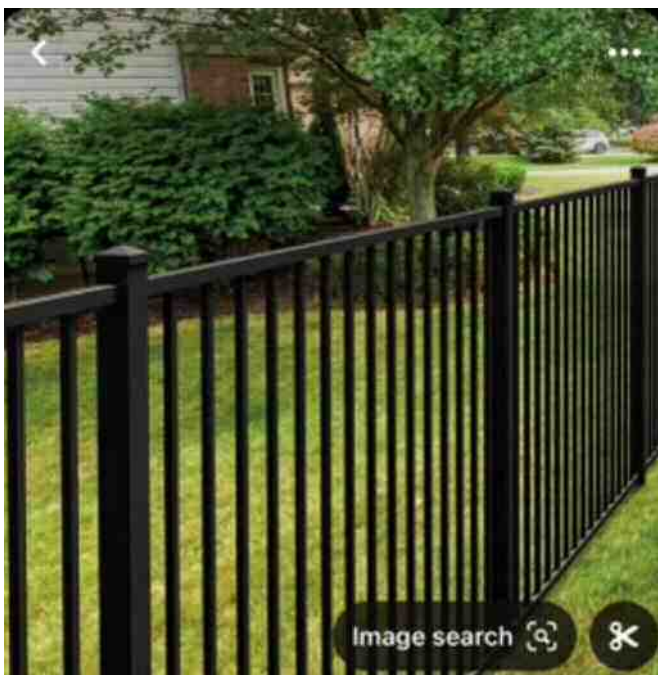
PROP. NORTH ELEVATION
SCALE 1/8" = 1'



EXTERIOR BUILDING COLORS
BUILDING STUCCO COLOR:
MERLEX P-810 IRONSTONE



BUILDING TRIM COLOR:
BEHR PPU24-19 SHARK FIN



SCALE: AS NOTED

DATE: 10-01-2024

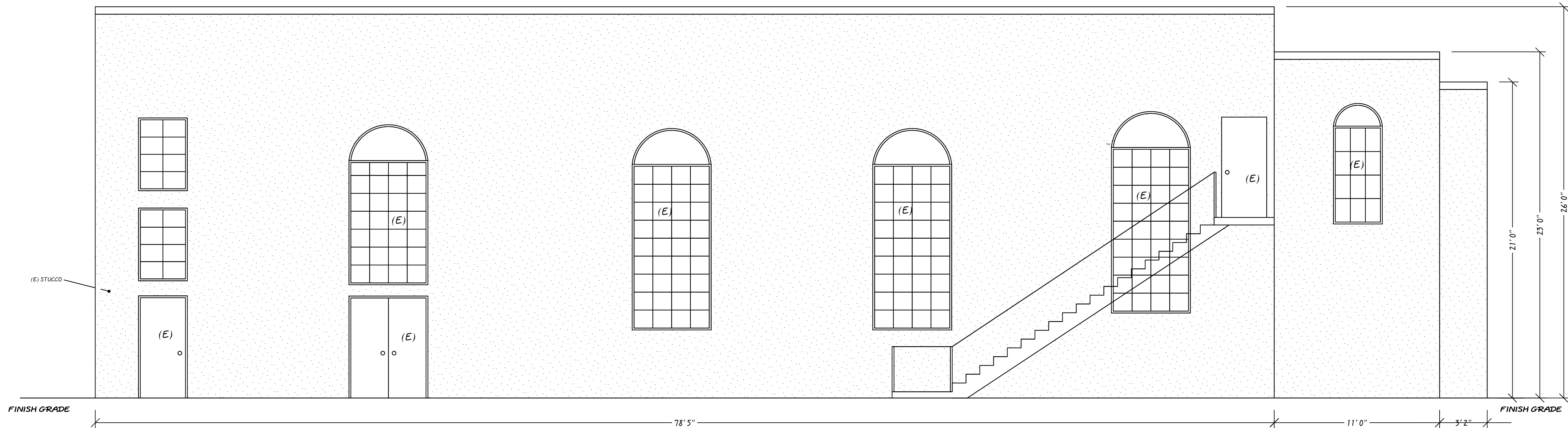
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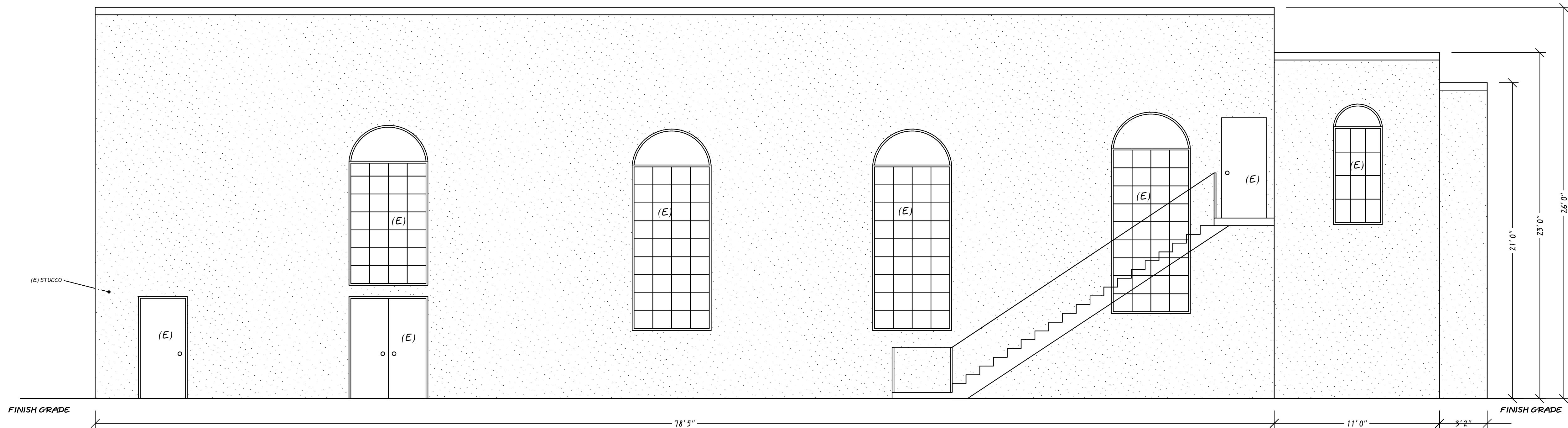
CHURCH N ELEVATIONS

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3034 E GAGE AVE.
HUNTINGTON PARK, CA 90255
admin@praisechapelhp.org 323-589-8959

A-4.4



EXISTING EAST ELEVATION
SCALE 1/4" = 1'

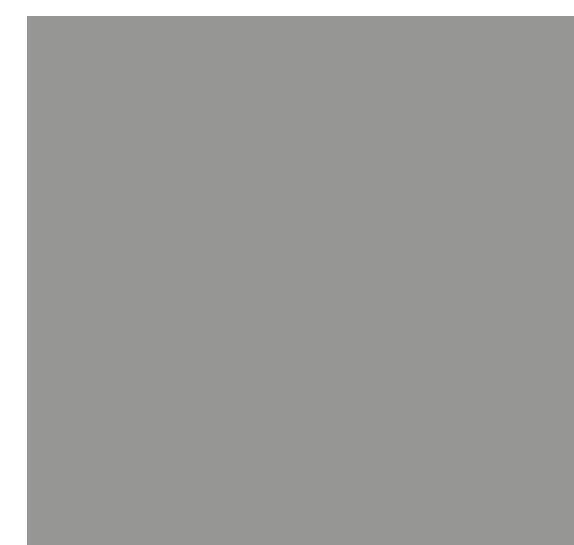


PROPOSED EAST ELEVATION
SCALE 1/4" = 1'

EXTERIOR BUILDING COLORS
BUILDING STUCCO COLOR:
MERLEX P-810 IRONSTONE



BUILDING TRIM COLOR:
BEHR PPU24-19 SHARK FIN



SCALE: AS NOTED

DATE: 10-01-2024

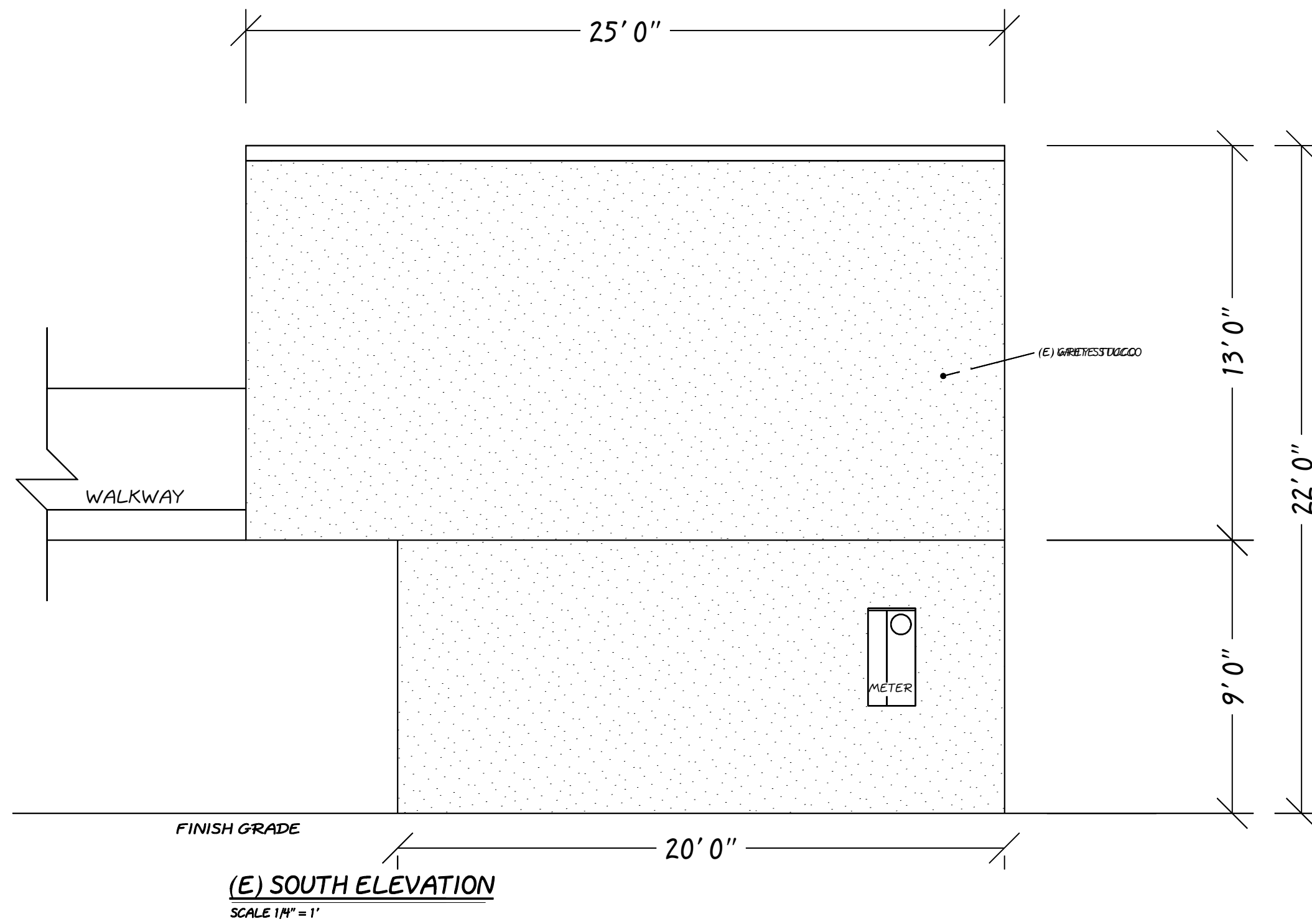
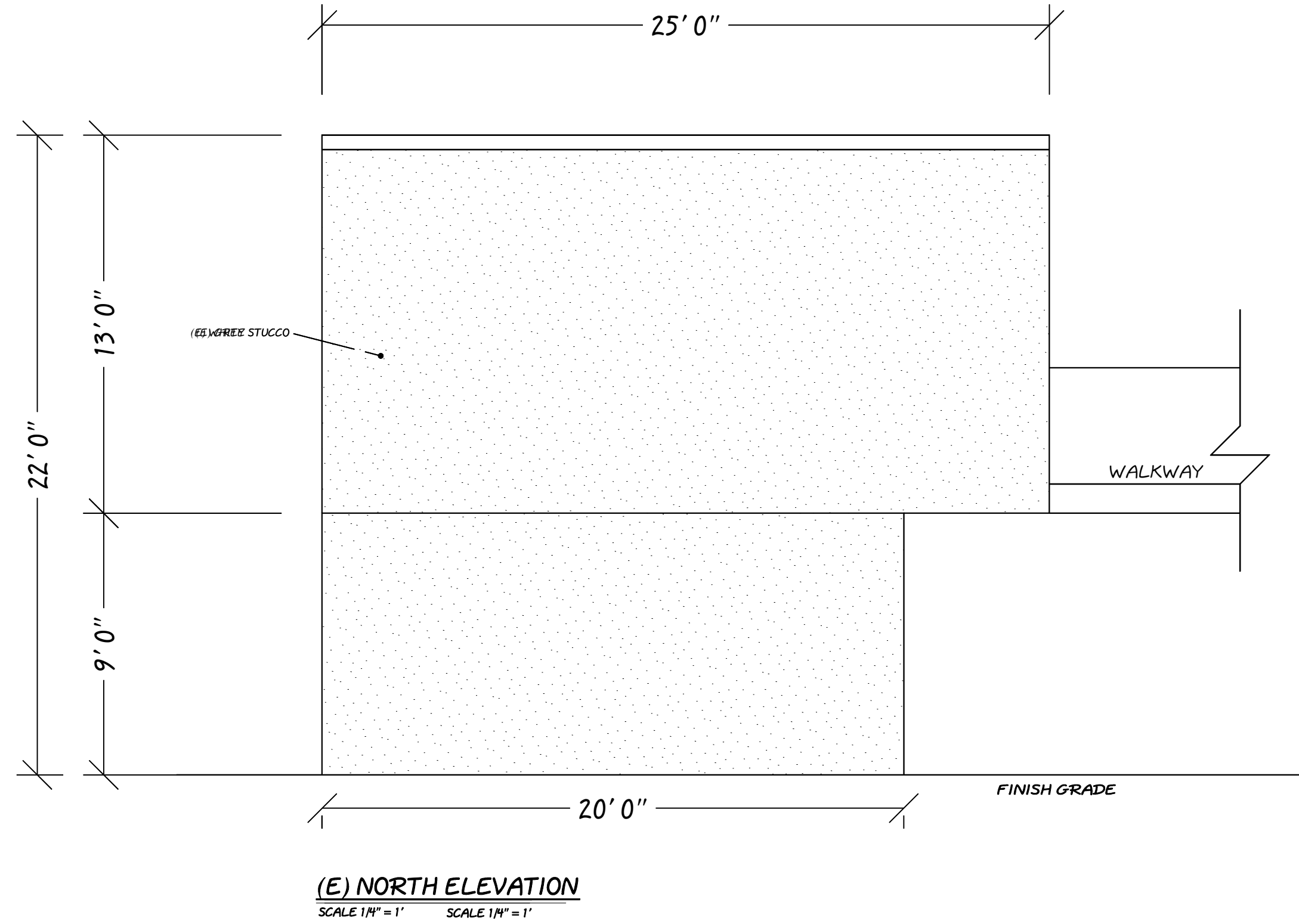
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CHURCH E ELEVATIONS

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A-4.5

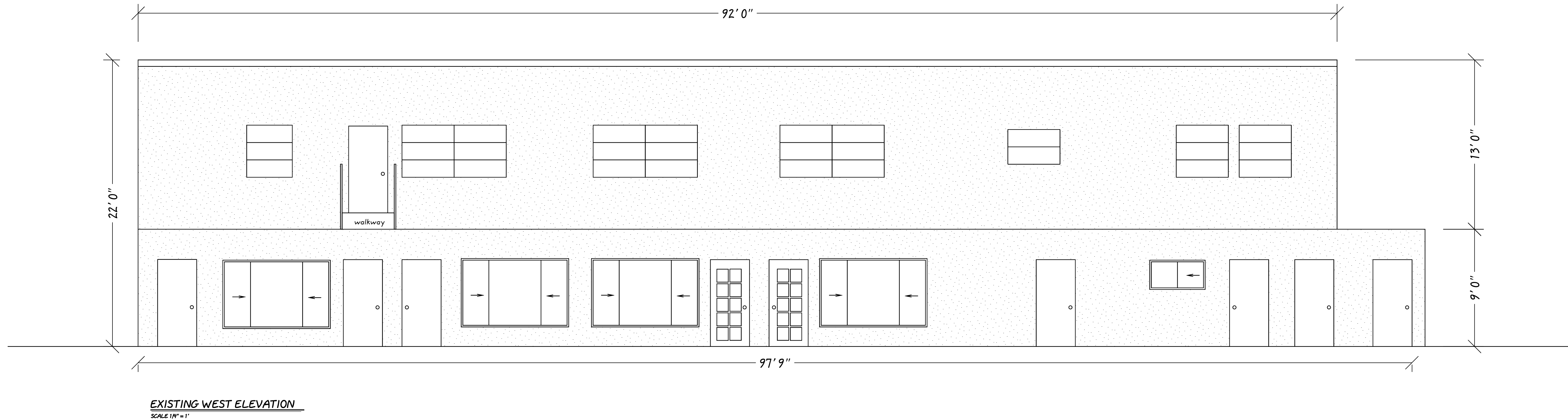


EXTERIOR BUILDING COLORS

BUILDING STUCCO COLOR:
MERLEX P-810 IRONSTONE



BUILDING TRIM COLOR:
BEHR PPU24-19 SHARK FIN



OWNER: Praise Chapel Christian Fellowship
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HUNTINGTON PARK, CA 90255
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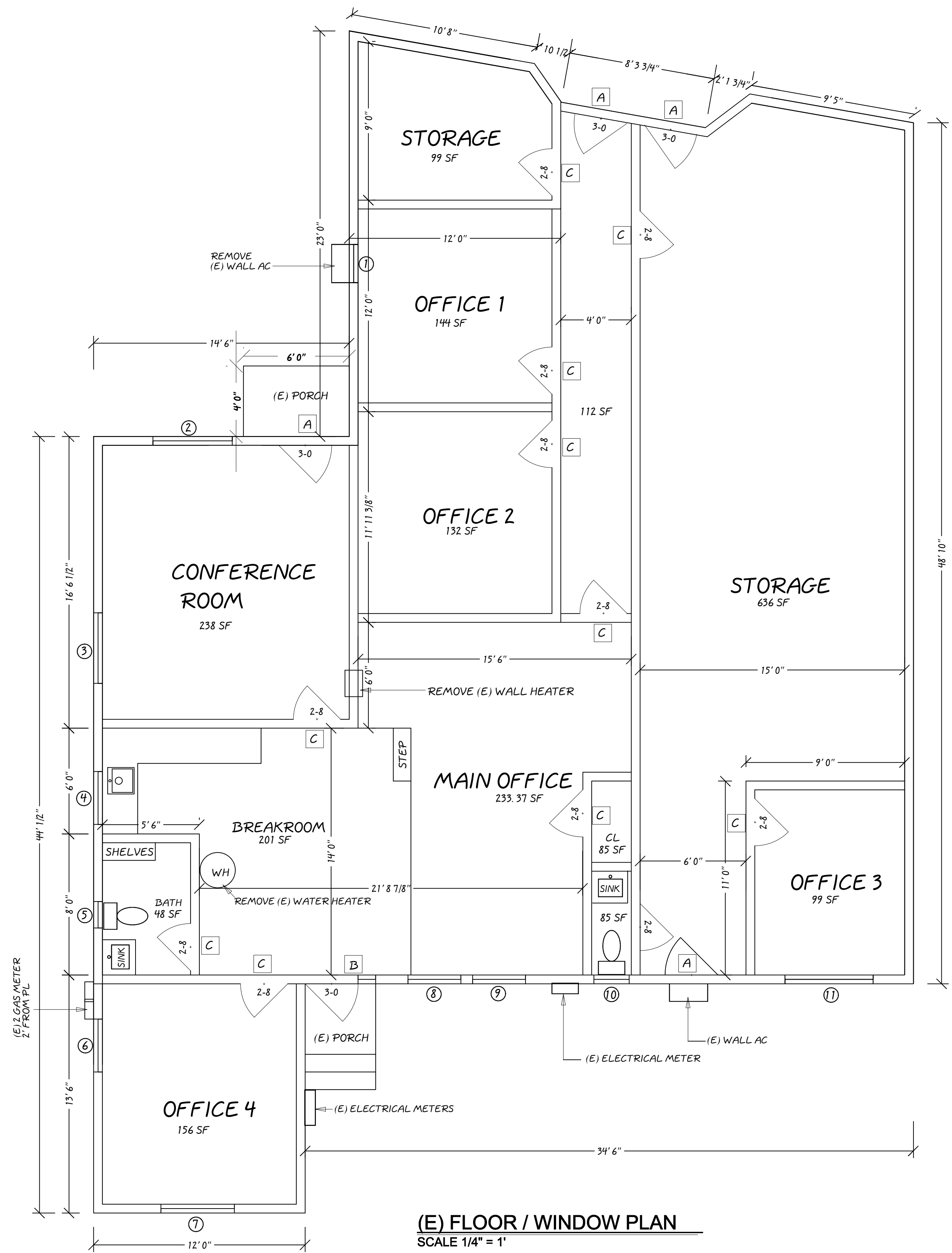
ANNEX ELEVATIONS

SCALE: AS NOTED

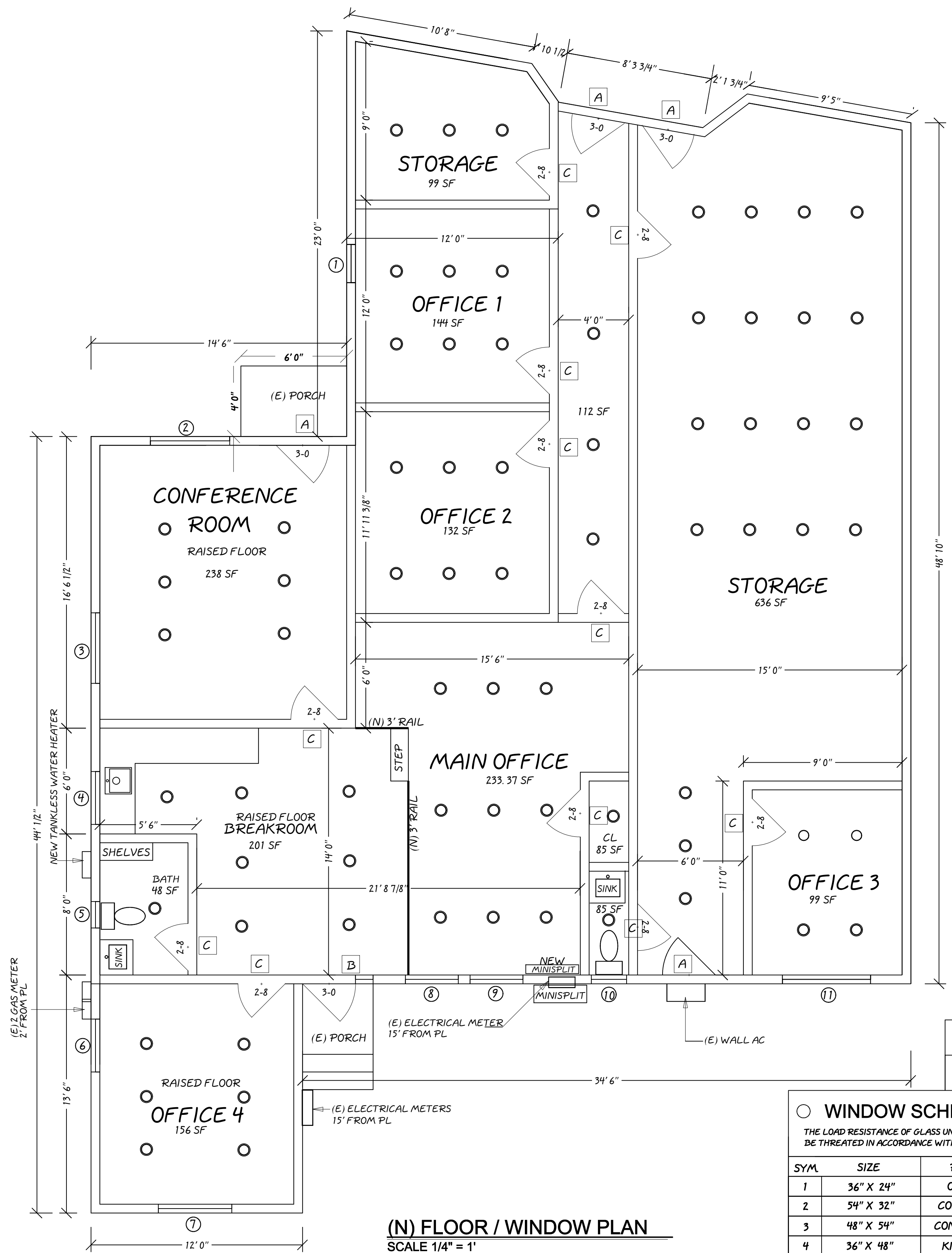
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(E) FLOOR / WINDOW PLAN
SCALE 1/4" = 1'



(N) FLOOR / WINDOW PLAN
SCALE 1/4" = 1'

NEW LIGHTING LEGEND

○ = NEW 6" ADJUSTABLE CCT INTEGRATED LED
CANLESS RECESSED LIGHT TRIM 900 LUMENS

○ WINDOW SCHEDULE

THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL
BE THREADED IN ACCORDANCE WITH ASTM E1300

U VALUE = 31 Max
SHGC = 23 Max

SYM.	SIZE	ROOM	STYLE	REMARKS	QUANTITY
1	36" X 24"	OFFICE	XO	EXISTING	1
2	54" X 32"	CONF. ROOM	XOX	EXISTING	1
3	48" X 54"	CONF. ROOM	XO	EXISTING	1
4	36" X 48"	KITCHEN	XO	EXISTING	1
5	18" X 24"	BATH	FIXED, OBSCURE	SAME SIZE REPLACE	1
6	36" X 48"	OFFICE 4	XO	EXISTING	1
7	39" X 50"	OFFICE 4	XO	EXISTING	1
8	36" X 48"	LIVING ROOM	SH	SAME SIZE REPLACE	1
9	36" X 48"	LIVING ROOM	SH	SAME SIZE REPLACE	1
10	20" X 32"	BATH	SH GRID	EXISTING	1
11	60" X 48"	OFFICE 3	XO GRID	EXISTING	1

□ DOOR SCHEDULE

SYM.	SIZE	TYPE	HEADER	REMARKS	QUANTITY
A	3' X 6'-8"	SOLID CORE	2-2X6	(E) ENTRY	4
B	3' X 6'-8"	SOLID CORE	2-2X6	SAME SIZE REPLACE (N) ENTRY 3' W SIDELITE	1
C	2'-8" X 6'-8"	HOLLOW CORE	2-2X6	(E) INTERIOR	11

WALL LEGEND

===== = EXISTING WALL

OWNER: Praise Chapel Christian Fellowship
3052 E GAGE AVE.
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admin@praisechapelhp.org 323-589-8959

ADMIN BUILDING
FLOOR PLAN

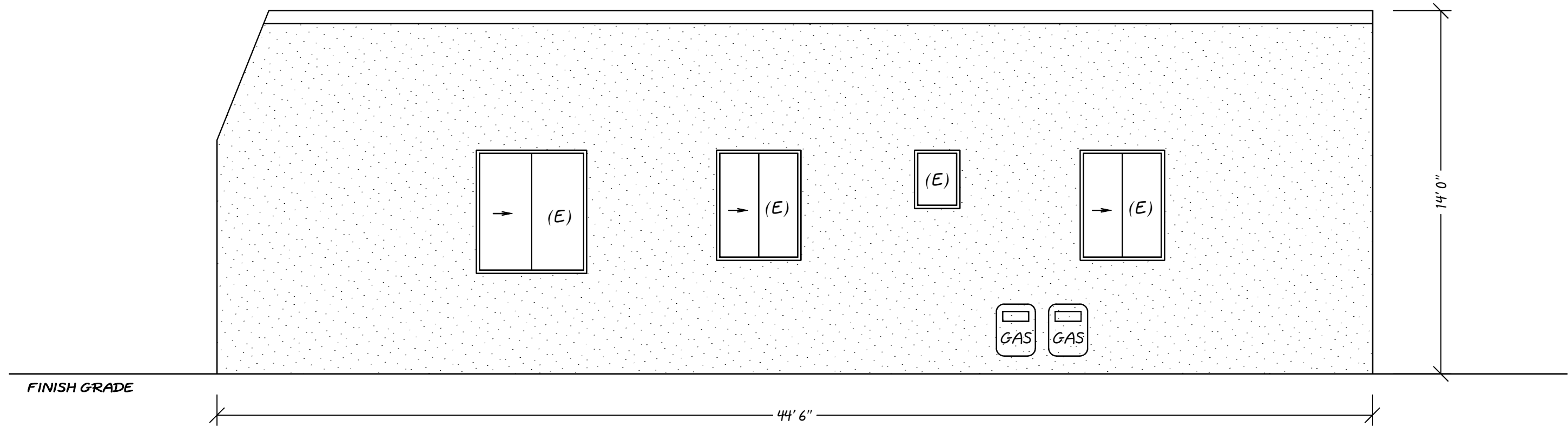
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DATE: 08-10-2024

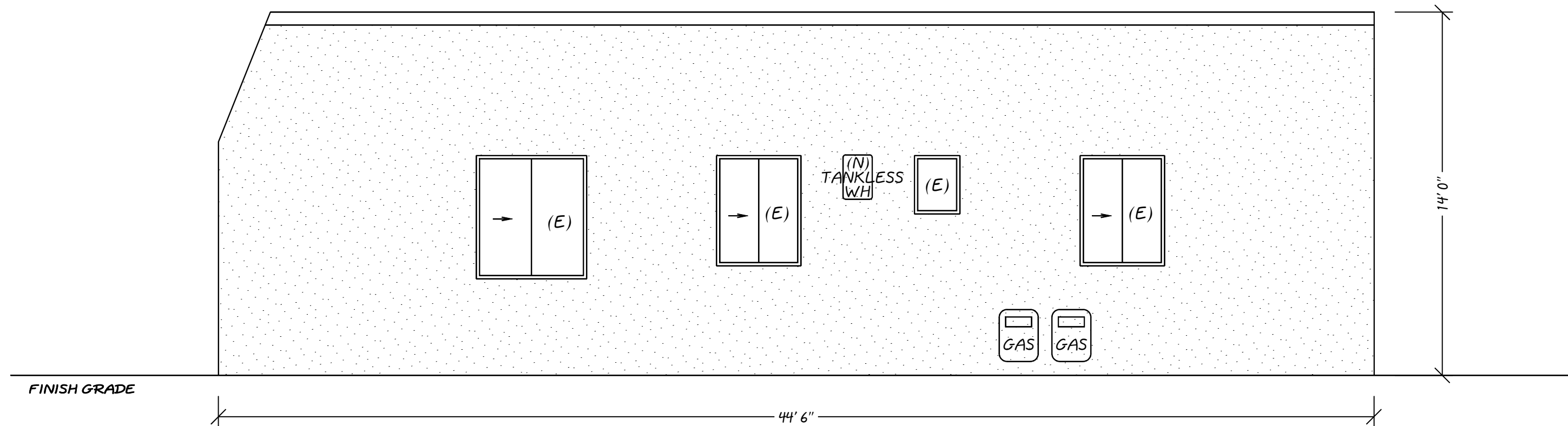
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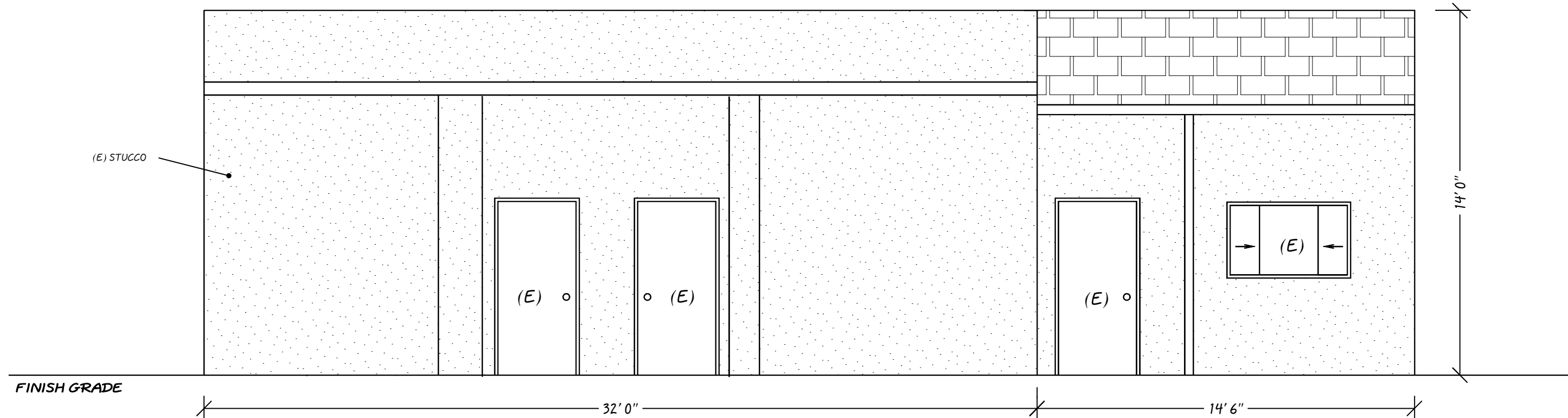
A-5.0



EXISTING WEST ELEVATION
SCALE 1/4" = 1'

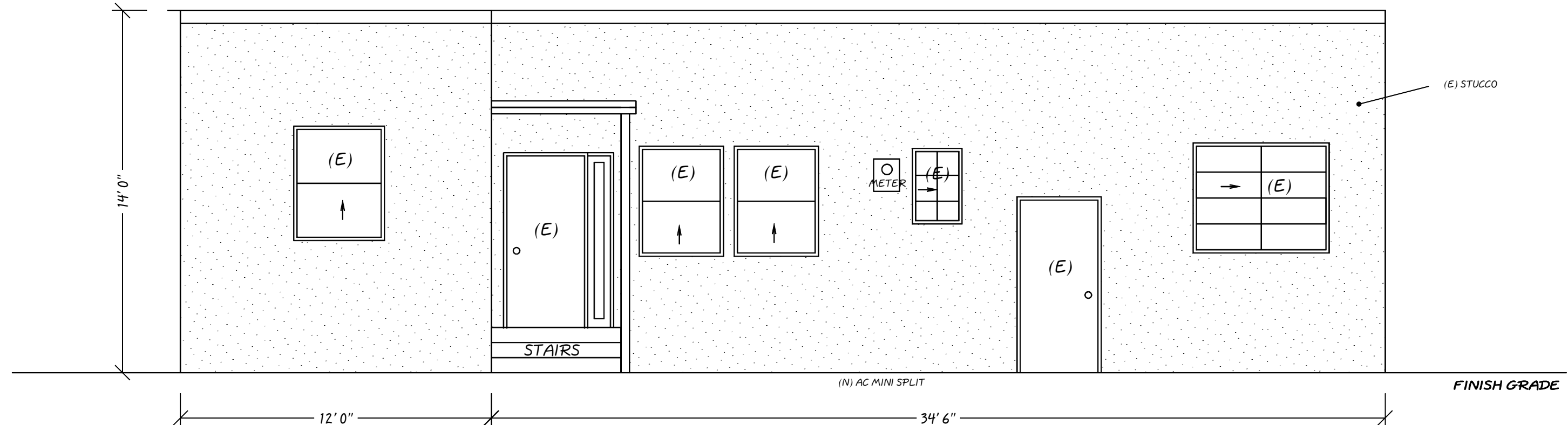
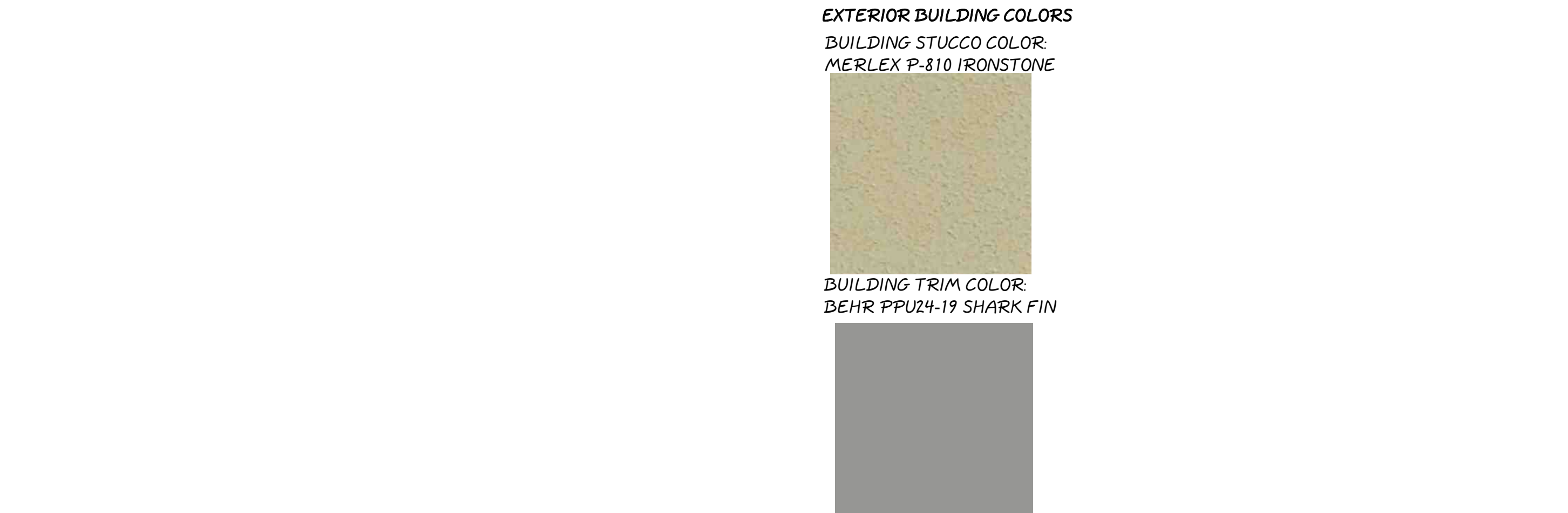


PROP. WEST ELEVATION
SCALE 1/4" = 1'

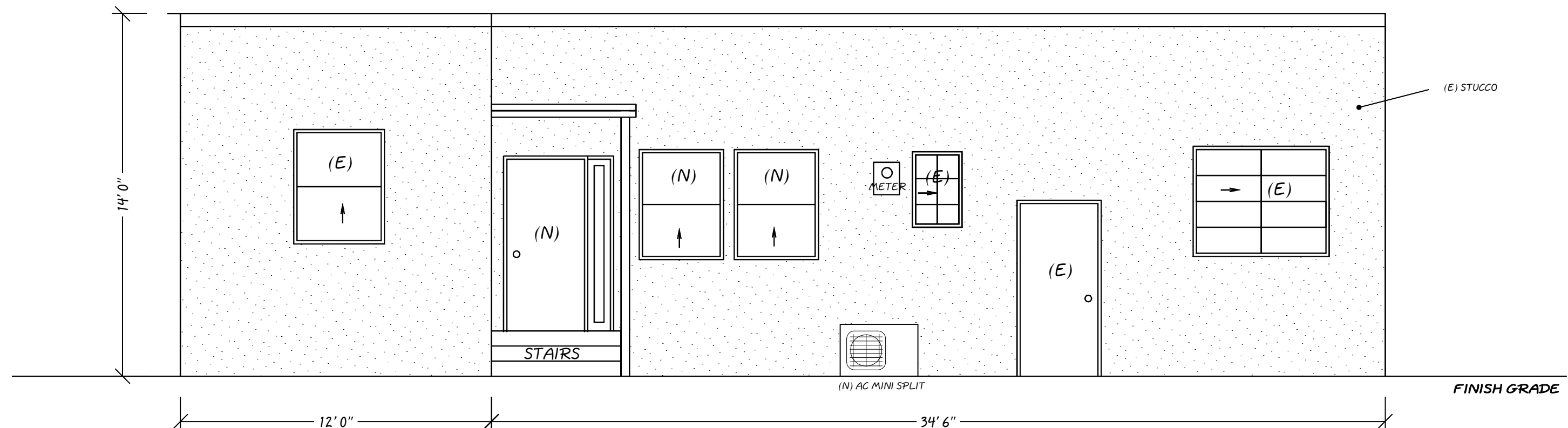


EXIST. NORTH ELEVATION
SCALE 1/4" = 1'

NO CHANGE / EXIST. AND NEW TO REMAIN THE SAME



EXIST. SOUTH ELEVATION
SCALE 1/4" = 1'



PROP. SOUTH ELEVATION
SCALE 1/4" = 1'

ADMIN BUILDING ELEVATIONS

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HUNTINGTON PARK, CA 90255
admin@praisechapelhp.org 323-589-8959

A-5.2

SCALE: AS NOTED

DATE: 08-10-2024

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VICINITY MAP

EXHIBIT F

CASE NO. 2024-03 CUP

VICINITY MAP



ARBUTUS AVENUE

E GAGE AVENUE

CEDAR ST

3034 E. Gage Ave

Church – Sanctuary Building

3052 E. Gage Ave

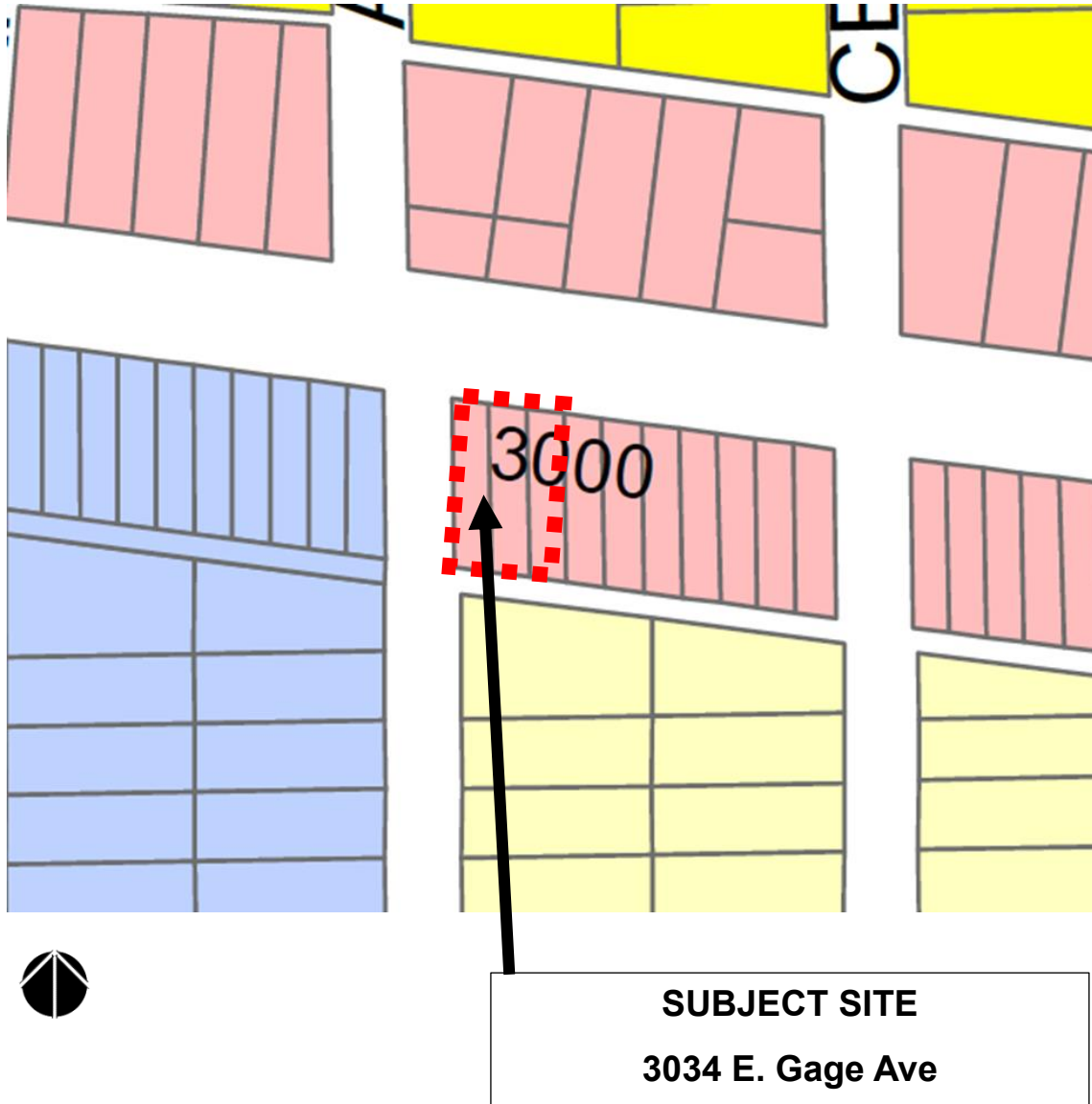
Administrative Offices

ZONING MAP

EXHIBIT G

CASE NO. 2024-03 CUP

ZONING MAP



LEGEND

- CG - Commercial General
- CN - Commercial Neighborhood
- CP - Commercial Professional
- PF - Public Facilities
- DTSP - Downtown Huntington Park Specific Plan
- RL - Low Density Residential (8.712 du/ac)
- RM - Medium Density Residential (17.424 du/ac)
- RH - High Density Residential (20 du/ac)
- MPD - Manufacturing Planned Development
- OS - Open Space
- T - Transportation
- Affordable Housing Overlay (70 du/ac)
- Medium Density Overlay (up to 17.424 du/ac)
- Senior Citizen Housing Overlay (225 du/ac)
- Single Room Occupancy Overlay (400 du/ac)
- Special Use Overlay Zone
- Historic District Overlay

NOTICE OF EXEMPTION

EXHIBIT H

CASE NO. 2024-03 CUP

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency _____

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: DECEMBER 18, 2024

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, COMMUNITY DEVELOPMENT DIRECTOR

FROM: LEMESSIS QUINTERO, ASSOCIATE PLANNER

SUBJECT: HOUSING ELEMENT IMPLEMENTATION: DOWNTOWN SPECIFIC PLAN
AMENDMENT AND HUNTINGTON PARK MUNICIPAL CODE
AMENDMENTS

REQUEST: AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN
AND TITLE 9, ZONING, OF THE HUNTINGTON PARK
MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT
PROGRAMS 7, 10, AND 13 (Case No. 2024-01)

APPLICANT: City of Huntington Park

PROJECT LOCATION: Downtown Specific Plan Area and Citywide

**MUNICIPAL CODE
APPLICABILITY OF
REQUIREMENTS FOR
SPECIFIC PLAN AND
ZONING AMENDMENTS:**

In accordance with Title 9, Chapter 9-2, Article 19, Section 9-2.1905, a Specific Plan shall be prepared, adopted and amended in the same manner as the General Plan, except that a Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the City Council (Council). The Planning Commission (Commission) shall make a written recommendation to the Council on the proposed Specific Plan whether to approve, approve in modified form, or disapprove based upon the findings outlined in Section 9-2.1909 (Findings). In accordance with Title 9, Chapter 9-2, Article 20, Section 9-2.2005, the Commission shall make a written recommendation to the Council on proposed amendments to the Zoning Code, whether to approve,

HOUSING ELEMENT IMPLEMENTATION: DOWNTOWN SPECIFIC PLAN AMENDMENT AND HUNTINGTON PARK MUNICIPAL CODE AMENDMENTS

Page 2 of 8

approve in modified form, or disapprove based upon the findings outlined in Section 9-2.2007 (Findings).

REQUIRED FINDINGS FOR A SPECIFIC PLAN AMENDMENT AND ZONING CODE UPDATE:

Specific Plan Amendment. The Commission shall make a written recommendation to the Council on a proposed Specific Plan amendment whether to approve, approve in modified form, or disapprove based upon the following findings (outlined in Section 9-2.1909, Findings):

1. The proposed plan is consistent with the General Plan;
2. The proposed plan would not be detrimental to the public interest, health, safety, convenience or welfare of the City;
3. The subject property is physically suitable for the requested zoning designation(s) and the anticipated land use development(s);
4. The proposed plan ensures development of desirable character which will be harmonious with existing and proposed development in the surrounding neighborhood; and
5. The proposed plan will contribute to a balance of land uses so that local residents may work and shop in the community in which they live.

Zoning Code Amendments. The Commission shall make a written recommendation to the Council on a proposed amendment to the Zoning Code whether to approve, approve in modified form, or disapprove based upon the following findings (Section 9-2.2007, Findings):

- A. The proposed amendment is internally consistent with the General Plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City;
- C. The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live;
- D. The subject parcel(s) is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development; and

HOUSING ELEMENT IMPLEMENTATION: DOWNTOWN SPECIFIC PLAN AMENDMENT AND HUNTINGTON PARK MUNICIPAL CODE AMENDMENTS

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

ENVIRONMENTAL REVIEW:

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) (“general rule” or “common sense”) and of Title 14, Article 18, 15620 of the California Code of Regulations (statutory). The Project falls within the sphere of the general rule or common sense rule, which states that CEQA applies only to development which have the potential for causing a significant effect on the environment; as such, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the Project is not subject to CEQA.

BACKGROUND:

The City initiated amendments to the Downtown Specific Plan and Title 9 (Zoning Code) of the Huntington Park Municipal Code (HPMC) to establish consistency with the City’s General Plan 2021-2029 Housing Element (hereinafter, “Housing Element”), and satisfying Housing Element Programs 7, 10, and 13.

Specifically, the updates to the Downtown Specific Plan and the Zoning Code include the following:

- Amend the Downtown Specific Plan to establish minimum densities in all zones of 20 dwelling units per acre, consistent with Housing Element Action 10-6.
- Amend the Downtown Specific Plan to change the permitting requirement for mixed-use projects from a Conditional Use Permit to a Development Permit, consistent with Housing Element Action 7-2.
- Amend the Downtown Specific Plan and Zoning Code to allow large, unlicensed group homes as a permitted use, consistent with Housing Element Action 7-2.
- Amend the Zoning Code and the Downtown Specific Plan to change permitting requirements for new condominiums from a Conditional Use Permit to a Development Permit, consistent with Housing Element Action 7-2.
- Amend the Zoning Code definition of “family” to remove references to “nonprofit” housekeeping unit and to define

HOUSING ELEMENT IMPLEMENTATION: DOWNTOWN SPECIFIC PLAN AMENDMENT AND HUNTINGTON PARK MUNICIPAL CODE AMENDMENTS

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- “housekeeping unit,” consistent with Housing Element Action 7-2.
- Amend the Zoning Code definition of “group home” to distinguish between large and small and licensed and unlicensed facilities, consistent with Housing Element Action 7-2.
 - Amend the Downtown Specific Plan and the Zoning Code to change the permitting requirement for single-room occupancy (SRO) developments from a Conditional Use Permit to a Development Permit; remove subjective standards for SROs that do not apply to other multifamily development types; and remove the prohibition on the conversion of existing hotels, motels, or apartments to SROs, consistent with Housing Element Action 13-3.
 - Amend the Zoning Code to establish objective findings for approval for large, licensed group homes, consistent with Housing Element Action 7-2.

As part of the 6th cycle Housing Element update, cities are required to identify housing sites that provide the development capacity to accommodate build out of the City’s Regional Housing Needs Allocation (RHNA) at all income levels. To accommodate the City’s RHNA need for all income levels, future housing development would occur through a variety of methods. Housing elements are also required to consider ways to promote access to housing that is attainable for residents at all income levels, beyond focusing solely on opportunities for production of new units. Huntington Park adopted the 2021-2029 Housing Element on October 17, 2023. The adopted Housing Element establishes programs, policies, and actions to further the goal of meeting the existing and projected housing needs of all income levels of households in the Huntington Park community and provides evidence of the City’s ability to accommodate the RHNA through the year 2029, as established by the Southern California Association of Governments (SCAG). The Project would ensure consistency between the Downtown Specific Plan and Zoning Code with the 2023-2031 Housing Element Update and state law.

DISCUSSION:

For the purpose of this staff report, amendments to the Downtown Specific Plan are identified in the attached resolution, Exhibit A. Existing language is in normal font, all language proposed to be deleted is highlighted and in

HOUSING ELEMENT IMPLEMENTATION: DOWNTOWN SPECIFIC PLAN AMENDMENT AND HUNTINGTON PARK MUNICIPAL CODE AMENDMENTS

Page 5 of 8

~~strikethrough~~ font, and proposed language is highlighted and **bold underline**. Amendments to the HPMC are identified in the attached ordinance, Exhibit B. All existing HPMC language is in normal font, all HPMC language proposed to be deleted is highlighted and in ~~strikethrough~~ font, and proposed language is highlighted and **bold underline**.

The City initiated tribal consultation in conformance with Senate Bill (SB) 18 on August 13, 2024. No requests for further consultation were made, and the consultation period closed November 11, 2024.

ANALYSIS:

The Project involves text changes to the Downtown Specific Plan and Zoning Code for consistency with state law and the General Plan Housing Element. The intent of the project is for the City to continue to address evolving community needs, enhance housing options, and provide compatibility with the City's long-term development goals in support of the General Plan, specifically the Housing Element.

FINDINGS

Specific Plan Amendment. The Commission shall make a written recommendation to the Council on a proposed Specific Plan amendment whether to approve, approve in modified form, or disapprove based upon the following findings (outlined in Section 9-2.1909, Findings):

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

Finding: The Project would make the Downtown Specific Plan consistent with the City's General Plan 2021-2029 Housing Element (hereinafter, "Housing Element"), satisfying Housing Element Programs 7, 10, and 13.

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

Finding: The Project is consistent with the Housing Element goals and policies to provide opportunities for the development of suitable housing to meet the diverse needs of existing and future residents and to promote equal opportunity for all residents to reside in the housing of their choice. The Project would further fair housing goals to provide opportunities for housing for special needs populations.

HOUSING ELEMENT IMPLEMENTATION: DOWNTOWN SPECIFIC PLAN AMENDMENT AND HUNTINGTON PARK MUNICIPAL CODE AMENDMENTS

Page 6 of 8

- 3. The subject property is physically suitable for the requested zoning designation(s) and the anticipated land use development(s);**

Finding: The Project does not pertain to any specific parcels, and development proposals facilitated by this amendment will be evaluated on a case-by-case basis.

- 4. The proposed plan ensures development of desirable character which will be harmonious with existing and proposed development in the surrounding neighborhood; and**

Finding: The Project would facilitate development anticipated in the Housing Element, and reduces permitting requirements for multifamily uses, group homes, and single-room occupancy developments, expanding opportunities for a variety of housing types in the downtown area and elsewhere, consistent with the goals of the General Plan Housing Element.

- 5. The proposed plan will contribute to a balance of land uses so that local residents may work and shop in the community in which they live.**

Finding: The Project would facilitate a mix of land uses in the Downtown Specific Plan area, allowing for residential development near commercial and transit centers.

Zoning Ordinance Amendments. The Commission shall make a written recommendation to the Council on a proposed amendment to the Zoning Code whether to approve, approve in modified form, or disapprove based upon the following findings (Section 9-2.2007, Findings):

- A. The proposed amendment is internally consistent with the General Plan.**

Finding: The Project would make the Zoning Ordinance consistent with the City's General Plan 2021-2029 Housing Element (hereinafter, "Housing Element"), satisfying Housing Element Programs 7, 10, and 13.

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

Finding: The Project is consistent with the Housing Element goals and policies to provide opportunities for the development of suitable housing to meet the diverse

HOUSING ELEMENT IMPLEMENTATION: DOWNTOWN SPECIFIC PLAN AMENDMENT AND HUNTINGTON PARK MUNICIPAL CODE AMENDMENTS

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needs of existing and future residents and to promote equal opportunity for all residents to reside in the housing of their choice. The Project would further fair housing goals to provide opportunities for housing for special needs populations.

C. The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live.

Finding: The Project would facilitate development anticipated in the Housing Element, and reduces permitting requirements for multifamily uses, group homes, and single-room occupancy developments, expanding opportunities for a variety of housing types in the downtown area and elsewhere, consistent with the goals of the General Plan Housing Element.

D. The subject parcel(s) is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development.

Finding: The Project does not pertain to any specific parcels, and development proposals facilitated by this amendment will be evaluated on a case-by-case basis.

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

Finding: The City conducted environmental review consistent with CEQA.

PUBLIC NOTICE:

Public hearing notice was published on December 5, 2024, as of the date of this public hearing, Staff has not received any public comment.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, consider all public testimony, and adopt Resolution No. 2024-01, recommending that the Council find the project exempt from CEQA and adopt the Downtown Specific Plan amendment and Zoning Code amendments.

CONDITIONS OF APPROVAL: N/A

HOUSING ELEMENT IMPLEMENTATION: DOWNTOWN SPECIFIC PLAN AMENDMENT AND HUNTINGTON PARK MUNICIPAL CODE AMENDMENTS

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ATTACHEMENT:

- A. Resolution No. 2024-01

EXHIBITS:

- A. Downtown Specific Plan Amendment
- B. Zoning Code Amendments
- C. Common Sense Exemption
- D. Downtown Specific Plan Chapter 4 - District Standards and Guidelines

**PLANNING COMMISSION
RESOLUTION NO. 2024-01**

ATTACHMENT A

CASE NO. 2024-01 ZOA

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WHEREAS, the Planning Commission of the City of Huntington Park, after notice duly given as required by law, held a public hearing on Wednesday, December 18, 2024, at 6:30 p.m., at City Hall, 6550 Miles Avenue, Huntington Park, California, to consider recommending to the City Council the adoption of Downtown Specific Plan (DTSP) Amendment and Zoning Ordinance Amendment (ZOA), collectively referred to herein as the “Project,” and the adoption of a Common Sense Exemption under the California Environmental Quality Act (CEQA); and

WHEREAS, the DTSP and HPMC are documents that will be subject to change from time to time due to changes in policy, designs, development trends, new uses and/or situations that were not considered; and

WHEREAS, the proposed Downtown Specific Plan Amendment is attached as “Exhibit A,” and proposed Zoning Code Amendment is attached as “Exhibit B”; and

WHEREAS, the Project will be in the interest and furtherance of the public health, safety, and general welfare; and

1 **WHEREAS**, the City of Huntington Park, California, pursuant to the provisions of
2 CEQA, has determined that the Project is exempt from CEQA, and has prepared a Common
3 Sense Exemption (attached as “Exhibit C”) in accordance with CEQA Guidelines Sections
4 15060(c)(2) and 15061(b)(3) (“general rule” or “common sense”) and of Title 14, Article 18,
5 15620 of the California Code of Regulations (statutory); and

6 **WHEREAS**, all persons appearing for or against the approval of the Project were
7 given the opportunity to be heard in connection with said matter; and

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

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

13 **SECTION 1:** The proposed Ordinance amending the DTSP, as attached hereto and
14 marked Exhibit “A,” and HPMC, as attached hereto and marked Exhibit “B,” have been
15 presented to the Planning Commission, and the Commission has reviewed and considered
16 the information therein prior to any action on the adoption of this Resolution.

17 **SECTION 2:** The Planning Commission hereby makes the following findings with
18 respect to the adoption of the amendments to the DTSP (per required findings listed in
19 Section 9-2.1909)

20 **1. The proposed plan is consistent with the General Plan;**

21 **Finding:** The Project would make the DTSP consistent with the City’s General Plan
22 2021-2029 Housing Element (hereinafter, “Housing Element”), satisfying Housing
23 Element Programs 7, 10, and 13.

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

26 **3. Finding:** The Project is consistent with the Housing Element goals and policies to
27 provide opportunities for the development of suitable housing to meet the diverse
28 needs of existing and future residents and to promote equal opportunity for all

residents to reside in the housing of their choice. The Project would further fulfill fair housing goals to provide opportunities for housing for special needs populations. **The subject property is physically suitable for the requested zoning designation(s) and the anticipated land use development(s);**

Finding: The Project does not pertain to any specific parcels, and development proposals facilitated by this amendment will be evaluated on a case-by-case basis.

- 4. The proposed plan ensures development of desirable character which will be harmonious with existing and proposed development in the surrounding neighborhood; and**

Finding: The Project would facilitate development anticipated in the Housing Element, and reduce permitting requirements for multifamily uses, group homes, and single-room occupancy developments, expanding opportunities for a variety of housing types in the downtown area and elsewhere, consistent with the goals of the General Plan Housing Element.

- 5. The proposed plan will contribute to a balance of land uses so that local residents may work and shop in the community in which they live.**

Finding: The Project would facilitate a mix of land uses in the DTSP area, allowing for residential development near commercial and transit centers.

SECTION 3: The Planning Commission hereby makes the following findings with respect to the adoption of the Zoning Ordinance Amendments (per required findings listed in Section 9-2.2007, Findings):

- A. The proposed amendment is internally consistent with the General Plan.**

Finding: The Project would make the Zoning Ordinance consistent with the City's General Plan 2021-2029 Housing Element (hereinafter, "Housing Element"), satisfying Housing Element Programs 7, 10, and 13.

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

Finding: The Project is consistent with the Housing Element goals and policies to

provide opportunities for the development of suitable housing to meet the diverse needs of existing and future residents and to promote equal opportunity for all residents to reside in the housing of their choice. The Project would further fair housing goals to provide opportunities for housing for special needs populations.

C. The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live.

Finding: The Project would facilitate development anticipated in the Housing Element, and reduce permitting requirements for multifamily uses, group homes, and single-room occupancy developments, expanding opportunities for a variety of housing types in the downtown area and elsewhere, consistent with the goals of the General Plan Housing Element.

D. The subject parcel(s) is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development.

Finding: The Project does not pertain to any specific parcels, and development proposals facilitated by this amendment will be evaluated on a case-by-case basis.

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

Finding: The City conducted environmental review consistent with CEQA.

SECTION 4: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 5: This resolution shall not become effective until 15 days after the date of decision rendered by the Planning Commission, unless within that period of time it is appealed to the City Council. The decision of the Planning Commission shall be stayed until final determination of the appeal has been effected by the City Council.

SECTION 6: The Planning Commission hereby approves Resolution No. 2024-XX, recommending to the City Council the adoption of a DTSP Amendment and

1 ZOA, and the adoption of a Common Sense Exemption under CEQA.

2 **SECTION 7:** The Secretary of the Planning Commission shall certify to the
3 adoption of this resolution and a copy thereof shall be filed with the City Clerk.
4

5 **PASSED, APPROVED, AND ADOPTED** this 18th day of December, 2024 by the following
6 vote:

7 AYES:

8 NOES:

9 ABSENT:

10 ABSTAIN:

11 HUNTINGTON PARK PLANNING COMMISSION
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14 _____
15 Graciela Ortiz, Chairperson

16 ATTEST:
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19 _____
20 Steve Forster, Secretary
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**PLANNING COMMISSION
RESOLUTION NO. 2024-01**

EXHIBIT A

CASE NO. 2024-01 ZOA

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK, CALIFORNIA, AMENDING THE DOWNTOWN SPECIFIC PLAN FOR CONSISTENCY WITH GENERAL PLAN 2021-2029 HOUSING ELEMENT PROGRAMS AND IMPLEMENT HOUSING ELEMENT PROGRAMS 7, 10, AND 13.

WHEREAS, the City of Huntington Park ("City") is a general law city, incorporated under the laws of the State of California, and has the power to make and enforce within its jurisdictional limits all local, police, sanitary, and other ordinances, resolutions, and regulations not in conflict with general laws of the state; and

WHEREAS, the following amendments to Downtown Specific Plan are required to implement the General Plan 2021-2029 Housing Element.

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

SECTION 1: Figure 4.4 of the Downtown Specific Plan is hereby amended to read as follows:

Figure 4.4 Proposed Zoning Revisions

Development Standard Comparison								
Zones	FAR	Max-Density (min. – max.)	Min. Lot Area	Min. Front Setback	Min. Rear Setback	Min. Side Setback	Max. Building Height	Residential Allowed on First Floor
A – Gateway	2:1 – 4:1	70 du/ac* 20 – 70 du/ac*	5,000 sf	0'	0'	0'	84'	No
B – Festival	2:1 – 4:1	70 du/ac* 20 – 70 du/ac*	5,000 sf	0'	0'	0'	60'	No
C – Neighborhood	0.5 – 2.1	70 du/ac* 20 – 70 du/ac*	5,000 sf	10'	10'	0'	35' – 60'	Yes
D – Zoe	1:1 – 3:1	30 du/ac* 20 – 30 du/ac*	5,000 sf	10'	0'	0'	35'	No*

* When part of a mixed-use project

* When fronting Zoe Ave; residential allowed on first floor if not fronting Zoe Ave.

SECTION 2: Section 4-4.1 of the Downtown Specific Plan is hereby amended to read as follows:

For all non-residential and mixed-use projects, building intensities are regulated through "Floor Area Ratio" (FAR) and/or building density. FAR is obtained by dividing the gross floor area of a structure as measured from the outside of the exterior walls, which includes all living spaces and attics, by the gross area of the lot. Parking lots, tuck-under, podium or non-daylighted parking located under the building footprint, and parking structures are excluded from FAR calculations for commercial and mixed use development.

1 In addition to FAR requirements, a **minimum and** maximum density for
2 residential uses is applied. Densities are regulated through a “dwelling units per acre”
(du/ac) measurement.

3 **SECTION 3:** Section 4-4.12 of the Downtown Specific Plan is hereby amended to
4 read as follows:

5 Mixed-use projects combine commercial, office, and/or residential uses into one
6 single development. The uses can be combined in multiple ways, such as each use on
7 a separate floor or wing of a building or each use in completely separate buildings
placed throughout a site. Either type of mixed-use is strongly encouraged within the
Specific Plan area.

8 Mixed-use projects can create unique design issues such as the need to balance
9 the requirements of residential uses with the needs of commercial uses. **A Conditional
Use Permit is required for all mixed-use projects and these projects** must comply with
the following regulations.

10 A. The maximum number of dwelling units shall be based on the following
11 densities:

12 1) Senior citizen housing-225 units per gross acre and
13 2) Multi-family, condominiums and single room occupancy projects- **20 to** 70
14 units per gross acre in Districts A, B, and C and **20 to** 30 units per gross acre in District
D.

15 B. Residential uses shall not occupy first/ground floor space in Districts A
16 and B and along the Zoe Street frontage in District D, except for entrances and lobbies.
For projects under 10 units, the required ADA unit may be located at the ground floor in
a non-street fronting location for Districts A, B, and D.

17 C. Access to residential units shall be from a central lobby which may be
18 located on the first/ground level or one story above. Lobby access shall be restricted to
residents only.

19 D. Special consideration shall be given to the location and screening of noise
20 generating equipment (i.e., refrigeration units, air conditioning and exhaust fans). Noise
reducing screens and insulation may be required if any equipment has the potential to
create a negative impact on residential uses.

21 E. Separate access drives and parking facilities shall be provided for
22 residential uses and commercial uses except that residential visitor parking and
23 commercial parking may be shared subject to the approval of the Director of Community
Development.

24 F. Commercial loading areas and trash/recyclable material storage facilities
25 shall be located as far as possible from residential units and should be completely
screened from view from the residential portion of the project.

26 G. Lighting for the commercial uses shall be appropriately shielded so as not
to spill over into the residential area or impact the residential units in any way.

27 H. Private open space shall be provided for residential uses in a mixed-use
28 project. Refer to the At-A-Glance sheets for specific development standards for each
District.

SECTION 4: Figure 4.58, Land Use Table, Section C, of the Downtown Specific
Plan is hereby amended to read as follows:

Figure 4.58, Land Use Table

Land Use Activity	A Gateway	B Festival	C Neighborhood	D Zoe
P = Permitted; C = Conditional Use Permit; D = Development Permit 1 = Permitted Only Above First Floor on Pacific Boulevard; 2 = Permitted Only Above First Floor; = Subject to regulations in the City of Huntington Park Planning and zoning Code Section 9-4.203(2)(A) and must be 200' from schools, parks, religious organizations, and R-L, R-M, R-H and C-N uses and also from uses identical to the noted use except for Grocery Stores/Food Markets and Restaurants; 4 = Subject to regulations in the City of Huntington Park Planning and Zoning Code Section 9-4.203(2)(A).				
C. Residential Uses				
Child Care Facility (in conjunction with residential use only) – Small Family Child Day Care (8 or less children)	P	P	P	P
Child Care Facility (in conjunction with residential use only) – Large Family Child Day Care (9 or more children)	C ²	C ²	C ²	C ²
Condominiums (new construction)	C² D²	C² D²	C D	C² D²
Condominiums (conversions)	C²	C²	C²	C²
Day Care Center	C2	C ²	C	C
Density Bonus/Affordable Housing	C ²	C ²	C	C ²
Group Homes (6 or less clients) (Large and Small, licensed and unlicensed)	P ¹	-	P	P ²
Group Homes (7 or more clients) (Large, licensed facilities)	-	C ²	C	C ²
Multi-Family Dwelling	D ²	D ²	D	D ²
Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	C² D²	C² D²	C D	C² D²
Single-Family Dwellings	-	-	C	-
Single Room Occupancy	C² D²	C² D²	C D	-
Zero Lot Line/Small Residential Development	-	-	C	-
Recreational Accessory Uses				
Swimming Pool, Private	P ²	P ²	P	P
Tennis Court Private	D ²	D ²	D	D
Tree "Play" House	-	-	P	P
Accessory Uses				
Fences and Walls	P	P	P	P
Garage	P ¹	-	P	P
Keeping of Domestic Animals/Household Pets	P	P	P	P
Outdoor Play/Athletic Equipment	P ²	P ²	P	-
Patio (with or Without Cover)/Gazebo	P ¹	P ¹	P	-
Satellite Dish Antenna	D	D	D	D
Storage	D	D	D	D
Vehicle Repair (Property owner/tenant vehicle only, and only within enclosed garage/yard)	-	-	P	-
Vertical Antenna (12 feet or less in height)	P	P	P	P
Vertical Antenna (more than 12 feet in height)	D	D	D	D

SECTION 4: District A Gateway At-A-Glance Sheet (page 106) is hereby amended to reflect density limitations of 20 to 70 dwelling units per acre.

SECTION 5: Amend District B Festival At-A-Glance Sheet (page 109) is hereby amended to reflect density limitations of 20 to 70 dwelling units per acre.

SECTION 6: District C Neighborhood At-A-Glance Sheet-1 (page 114) and At-A-Glance Sheet-2 (page 115) are hereby amended to reflect density limitations of 20 to 70 dwelling units per acre.

SECTION 7: District D Zoe At-A-Glance Sheet (page 120) is hereby amended to reflect density limitations of 20 to 30 dwelling units per acre.

PASSED, APPROVED AND ADOPTED this (DATE) day of (MONTH) (YEAR), by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Karina Macias, Mayor

ATTEST:

Eduardo Sarmiento,
City Clerk

EXHIBITS:

Exhibit D: Downtown Specific Plan – District Specific Standards and Guidelines

ZONING CODE AMENDMENTS

EXHIBIT B

CASE NO. 2024-01 ZOA

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK, CALIFORNIA, AMENDING TITLE 9 "ZONING," OF THE HUNTINGTON PARK MUNICIPAL CODE FOR CONSISTENCY WITH GENERAL PLAN 2021-2029 HOUSING ELEMENT PROGRAMS AND IMPLEMENT HOUSING ELEMENT PROGRAMS 7, 10, AND 13.

WHEREAS, the City of Huntington Park ("City") is a general law city, incorporated under the laws of the State of California, and has the power to make and enforce within its jurisdictional limits all local, police, sanitary, and other ordinances, resolutions, and regulations not in conflict with general laws of the state; and

WHEREAS, the following amendments to the Huntington Park Municipal Code (HPMC) are required to implement the General Plan 2021-2029 Housing Element.

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK AS FOLLOWS:

SECTION 1: That Title 9 "Zoning," Chapter 1 "General Provisions," Article 2 "Definitions," § 9-1.203. Definitions," Definition of "Family," of this Code is hereby amended to read as follows:

"Family" means one or more persons occupying a premises and living as a single ~~non-profit~~ housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. A family shall not include a fraternal, religious, social or business group. A family shall be deemed to include domestic help employed by the family. **For the purposes of this definition, "housekeeping unit" is defined as, "one or more habitable rooms containing therein facilities for cooking and a sink but no other sanitary facilities."**

SECTION 2: That Title 9 "Zoning," Chapter 1 "General Provisions," Article 2 "Definitions," § 9-1.203. Definitions," Definition of "Group Home," of this Code is hereby amended to read as follows:

"Group home" means a facility providing residential social and personal care for children, the elderly and people with limited ability for self-care, but where medical care is not a major element. Group home includes children's homes, board and care homes, self-help group homes. **Group home also includes sober living homes, which are homes for persons recovering from a drug and/or alcohol addiction and who are considered disabled under state or federal law.** Convalescent homes, nursing homes and similar facilities providing medical care are not included under this definition. **Small**

group homes are those serving six or fewer residents. Large group homes are those serving seven or more residents. Group homes may be licensed or unlicensed. Licensed group homes are those that provide services that require licenses under state law.

SECTION 3: That Title 9 “Zoning,” Chapter 3 “General Regulations,” Article 15 “Condominium Developments, Condominium Conversions, and Planned Unit Developments,” “§ 9-3.1504. Application required,” of this Code is hereby amended to read as follows:

Condominium developments/conversions conversions shall be permitted in the Low-Density Residential (R-L), Medium-Density Residential (R-M), High-Density Residential (R-H), and the Downtown Huntington Park Specific Plan (DTSP) Underlying (Base) Districts, subject to ~~Planning Commission~~ approval of a Development Permit in the R-L, R-M and R-H Zones, and ~~Conditional Use Development~~ Permit approval in the DTSP. Condominium conversions shall be permitted in the DTSP Districts subject to approval of a Conditional Use Permit.

SECTION 4: That Title 9 “Zoning,” Chapter 3 “General Regulations,” Article 13 “Single Room Occupancy (SRO) Facilities,” § 9-3.1302. Applicability,” of this Code is hereby amended to read as follows:

§ 9-3.1302. APPLICABILITY.

Single room occupancy (SRO) facilities, allowable only in the SRO Overlay District and within specified Districts in the Huntington Park Downtown Specific Plan (DTSP) subject to ~~the approval of~~ a Conditional Use Development Permit, shall be located/developed/operated in the following manner:

- (1) The parcel upon which the single room occupancy facility is to be established shall conform to all standards of the R-H and the Huntington Park Downtown Specific Plan (DTSP) zoning districts, as applicable;
- (2) SROs shall not be located within 250 feet of a parcel which has a school for children, adult bookstore or theater, bar or liquor store; ~~and existing motels, hotels or apartments shall not be permitted to convert to SROs;~~
- (3) SROs shall be located within one-quarter mile of a bus stop or transit station;
- (4) SROs shall not exceed a maximum density of 70 units per gross acre in the DTSP or 400 units per gross acre in the SRO Overlay District;
- (5) Off-street parking shall be provided in compliance with Chapter 3, General Regulations, Article 8 ~~of this chapter~~ (Off-Street Parking Standards);
- (6) Secured bicycle or motorcycle spaces shall be provided at a minimum ratio of one space for each 10 tenants;
- ~~(7) The design of a SRO project shall coordinate with and complement the existing architectural style and standards of the surrounding land uses. If a design~~

theme has been established in the proposed area, the theme should be reflected in the design and scale of the SRO project;

- (8) A permanent, continuously available temporary parking/loading area shall be provided adjacent to the main entrance;
- (9) Exterior common areas and/or open courtyards should be provided throughout the project. These areas should be designed to provide passive open space with tables, chairs, planters or small garden spaces to make these areas useful and functional for the tenants. Exterior common areas, including parking areas, shall be illuminated with a minimum of two footcandles by low pressure sodium lighting from dusk to dawn. The exterior lighting shall be stationary and directed away from adjacent properties and public rights-of-way;
- (10) Each SRO unit shall be provided with the following minimum amenities:
 - A. Adequate heating and air conditioning (Window air conditioning units are not permitted). Air conditioning units may be installed for each SRO unit as long as they are flush with the exterior wall surface,
 - B. Kitchen sink with garbage disposal,
 - C. Counter top measuring a minimum of 12 inches deep and 24 inches wide,
 - D. Space and proper wiring for a microwave and small refrigerator. (These appliances shall be available from the operator for rent by the residents.),
 - E. Pre-wired for telephone and cable television,
 - F. Toilet and sink in a separate room (minimum of 20 square feet without shower and 40 square feet with shower),
 - G. One bed (minimum standard twin size),
 - H. One closet (minimum six square feet),
 - I. One storage/desk arrangement with chair,
 - J. Intercom system, and
 - K. Lockable door, which is a minimum of 36 inches wide, opens inward and has a reprogrammable key card access from a secured enclosed interior hallway or common area;
- (11) The maximum occupancy for each unit is one tenant and the minimum unit size (not including the toilet compartment) shall be 150 square feet;
- (12) Elevators shall be required on new SROs that are three stories or more in height;
- (13) A full common kitchen facility shall be provided on each floor, if complete kitchens are not provided in each unit. Complete kitchens shall include a

range/stove, sink with garbage disposal and refrigerator. Tenant-provided cooking appliances or facilities shall be prohibited in each SRO unit, unless approved in writing by the management staff;

(14) If complete bathrooms are not provided in each unit, shared showers shall be provided at a minimum ratio of one for each seven tenants or fraction thereof on the same floor with interior lockable doors. These shall be directly accessible from indoor common areas or indoor hallways;

(15) SRO facilities shall provide for a minimum of one handicapped-accessible unit for every 25 units or fraction thereof for up to 100 units and one handicapped-accessible unit for every 40 units or fraction thereof for the number of units over 100;

(16) At least one janitor closet and trash chute shall be provided on each floor;

(17) Common laundry facilities shall be provided with a minimum of one washer and one dryer for every 25 units or fraction thereof for up to 100 units and one washer and one dryer for every 50 units or fraction thereof for the number of units over 100. Keyed access for "tenants only" shall be provided. Defensible space concepts shall be employed in the design and location of the laundry facility areas;

(18) Furnished and secured common indoor space shall be provided at the following minimum ratios:

- A. Four and one-half (4.5) square feet for each 150 to 159 square feet unit,
- B. Four square feet for each 160 to 169 square feet unit,
- C. Three and one-half (3.5) square feet for each 170 to 179 square feet unit,
- D. Three square feet for each 180 and up square feet unit;

Common indoor space means all useable interior common areas not used for circulation or service facilities. Common indoor space includes, but is not limited to, lobby, recreation room or reading room;

(19) Ingress and egress shall be strictly limited and monitored by the use of a front desk area which has a full view of the entry/lobby area, is staffed 24 hours a day, seven days a week, and has an operational outdoor entry intercom system with intercoms in each unit and common areas. Entrance into the hallways of common areas where individual units are located shall be regulated by the front desk clerk through the use of "buzz-in" doors. Each tenant and guest shall be cleared by the front desk clerk before entry is permitted. The required secondary egress areas shall also be alarmed and monitored. A notice shall be posted in the indoor lobby area regarding contact procedures to investigate code compliance problems. At least one pay telephone, a drinking fountain, restrooms and individual mailboxes shall be provided in the lobby/front desk area;

- 1 (20) An adequately sized supply room shall be provided with adequate security
2 control;
- 3 (21) SROs of any size shall be required to have fully automatic fire sprinkler
4 systems with a central monitoring system, alarm and fire annunciator in
5 compliance with County Fire Department standards. A manual fire alarm
6 system shall also be installed;
- 7 (22) All provisions of the Uniform Building Code and Uniform Fire Code relating to
8 hotels shall be followed. However, reasonable equivalent alternatives to
9 Building and Fire Code requirements may be utilized, if approval is first
10 obtained from the City Building Official and County Fire Chief on a case-by-
11 case, item-by-item basis;
- 12 ~~(23) Defensible space concepts shall be employed in the location, design, and~~
13 ~~construction of SROs;~~
- 14 (24) Interior hallways shall be brightly lit with at least one footcandle of lighting on
15 the floor surface;
- 16 (25) All lighting fixtures shall be vandal and graffiti resistant. All ground-floor exteriors
17 and common areas, including hallways, elevators and shower facilities should
18 be made graffiti resistant through the use of special paint, texturing, carpeting
19 or other means approved by the Police Department;
- 20 (26) A Management Plan shall be submitted for review and approval or approval
21 with modifications as part of the ~~Conditional Use~~ **Development** Permit
22 process. This Plan shall be comprehensive and shall contain provisions
23 recommended by the Director and adopted by the Review Authority. Failure of
24 the property owner to comply with the Management Plan shall be grounds for
25 revocation of the ~~Conditional Use~~ **Development** Permit in compliance with
26 Chapter 2, Article 11;
- 27 (27) Security provisions shall be provided in the following manner:
- 28 A. Video cameras equipped with infrared detectors shall be strategically
placed in all public areas including hallways, elevator entrances, lobby
areas, garage areas, laundry areas, profit centers and other common
areas and monitored for internal security. The monitoring station shall be
at or adjacent to the front desk. In order to provide for adequate
monitoring, the location and configuration of monitors is subject to
approval by the Police Department,
- B. Individual tenant's entry doors shall be equipped with interior locks and
key card entrance systems that shall be reprogrammable,
- C. Common shower area doors accessible through hallways shall be
equipped with interior locks with access by a management master key. An
emergency call button or pull cord shall be provided in the shower area,

- 1 D. Front entry areas shall allow for adequate visual access into the front
2 entry/ desk/lobby area by police from patrol cars,
- 3 E. Each tenant's room and all common areas shall have operable windows,
4 except for the first floor which may be fixed, if a reasonable equivalent
alternative is approved by the City Building Official and County Fire Chief,
- 5 F. Adequate measures shall be taken to provide for vehicle parking security
6 including limited secured access by electronic wrought iron security gates
7 and fencing or alternative materials compatible with the architectural style,
night lighting and video camera monitoring. Override devices for gates
shall be provided for the Police and Fire Departments,
- 8 G. If management fails to operate the facility in a safe and secure manner or
9 violations of conditions of approval are found, then a private security guard
10 may be required to be provided on a 24 hour-a-day basis. The security
guard shall be fully uniformed, bonded, P.O.S.T. certified and licensed by
11 the State to bear firearms,
- 12 H. Valid photo identification shall be required as a condition of tenant
13 registration. A valid photo identification is a state issued driver's license, a
14 military identification card, an official state identification card or a Police
Department registration card. Management shall post in the
15 lobby/registration area signs declaring that photo identification is required
for every tenant and that the registration information will be presented to
the Police Department upon demand, and
- 16 I. Management is to keep and maintain complete and accurate tenant
17 registration cards in duplicate, including photocopies of required photo
18 identification. Registration information shall include the name of the tenant,
unit number, rental rate, vehicle type and vehicle license number. The
19 duplicate copies of the registration cards shall be taken to the Police
Department weekly. Registration information shall be provided to the
20 Police Department upon demand;
- 21 (28) A condition of approval of a SRO facility shall be compliance with Chapter 1 of
Title 3 of the Municipal Code. (Business License Regulations). A SRO facility
22 with excessive drug or prostitution arrests **or other officers deemed public
safety concerns** may be brought before the Chief of Police for review, with
23 notice of that review meeting being sent to the SRO facility owner. If the Chief
of Police determines that excessive drug or prostitution arrests or other officers
24 deemed public safety concerns are occurring at the SRO facility, the Operators
Permit may be revoked. Further operation of the SRO facility shall not occur
25 without first applying and obtaining approval for a new Operators Permit;
- 26 (29) ~~Condition c~~ compliance inspections by the City may be made on an annual basis
27 and the costs of the inspections shall be paid by the SRO facility operator. Any
violation(s) of the conditions of approval, Municipal Code, or State, or Federal
28 laws or regulations pertaining to SRO facilities, as they exist at the time of the
inspection, shall be corrected within the time period(s) specified in the notice of

violation. If the Director makes a finding that the corrections have not been made within the specified time period(s), the ~~Conditional Use~~ **Development** Permit and Operators Permit for the SRO facility may be revoked in compliance with Chapter 2, Article 11 of this Code; and

(30) The maximum number of SRO units to be brought into service within the City after the effective date of this Code, shall be the number that accommodates 500 tenants. Prior to any proposed amendments to these SRO standards or to an increase in the maximum number of SRO units-in-service, the Department shall present a report to the Council with the following information:

- A. The number and location of permitted SRO projects,
- B. The capacity of existing SRO units,
- C. The average occupancy rate,
- D. The rent levels,
- E. The average number of vehicles for each tenant, and
- F. The perceived adequacies or deficiencies of the management services provided in the SRO facilities.

SECTION 5: That Title 9 “Zoning,” Chapter 4 “Zoning Districts,” Article 1 “Residential Zones,” “§ 9-4.102. Allowed uses,” of this Code is hereby amended to read as follows:

§ 9-4.102. Allowed uses.

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

The following list (Table IV-1) represents those uses in the residential zoning districts that are Permitted (P), subject to a Development Permit (D), subject to a Large Family Child Care Home Permit (LCC) or a Conditional Use Permit (C):

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

1	Large Family Child Day Care Home	LCC	LCC	LCC
2	D. Density Bonus/ Affordable Housing	P	P	P
3	E. Manufactured Housing	D	D	D
4	F. Multi-Family Dwellings	-	D	D
5	G. Second Dwelling Unit/"Granny" Housing/Guest House	P	-	-
6	H. Senior Citizen/ Congregate Care Housing	-	-	C
7	I. Single-Family Dwellings	P	P	P
8	J. Single Room Occupancy Facilities	-	-	D
9	K. Group Homes			
10	Small Group Homes (licensed and unlicensed) 6 or less clients	P	P	P
11	Large Group Homes (unlicensed) 7 or more clients	CP	CP	CP
12	Large Group Homes (licensed)	C	C	C
13	L. Transitional Housing	P	P	P
14	M. Supportive Housing	P	P	P
15	N. Zero Lot Line/Small Lot Residential Developments	-	D	D
16	O. Employee and Farmworker Housing			
17	Providing accommodations for 6 or fewer employees	P	P	P
18	Providing accommodations for more than 6 employees	C	C	C
19	P. Low-Barrier Navigation Centers	D	D	D
20	2. Recreational Accessory Uses			
21	A. Swimming Pool, Private	P	P	P
22	B. Tennis Court, Private	D	D	D
23	C. Tree "Play" House	P	P	P
24	3. Accessory Uses			
25	A. Fences and Walls	P	P	P
26	B. Garage	P	P	P
27	C. Keeping of Domestic Animals/ Household Pets	P	P	P
28	D. Laundry Facilities (Washer and Dryer)	P ¹	P ¹	P ¹
29	E. Outdoor Play/ Athletic Equipment	P	P	P
30	F. Patio (with or without cover)/Gazebo	P	P	P
31	G. Satellite Dish Antenna	D	D	D
32	H. Storage	D	D	D
33	I. Vehicle Repair (Property owner/ tenant vehicle only and only within enclosed garage/yard)	P	P	P
34	J. Vertical Antenna			
35	12 feet or less in height	P	P	P
36	12+ feet in height	D	D	D
37	4. Other			
38	A. Churches	-	C	C
39	B. Educational Institutions, Low- Intensity	C	C	C
40	C. Public Utilities/ Facilities	D	D	D
41	5. Home Enterprises	Subject to Home Enterprise Permit		
42	6. Temporary Uses	Subject to Temporary Use Permit		

¹ Laundry facilities shall be located within the footprint of a dwelling unit. For multi- family 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.

1 **SECTION 6:** That Title 9 “Zoning,” Chapter 4 “Zoning Districts,” Article 1
2 “Residential Zones,” “§ 9-4.103. Zoning District Development Standard,” of this Code is
3 hereby amended to add paragraph (T) as follows:

4 **T. Group Homes. Standards for group homes are as follows:**

5 **(1) Unlicensed group homes are permitted in all residential use zones,**
6 **subject only to the generally applicable, nondiscriminatory health,**
7 **safety, and zoning laws that apply to all residential uses in that**
8 **zone.**

9 **(2) Licensed small group homes (serving six or fewer residents) are**
10 **permitted in all residential use zones, subject only to the generally**
11 **applicable, nondiscriminatory health, safety, and zoning laws that**
12 **apply to all residential uses in that zone**

13 **(3) No group homes may be located in an accessory dwelling unit,**
14 **unless the primary dwelling unit is used for the same purpose.**

15 **(4) Licensed large group homes (serving seven or more residents) are**
16 **subject to a conditional use permit in R-L, R-M, and R-H zones.**

17 **(5) Findings for Conditional Use Permit. In conditionally approving a**
18 **large licensed group home, the following findings shall be made:**

19 **a. The use applied for at the location set forth in the application is**
20 **one for which a Conditional Use Permit is authorized by this**
21 **chapter.**

22 **b. The proposed project meets the development standards of this**
23 **section including setbacks, fences, parking, and other required**
24 **features.**

25 **c. The proposed project provides services that require licensing**
26 **by the State of California and will comply with all licensing**
27 **requirements thereof.**

28 **d. The proposed project would not cause direct threats to public**
 health and safety.

29 **PASSED, APPROVED AND ADOPTED** this (DATE) day of (MONTH)
30 (YEAR), by the following votes:

31 **AYES:**

32 **NOES:**

33 **ABSENT:**

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ABSTAIN:

Karina Macias, Mayor

ATTEST:

Eduardo Sarmiento, CMC
City Clerk

COMMON SENSE EXEMPTION

EXHIBIT C

CASE NO. 2024-01 ZOA



June 7, 2024

Project No: 21-11410

Steve Forster
Directory of Community Development
Community Development Department
City of Huntington Park
6550 Miles Avenue
Huntington Park, California 90255
Via Email: SForster@hpcg.gov

**Subject: CEQA Common Sense Exemption Memorandum for Huntington Park Downtown
Specific Plan and Zoning Ordinance Amendments
City of Huntington Park, Los Angeles County, California**

Dear Mr. Forster:

This memorandum provides an analysis to support the determination by the City of Huntington Park (the lead agency) that the proposed amendments to the Downtown Specific Plan and Zoning Ordinance are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) ("general rule" or "common sense") and of Title 14, Article 18, 15620 of the California Code of Regulations (statutory). The proposed project falls within the sphere of the general rule or common sense rule, which states that CEQA applies only to development which have the potential for causing a significant effect on the environment; as such, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is not subject to CEQA.

Project Background

The City is amending the Downtown Specific Plan to establish consistency with the City's General Plan 2021-2029 Housing Element (hereinafter, "Housing Element"), and satisfying Housing Element Programs 7, 10, and 13. The City is also amending the Zoning Ordinance to implement the Housing Element, specifically Program 7 (Action 7-2, Address Constraints) and Program 13 (Action 13-3, Special Needs Housing).

Specifically, the updates to the Downtown Specific Plan and the Zoning Ordinance include the following:

- Amend the Downtown Specific Plan to establish minimum densities in all zones of 20 dwelling units per acre, consistent with Housing Element Action 10-6.
- Amend the Downtown Specific Plan to change the permitting requirement for mixed-use projects from a Conditional Use Permit to a Development Permit, consistent with Housing Element Action 7-2.
- Amend the Downtown Specific Plan and Zoning Ordinance to allow large, unlicensed group homes as a permitted use, consistent with Housing Element Action 7-2.
- Amend the Zoning Ordinance and the Downtown Specific Plan to change permitting requirements for new condominiums from a Conditional Use Permit to a Development Permit, consistent with Housing Element Action 7-2.



- Amend the Zoning Ordinance definition of “family” to remove references to “nonprofit” housekeeping unit and to define “housekeeping unit,” consistent with Housing Element Action 7-2.
- Amend the Zoning Ordinance definition of “group home” to distinguish between large and small and licensed and unlicensed facilities, consistent with Housing Element Action 7-2.
- Amend the Downtown Specific Plan and the Zoning Ordinance to change the permitting requirement for single-room occupancy (SRO) developments from a Conditional Use Permit to a Development Permit; remove subjective standards for SROs that do not apply to other multifamily development types; and remove the prohibition on the conversion of existing hotels, motels, or apartments to SROs, consistent with Housing Element Action 13-3.
- Amend the Zoning Ordinance to establish objective findings for approval for large, licensed group homes, consistent with Housing Element Action 7-2.

As part of the 6th cycle Housing Element update, cities are required to identify housing sites that provide the development capacity to accommodate build out of the City’s Regional Housing Needs Allocation (RHNA) at all income levels. To accommodate the City’s RHNA need for all income levels, future housing development would occur through a variety of methods. Housing elements are also required to consider ways to promote access to housing that is attainable for residents at all income levels, beyond focusing solely on opportunities for production of new units. Huntington Park adopted the 2021-2029 Housing Element on October 17, 2023. The adopted Housing Element establishes programs, policies, and actions to further the goal of meeting the existing and projected housing needs of all income levels of households in the Huntington Park community and provides evidence of the City’s ability to accommodate the RHNA through the year 2029, as established by the Southern California Association of Governments (SCAG). The proposed Downtown Specific Plan and Zoning Ordinance amendments, herein referred to as the “proposed project,” would ensure consistency between the Downtown Specific Plan and Zoning Ordinance with the 2023-2031 Housing Element Update and state law.

The proposed project involves text changes to the Downtown Specific Plan and Zoning Ordinance for consistency with state law and does not in and of itself include any proposed development. The intent of the project is for the City to continue to address evolving community needs, enhance housing options, and provide compatibility with the City’s long-term development goals in support of the General Plan, specifically, the Housing Element. These amendments to the Downtown Specific Plan and Zoning Ordinance would not increase development beyond what is already envisioned by the General Plan, Downtown Specific Plan, and Zoning Ordinance.

Exemption Analysis

In order to determine if the proposed project is exempt, we reviewed potential CEQA exemptions that may apply to the proposed project. The following analysis reviews if the proposed project can be considered categorically exempt.

Categorical Exemption

Pursuant to CEQA Guidelines Section 15354, “Categorical Exemption” (CE) means an exemption from CEQA for a class of projects based on a finding by the Secretary for Resources that the class of projects does not have a significant effect on the environment.

CEQA Guidelines Sections 15300.2 (a) through (f) list specific exceptions for which a CE may not be used. These exceptions are as follows:



- a. **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The proposed project involves text changes to the Downtown Specific Plan and Zoning Ordinance for consistency with state law and does not in and of itself include any proposed development. As such, the proposed project would not impact an environmental resource of hazardous or critical concern. Therefore, the proposed project does not trigger these exemption exceptions.

- b. **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project involves text changes to the Downtown Specific Plan and Zoning Ordinance for consistency with state law and does not in and of itself include any proposed development. Because the proposed project does not involve or approve physical development, the proposed project would not result in impacts that are cumulatively considerable. In addition, through the City's development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City's General Plan, the Downtown Specific Plan, the Zoning Ordinance, and Municipal Code. Through this development review process, potential cumulative impacts to various natural and human-made resources would be evaluated. Therefore, implementation of the proposed project would not contribute to significant cumulative impacts, the proposed project does not trigger these exemption exceptions.

- c. **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Due to the absence of unusual circumstances related to the project or on the project site, the project would not have a reasonable possibility for a significant effect on the environment due to unusual circumstances, and this exception does not apply.

- d. **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

According to the California Department of Transportation (2024), there are no state-designated scenic highway sections within or near the City of Huntington Park. The nearest designated Scenic Highway is Route 110 in Los Angeles, approximately four miles north of the City of Huntington Park. The proposed project does not trigger these exemption exceptions.

- e. **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project involves text changes to the Downtown Specific Plan and Zoning Ordinance for consistency with state law and does not in and of itself include any proposed



development. The proposed project does not propose specific development projects but rather facilitates the implementation of program actions from the certified and adopted Housing Element that are intended to help the City achieve its state-mandated share of the Regional Housing Needs Allocation (RHNA) in accordance with California Housing Element Law. These actions have been previously assessed as part of the Housing Element adoption and certification process including an Environmental Assessment (prepared in accordance with Government Code Section 65759), and thus the proposed project would not increase the development potential or result in new development beyond what was previously assessed as part of the Housing Element. Because specific projects are not known at this time, the City cannot assess the specific impacts of development in qualitative terms. Any future development proposals will be subject to the state and local regulations regarding the treatment of hazardous materials, and project-specific environmental review. Furthermore, proposals are subject to development standards and conditions of approval as part of the permitting process, including environmental review. The proposed project does not trigger this exemption.

- f. **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed project involves text changes to the Downtown Specific Plan and Zoning Ordinance for consistency with state law and does not in and of itself include any proposed development. The proposed project does not propose specific development projects. Because specific projects are not known at this time, the City cannot assess the specific impacts of development in qualitative terms. All development proposals will be subject to the policies listed in the General Plan, Downtown Specific Plan, Zoning Ordinance, and project-specific environmental review. Furthermore, proposals are subject to development standards and conditions of approval as part of the permitting process, including environmental review. The proposed project does not trigger this exemption.

Common Sense Applicability

Pursuant to CEQA Guidelines Section 15061(b)(3), also known as the “general rule” or “common sense” exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The CEQA Guidelines state in that section that “A project is exempt from CEQA if... [T]he activity is covered by common sense that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

Whether a particular activity qualifies for the common sense exemption is a question of fact that is supported by substantial evidence submitted in connection with the project (*CREED-21 v. City of San Diego* (2015) 234 Cal.App.4th 488, 510). The analysis must identify reasonably foreseeable physical changes and consider any environmental impacts that may result from those changes (*Wal-Mart Stores, Inc. v. City of Turlock* (2006) 138 Cal.App.4th 273, 291; *Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372, 386).

The proposed project involves text changes to the Downtown Specific Plan and Zoning Ordinance for consistency with state law and does not in and of itself include any proposed development. Rather, the proposed project facilitates the implementation of actions from the certified and adopted Housing Element that are intended to help the City meet its state-mandated share of the RHNA in accordance with California Housing Element Law. These actions have been previously assessed as part of the Housing Element adoption and certification process including as part of an Environmental Assessment



(prepared in accordance with Government Code Section 65759), and thus the proposed project would not increase the development potential or result in new development beyond what was previously assessed as part of the Housing Element. Because specific projects are not known at this time, the City cannot assess the specific impacts of development in qualitative terms. Any future development proposals will be subject to the state and local regulations regarding the treatment of hazardous materials, and project-specific environmental review. Furthermore, proposals are subject to development standards and conditions of approval as part of the permitting process, including environmental review. The proposed project does not propose or approve any physical development. The proposed project as analyzed is not anticipated to result in any new changes to the physical environment.

The proposed project will not result in changes to the physical environment, nor will it result in potential environmental impacts. The proposed project meets the criteria for the common sense exemption as identified above.

Determination

Based on this analysis documented in this memorandum, the proposed updates to the Downtown Specific Plan and Zoning Ordinance meets the criteria for a common sense exemption pursuant to Sections 15061(b)(3) of the *CEQA Guidelines*. Furthermore, exceptions to the applicability of a CE, as specified in section 15300.2(a) through (f) of the *CEQA Guidelines*, do not apply to the project. Therefore, it is concluded that the project is exempt from CEQA pursuant to the common sense exemption CEQA Guidelines Section 15061(b)(3)

Sincerely,

Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "N Bellucci".

Nina Bellucci
Senior Planner

A handwritten signature in black ink, appearing to read "Kimiko Lizardi".

Kimiko Lizardi
Principal

DOWNTOWN SPECIFIC PLAN CHAPTER 4 DISTRICT STANDARDS AND GUIDELINES

EXHIBIT D

CASE NO. 2024-01 ZOA

DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN



AUGUST 4, 2008

DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN

4-7 DISTRICT SPECIFIC STANDARDS AND GUIDELINES

This section details the specific land use and development standards, as well as design guidelines, applicable to individual Districts within the Specific Plan area. Following are sections focusing on each of the four Districts.

Each District section begins with a vision for the area and is followed by an “At-A-Glance” sheet that details specific development standards, primary uses, and parking locations and requirements for the District. Architectural character for the District and applicable District design guidelines are then addressed.

These standards and guidelines are to be used in conjunction with the area-wide standards and guidelines presented previously in this chapter.

4-7.1 DISTRICT A - GATEWAY

A. VISION

High-rise development, consolidated lots, and a wide mix of uses best describes the vision for District A. Within this District there is the greatest potential for redevelopment to occur due to raised height requirements on underutilized, highly visible parcels with multiple street frontages. Large mixed-use development projects are anticipated to develop in this District. Mixed-use projects will include general retail and professional office/service uses that serve a regional/community-wide need and shall be located on the ground floor with multi-family residential or additional professional office uses on the floors above. Projects in this area are required to provide all residential parking on-site as well as some parking for additional uses, however an in-lieu fee can be provided for a portion of the required parking due to its proximity to public parking structures (refer to the following "At-A-Glance" plate).



Typical Gateway Character

Fig. 4.59

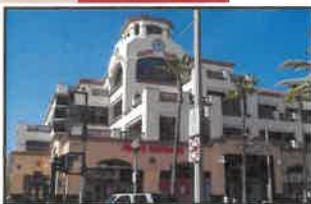


District A

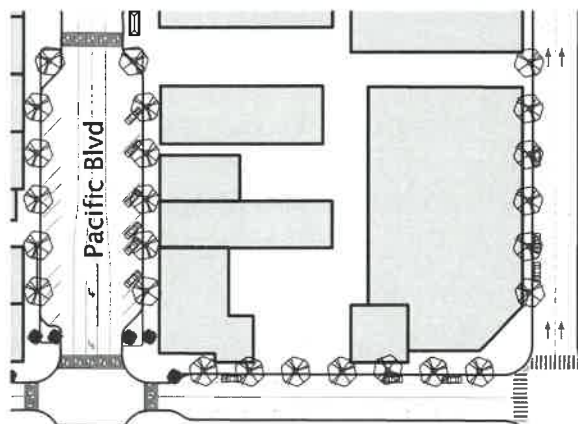
Fig. 4.60

DISTRICT A GATEWAY

B. AT-A-GLANCE SHEET



PLAN VIEW



PRIMARY USES & KEY MAP

Mixed-Use -

Ground Floor:
Commercial
Office

Above Ground Floor:
Residential
Office



SECTION VIEW



Floor Area Ratio (FAR):

Min: 2:1 Max: 4:1

Density: Max: 70 du/ac

DEVELOPMENT STANDARDS

Lot Area: Min: 5,000 sf

Setbacks:

Front: Min: 0' Max: 15'
Side: Min: 0' Max: 15'
Rear: Min: 0'

Height: Max: 84'

Portions of stories above the third floor shall be recessed from the front facade.

Street Frontage: Min: 80%

For retail only, min storefront openings/glazing shall be 65% of the ground floor wall area; opaque or reflective glazing is not permitted; view into store area should not be overly obstructed.

Open Space Requirement:

Common: 100 sf/du (100 sf/du may be satisfied by open space in-lieu fee)

Private: 150 sf/du (100 sf/du may be satisfied by offering additional common open space)

Parking Location: Under/Behind/No Street Front Locations

Parking Ratios:

Residential: < 800 sf unit = 1.5 sp./unit plus 1 guest sp./6 units

Residential: ≥ 800 sf unit = 2 sp./unit plus 1 guest sp./4 units

Non-Residential: Refer to figures 4.11-4.12 for standards

C. ARCHITECTURAL CHARACTER

The design style of this District should be modern interpretations of Art Deco and Contemporary Architectural Styles. While taller buildings are encouraged, large buildings should be defined with smaller massing elements.

D. DESIGN GUIDELINES

- 1) Focal points should be created and incorporated into sites to establish a sense of place and orientation. Fountains, plazas, artwork, and universally accessible changes in pavement levels can be used to create focal points.
- 2) Outdoor spaces should not have a “left over” appearance, such as a paved area with no pedestrian amenities. Instead, outdoor spaces should reflect careful planning and provide plaza spaces with defined edges, benches, and lighting.
- 3) The appearance of several smaller buildings, rather than one large building, is preferred to foster a more intimate, pedestrian-friendly scale.
- 4) Traditional building widths generally do not exceed 25 to 30 feet at the ground level, irrespective of a building's total width. Continuation of this familiar, human-scaled rhythm is encouraged in new construction.
- 5) One or more of the following design strategies should be used to reduce the perceived height, bulk, and massing of the building:
 - a. Variation in the wall plane (projection and recess)
 - b. Variation in wall height
 - c. Roofs located at different levels
- 6) Vines and potted plants should be used to provide wall, column, and post texture and color, as well as for accentuating entryways, courtyards and sidewalks.



Modern Art Deco Style g.4.61



Variation in Wall Planes g.4.62



Roofs at Different Levels g.4.63



Create Focal Points g.4.64



fig.4.65

Art Deco Style

4.7.2 DISTRICT B - FESTIVAL

A. VISION

The heart of Downtown Huntington Park is made up of the storefronts that flank Pacific Boulevard within this District. District B limits retail sales activities serving a community and regional need as the only permitted use on the ground floor. Uses allowed above the ground floor are primarily professional office and residential.

A unique asset that is prominent in this area is a prevalent art deco architectural theme. The District is sprinkled with buildings and individual elements of buildings that possess art deco design treatments such as ornately detailed parapet caps, tower elements and smooth stucco finished structures. Building on this design theme is a strong goal for District B.

Another primary goal of this District B is to create an attractive streetscape with a continuous series of buildings that possess enhanced architectural elements and well maintained and aesthetically pleasing storefronts. Outdoor dining and stylized storefront display contests sponsored by the Chamber of Commerce or Business Improvement District (BID) could be established to promote unique window displays.



fig.4.66

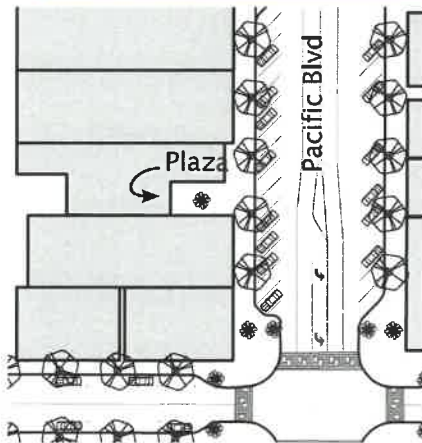
District B

DISTRICT B FESTIVAL

B. AT-A-GLANCE SHEET



PLAN VIEW



PRIMARY USES & KEY MAP

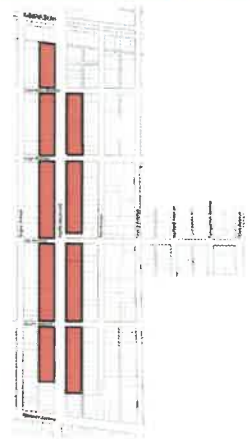
Mixed-Use -

Ground Floor:

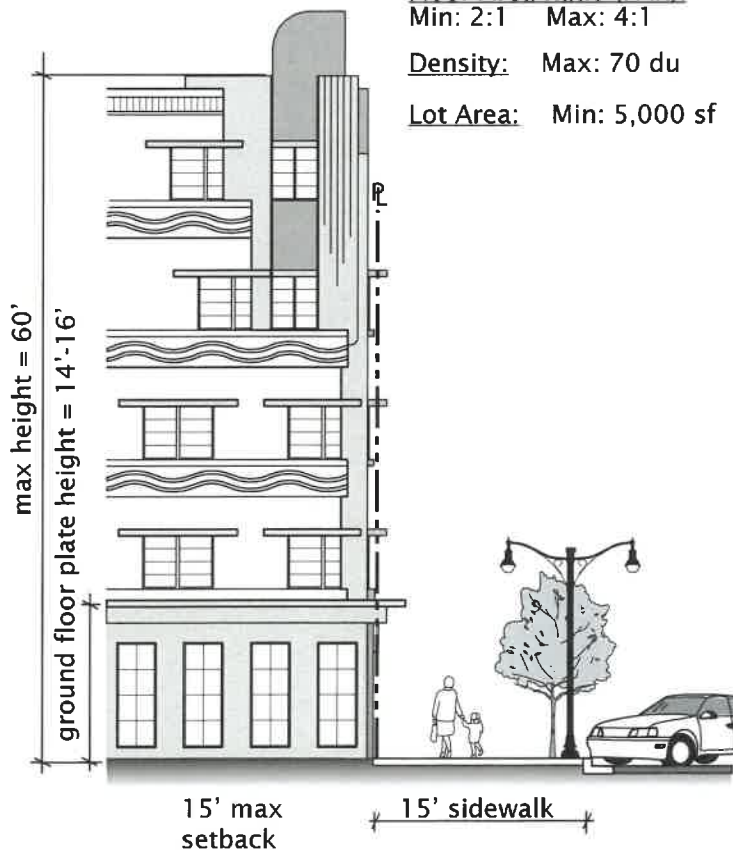
Commercial
Office

Above Ground Floor:

Residential
Office



SECTION VIEW



Floor Area Ratio (FAR):

Min: 2:1 Max: 4:1

Density: Max: 70 du

Lot Area: Min: 5,000 sf

Setbacks:

Front: Min: 0' Max: 15'

Side: Min: 0' Max: 15'

Rear: Min: 0'

Height:

Min: 35' Max: 60'

Portions of stories above the third floor shall be recessed from the front facade.

Street Frontage (Pacific Boulevard):

Min: 100% (excluding paseos and pedestrian access)

Buildings with more than 40' of linear street frontage shall be designed to replicate traditional 20' - 40' facade widths.

Min storefront openings/glazing shall be 65% of the ground floor wall area; opaque or reflective glazing is not permitted; view into store area should not be overly obstructed.

Open Space Requirement:

Common: 50 sf/du (50 sf/du may be satisfied by open space in-lieu fee)

Private: 100 sf/du (100 sf/du may be satisfied by offering additional common open space)

Parking Location: Under/Behind/No Street Front Locations

Parking Ratios:

Residential: < 800 sf unit = 1.5 sp./unit plus 1 guest sp./6 units

Residential: ≥ 800 sf unit = 2 sp./unit plus 1 guest sp./4 units

Non-Residential: Refer to figures 4.11-4.12 for standards



fig.4.67 Residential Units Above



fig.4.68 Specialty Retail



fig.4.69 Residential Blend with Retail

C. ADDITIONAL DEVELOPMENT STANDARDS

All development within District B shall comply with the following specific development standards, in addition to those listed elsewhere in this chapter.

- 1) A maximum of two different uses or services should be contained or promoted in each storefront area.
- 2) Each allowed use or service shall maintain a minimum of 15 linear feet of storefront area.
- 3) General/specialty retail sales activities are the only allowable uses permitted on the first/ground level. Specific characteristics of general/specialty retail uses may include, but are not limited to, the following:
 - a. The use is "unique";
 - b. The use utilizes window display(s);
 - c. The use is desired/needed by other businesses in the immediate neighborhood;
 - d. The use is a convenience to shoppers;
 - e. The use generates pedestrian activity;
 - f. The use has visual elements or activities that serve as an anchor to draw pedestrians to it or beyond;
 - g. The hours of operation are similar to those of neighboring retail uses; and
 - h. The use maintains the continuity of the commercial retail district.
- 4) General retail sales and professional office activities as well as multi-family residential development are permitted on all floors other than the ground level. Each of these uses may be situated as a single use or they may be combined into an appropriately designed mixed-use development.
- 5) Senior citizen housing (at a maximum density of 225 units per acre), single room occupancy permits and multi-family residential development (i.e., apartments and condominiums at a maximum density of 70 units per acre) are allowable uses provided they are located above the first/ground level.
- 6) Only new merchandise may be offered for sale.
- 7) All residential developments within the District shall be provided with private, secured parking under or beneath buildings.
- 8) No private street front or surface parking is allowed.
- 9) Open air storefronts with roll-up doors shall be limited to a maximum of eight feet or 50% of the width of the storefront, whichever is less.

D. ARCHITECTURAL CHARACTER

Though one particular architectural style is not required in this District, the components or details of the historic styles should be integrated into the building design where feasible and appropriate. The architectural character or themes that are most prominent along Pacific Boulevard are the Art Deco and Art Moderne Styles. Recommended design elements include the following:

- Appropriate materials for walls and façades include, but are not limited to, stucco, tile, brick, glass block, neon lights, stainless steel, and aluminum trim.
- Architecture reflecting the old nostalgic diners with rounded corners, Art Deco style signs, and neon will reinforce the architectural theme of the area.
- Roof forms should be primarily low profile roofs with detailed parapets to reinforce the desired art deco or art moderne theme.
- Parapets, finials, and tower elements help characterize the gregarious style of Art Deco through 1950s architectural styles. These elements should be consistent with the building's overall architectural style.

1) Art Deco Details and Design Elements

- a. Vertical massing emphasis, highlighted with stylized decoration
- b. Smooth wall surface, often stucco
- c. Smooth-faced stone and metal
- d. Forms simplified and streamlined
- e. Geometric designs including zigzags, chevrons
- f. Towers and other vertical projections, presenting a vertical emphasis
- g. Strips of windows decorated with spandrels
- h. Hard-edged, low relief ornamentation at door, window, and roof edges or parapets
- i. Machined and often metallic construction materials for decorative features

2) Art Moderne Details and Design Elements

- a. Horizontal massing emphasis
- b. Smooth, rounded wall surfaces, often stucco
- c. Flat roof with small ledge at roofline



Art Deco Detailing g.4.70



Art Deco Detailing g.4.71



Art Deco Design g.4.72



fig.4.73

Tower Accent

- d. Horizontal fluted grooves or pressed metal lines in wall surfaces
- e. Asymmetrical façade
- f. Casement/corner windows or other horizontally arranged windows
- g. Metal balustrades
- h. Glass-block windows, often curved

E. DESIGN GUIDELINES

- 1) Infill buildings that are much wider than the existing façades along Pacific Boulevard should be broken down into a series of appropriately proportioned structural bays or components.
- 2) Upper floor entries at the street frontage should have their own distinct design that complements the main building frontage.
- 3) Outdoor Dining is encouraged.

- a. Outdoor dining and associated street furniture is encouraged to enhance street activity and interest.
- b. Outdoor dining areas should be designed in an inviting manner that encourages pedestrian use through the incorporation of trellises, fountains, art, seating, and shade trees.
- c. Outdoor dining facilities should complement existing development.
- d. Site furniture should maintain a clear passage for pedestrians and avoid obstructing walkways and sidewalks.



fig.4.74

Clear Pedestrian Passage



fig.4.75

Outdoor Dining

4-7.3 DISTRICT C - NEIGHBORHOOD

A. VISION

A key factor in creating a vibrant and successful downtown that maintains 24-hour/7 days a week energy is the inclusion of residential development. The primary focus of District C is to satisfy this need for residential development. In this District, multi-family housing is the primary allowed use, with some neighborhood serving uses allowed as a supporting use. In this area, importance is placed on quality construction as well as building massing and form.

There are two sets of development standards for District C based on allowed building height. The properties fronting Seville Avenue will form a transition area to the more residential surroundings bordering the area. Therefore, lots fronting Seville Avenue are subject to lower height restrictions than other properties in this District.



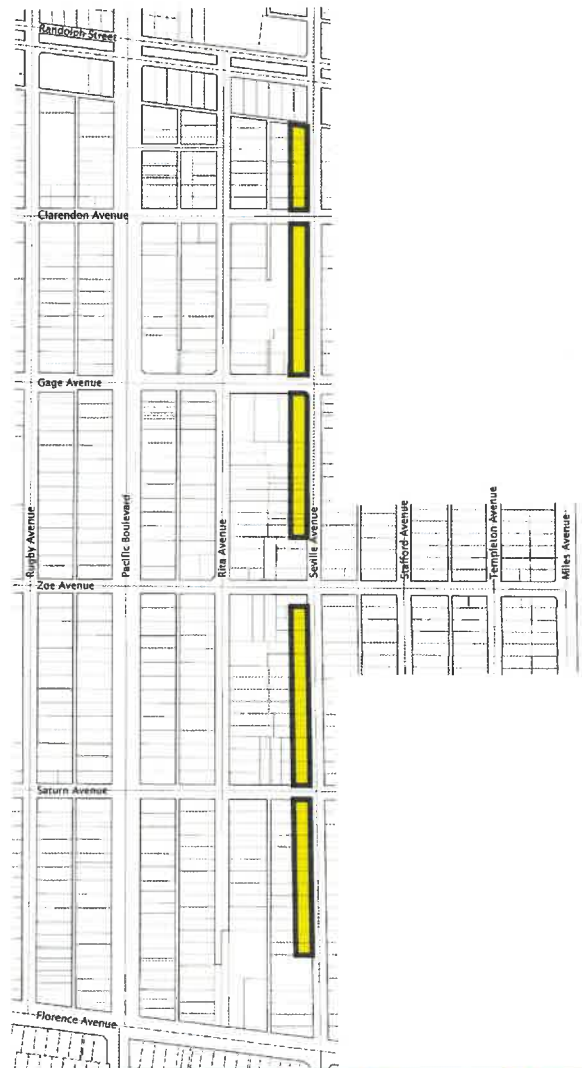
Residential Development

g.4.76



District C

g.4.77



District C at Seville Avenue

g.4.78

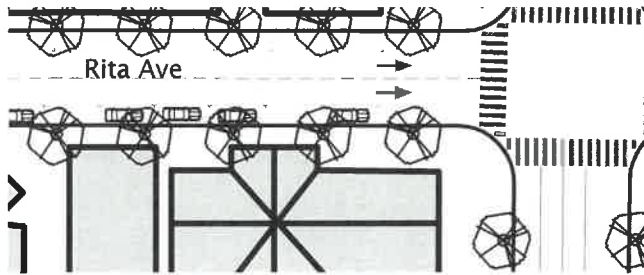
DISTRICT C*

NEIGHBORHOOD

B. AT-A-GLANCE SHEET-1

*For lots not fronting Seville Avenue

PLAN VIEW



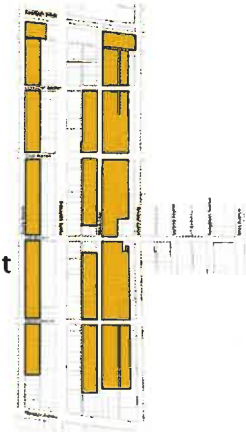
PRIMARY USES & KEY MAP

Mixed-Use -

Ground Floor:
Multi-Family
Residential
Commercial
Office
Parking
Structures*

*Not allowed on street front

Above Ground Floor:
Multi-Family
Residential
Parking
Structures



SECTION VIEW

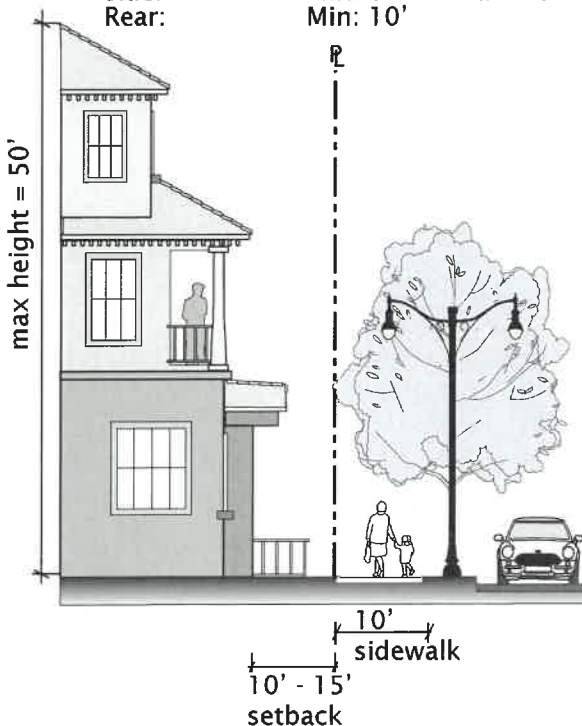
Floor Area Ratio (FAR): Min: 0.5:1 Max: 2:1

Density: Max: 70 du/ac

Lot Area: Min: 5,000 sf

Setbacks:

Street Front:	Min: 10'	Max: 15'
Side:	Min: 0'	Max: 15'
Rear:	Min: 10'	



DEVELOPMENT STANDARDS

Height:

Max: 60' on the west side of Rita Avenue

Max: 50' all other areas

Exception: Where a parking structure is proposed and 15% of the parking provided is dedicated as public parking, the max height for the structure shall not exceed 70'.

Portions of stories above the third floor shall be recessed from the front facade.

Street Frontage: Min: 60%

Buildings with more than 40' of linear street frontage shall be designed to replicate traditional 20' - 40' facade widths.

Open Space Requirement:

Common: 200 sf/du (100 sf/du may be satisfied by open space in-lieu fee)

Private: 200 sf/du (50 sf/du may be satisfied by offering additional common open space)

Parking Location: Under/Behind/No Street Front Locations

Parking Ratios:

Residential:	< 800 sf unit = 1.5 sp./unit plus 1 guest sp./6 units
Residential:	≥ 800 sf unit = 2 sp./unit plus 1 guest sp./4 units
Non-Residential:	Refer to figures 4.11-4.12 for standards

District Boundary:

Between alley and Seville Avenue, excluding 35' adjacent to Seville Avenue ROW

DISTRICT C*

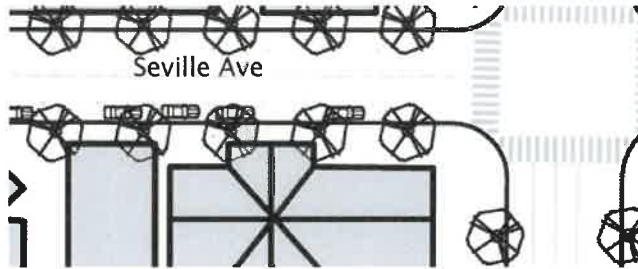
NEIGHBORHOOD

C. AT-A-GLANCE SHEET-2

*For lots fronting Seville Avenue



PLAN VIEW



PRIMARY USES & KEY MAP

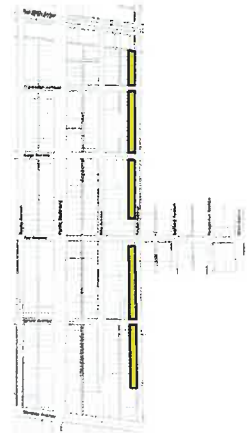
Mixed-Use -

Ground Floor:

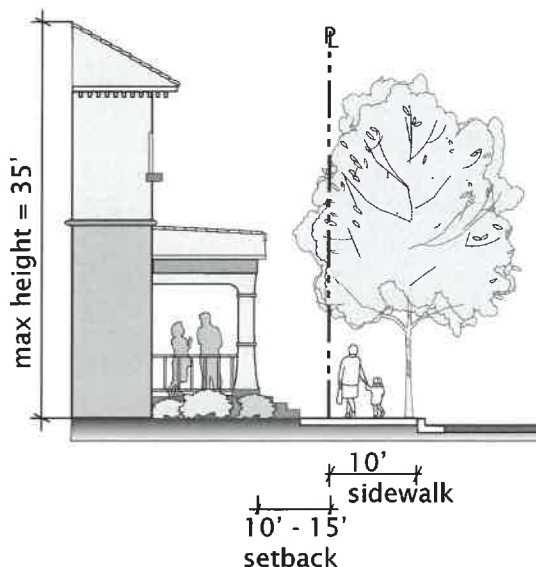
Multi-Family
Residential
Commercial

Above Ground Floor:

Multi-Family
Residential



SECTION VIEW



DEVELOPMENT STANDARDS

Floor Area Ratio (FAR): Min: 0.5:1 Max: 2:1

Density: Max: 70 du/ac

Lot Area: Min: 5,000 sf

Setbacks:

Street Front:	Min: 10'	Max: 15'
Side:	Min: 0'	Max: 15'
Rear:	Min: 10'	

Height: Max: 35'

Street Frontage: Min: 60%

Open Space Requirement:

Common: 200 sf/du (100 sf/du may be satisfied by open space in-lieu fee)

Private: 200 sf/du (50 sf/du may be satisfied by offering additional common open space)

Parking Location: Under/Behind/No Street Front Locations

Parking Ratios:

Residential: < 800 sf unit = 1.5 sp./unit plus 1 guest sp./6 units

Residential: ≥ 800 sf unit = 2 sp./unit plus 1 guest sp./4 units

Non-Residential: Refer to figures 4.11-4.12 for standards

District Boundary:

35' adjacent to Seville Avenue ROW



fig.4.79 Defined Building Entries



fig.4.80 Defined Residential Entries



fig.4.81 Courtyards are Encouraged



fig.4.82 Privacy for Adjoining Units

D. ARCHITECTURAL CHARACTER

In District C, development should have a contemporary Mission Style and/or Spanish character. All facades should be architecturally detailed with distinct massing elements. Large buildings should be defined with smaller massing elements to create the appearance of individual buildings and roof forms.

E. DESIGN GUIDELINES1) Multi-family Housing

Multi-family residential development within District C should include desirable design features such as houses oriented toward the street, townhomes designed with appropriate massing and scale to complement surrounding single-family residences, varied architectural styles and landscaped parkways between curbs and sidewalks and large trees.

a. Site Planning

1. A variety of building orientations and staggered units should be incorporated into the design of sites to create diversity and avoid long, monotonous building facades.
2. Buildings should face the street, and the incorporation of porches into the building's design is encouraged to denote entries and break-up building mass.
3. Building entrances shall be clearly defined and easily accessible from public transit stops.
4. Consideration should be given to privacy relative to adjoining properties. Orient buildings and decks to maximize views while preserving privacy of surrounding neighbors.
5. Pocket parks shall be designed in an inviting manner that encourages use through the incorporation of trellises, fountains, seating, and shade trees.
6. Unless impractical due to physical constraints, alleys should be used for access to garages, parking spaces, and for other functions such as garbage collection.
7. Parking areas should be screened from public street views and surrounding residential areas.
8. Garages and accessory structures should be architecturally integrated into the overall design of the project by using materials and details similar to the materials of the residences.
9. The use of patios and courtyards are encouraged to provide private spaces. Varied paving textures and colors are encouraged.

b. Building Design

1. Wall and roof planes should be varied and articulated into smaller modules that reduce the overall massing and scale of building and add richness and variety.
2. The form and scale of multi-family development should emulate the best characteristics of the existing residential neighborhoods, such as one or two story dwellings with pitched roofs and adequate off street parking.
3. Materials and finishes shall be true to the project architecture.
4. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line.
5. Where horizontal or vertical siding is used, at a minimum, it should wrap around the outside corners of buildings to a fence line; however, the use of siding on the entire building is preferred.
6. Generally, windows should be placed a minimum of 12 inches away from the corner of the building, or the glazing on the intersecting wall planes should meet to form a corner window.
7. Built-up sills and trim should be used to create surface relief and texture when appropriate to the architectural style of the building.
8. The use of functional or decorative shutters that reflect the same dimension as the glazing are encouraged when appropriate to the architectural style.
9. Garage doors should be recessed into the garage wall and should be multi-paned with subtle adornment to provide shadow relief. Decorative panels are encouraged. Plywood doors are prohibited.

c. Utilities

1. Utilitarian aspects of the project should be aesthetically screened from view.
2. Where possible, stacks, vents, antennas and other roof mounted equipment should be located away from public view on the least noticeable portion of the roof.



Varied Roof Planes g.4.83



Wall Plane Variation g.4.84



Integrated Mailbox Design g.4.85



fig.4.86

Art Deco Style



fig.4.87

Substantial Corner Massing



fig.4.88

Decorative Tower Element

2) *Parking Structures*

The majority of the public parking for the area will be provided within structures in District C. Public parking structures are typically dominated by strong horizontal lines with a flat roof, however this is not the desired appearance in the Specific Plan area. To soften the horizontal lines and greatly enhance the look of the structure, elevations should be articulated and elements should be added that give the structure proportions that reflect a regular building. It also may be appropriate to incorporate retail or neighborhood serving uses at the street edge.

- a. Decorative and interesting architectural elements, such as towers and rotundas, should be utilized at street intersections. These elements could be used for stairwells and/or elevator towers.
- b. The architectural style of the building should consider the adjacent buildings or an art deco character.
- c. Parapet additions should be added to key areas on the structure to reduce its horizontal appearance.
- d. Substantial massing should occur at the corner of the structures to anchor the building and give the structure proportions more similar to a regular commercial building. These panels should incorporate relief to create shadow patterns and add visual interest.
- e. Where appropriate to the desired architectural style, awnings should be added at vehicular and pedestrian entrances to create a more pedestrian scale.
- f. Horizontal openings should be broken up with vertical columns to create a rhythm of openings, again reflecting the proportions of a building.
- g. Framing should be added to openings that mimic windows. The framing should have vertical members to de-emphasize the horizontal lines of the structure.
- h. Where appropriate and feasible, retail or neighborhood commercial spaces should be provided at the ground floor.
- i. Where retail is not provided on the ground floor, the structure should be located on a "turf island" so that the structure does not directly abut paved areas. A minimum of a five to seven foot landscaping strip should be provided between paved areas and the structure. This landscaped area should be designed to provide stormwater retention.
- j. Consider using landscaping and vines planted on building facades to help reduce the visual impact of the structure.

4-7.4 DISTRICT D - ZOE

A. VISION

The connection from Pacific Boulevard to the Civic Center/City Hall complex has the potential to be a unique and pedestrian-friendly mixed-use environment. Enhanced streetscapes, new development standards, and revised allowable uses will facilitate a transformation of the existing overcrowded streetscape conditions into a place where small businesses can prosper and community events such as farmers' markets can be held. Buildings in this District should be oriented towards Zoe Avenue with commercial retail uses on the ground floor fronting Zoe Avenue. Residential uses are allowed not fronting Zoe Avenue and above the ground floor. Enhanced and widened sidewalks will provide adequate and pleasing space for the heavy volume of pedestrian traffic experienced along this street. A ten-foot setback will aid in the transition between the urban uses associated with the Downtown and the surrounding residential neighborhoods.



District D



Zoe Avenue Character g.4.89

g.4.90

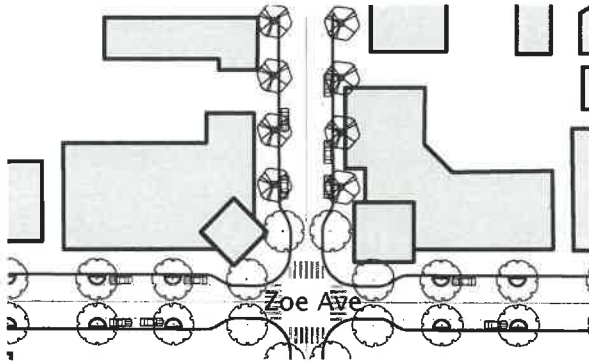
DISTRICT D

ZOE

B. AT-A-GLANCE SHEET



PLAN VIEW



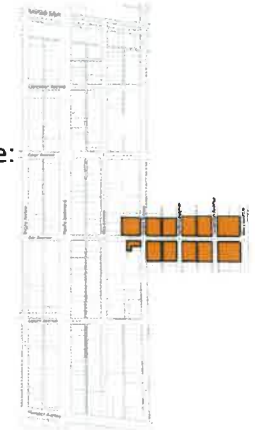
PRIMARY USES & KEY MAP

Mixed-Use -

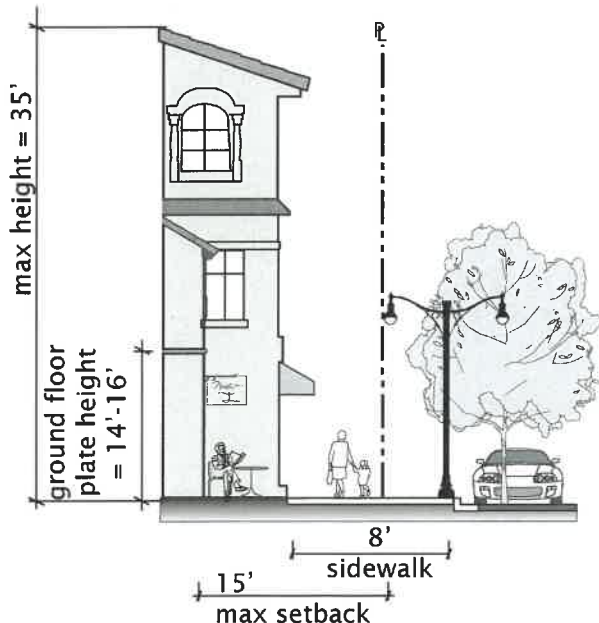
Ground Floor Zoe Ave:
Commercial
Office

Ground Floor not Zoe Ave:
Commercial
Office
Residential

Above Ground Floor:
Residential
Office



SECTION VIEW



DEVELOPMENT STANDARDS

Floor Area Ratio (FAR): Min: 1:1 Max: 3:1

Density: Max: 30 du/ac

Lot Area: Min: 5,000 sf

Setbacks:

Street Front:	Min: 10'	Max: 15'
Side:	Min: 0'	Max: 15'
Rear:	Min: 0'	

Height: Max: 35'

Street Frontage (Zoe Ave): Min: 80%

Open Space Requirement:

Common: 150 sf/du (150 sf/du may be satisfied by open space in-lieu fee)

Private: 150 sf/du (50 sf/du may be satisfied by offering additional common open space)

Parking Location: Under/Behind/No Street Front Locations

Parking Ratios:

Residential: < 800 sf unit = 1.5 sp./unit plus 1 guest sp./6 units

Residential: ≥ 800 sf unit = 2 sp./unit plus 1 guest sp./4 units

Non-Residential: Refer to figures 4.11-4.12 for standards

C. ARCHITECTURAL CHARACTER

Architecture in District D should be an eclectic mix of styles; Spanish and Mission Style forms should be very common in this mix. Special features of note should be inviting and well-defined entries, such as porches.

D. DESIGN GUIDELINES

- 1) Outdoor spaces should not have a “left over” appearance, such as a paved area with no pedestrian amenities. Instead, outdoor spaces should reflect careful planning and provide plaza spaces with defined edges, benches, and lighting.
- 2) One or more of the following design strategies should be used to reduce the perceived height, bulk, and massing of the building:
 - a. Variation in the wall plane (projection and recess)
 - b. Variation in wall height
 - c. Roofs located at different levels
- 3) When multiple uses are proposed in a single building, separate and convenient entrances should be provided for each use.
- 4) Commercial and residential parking areas should be clearly delineated through dedicated signs, markings, or other methods.
- 5) Roof elements should continue all the way around the building and not just be used in the most visible locations. Roof elements should be combined with wall elements to unify all sides of the building.
- 6) Materials and finishes shall be true to the project architecture (i.e. mission revival architecture should be reflected in a smooth plaster wall with authentic barrel roof tiles).
- 7) Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect.
- 8) Where horizontal or vertical siding is used, at a minimum, it should wrap around the outside corners of buildings to a wall plane; however, the use of siding on the entire building is preferred.
- 9) Existing trees in good health and appearance should be preserved if possible.
- 10) Trees and shrubs should be located and spaced to allow for mature and long-term growth.
- 11) Use of window boxes is encouraged to provide color-spots, but the boxes should be attached safely and securely and plants must be accessible for maintenance.



Integrated Building Massing fig.4.91



Welcoming Retail Street fig.4.92



Integrated Architecture fig.4.93



Service and Residential Uses fig.4.94



fig.4.95 Vines Enhanced Walls

12) Trees should be selected on a performance basis with the objective of minimizing water use, providing shade, minimizing hazardous litter, minimizing root intrusion, and providing color and contrast.

13) Vines and potted plants should be used to provide wall, column, and post texture and color, as well as for accentuating entryways, courtyards and sidewalks.

14) Outdoor Dining is encouraged.

- a. Outdoor dining and associated street furniture is encouraged to enhance street activity and interest.
- b. Outdoor dining areas should be designed in an inviting manner that encourages pedestrian use through the incorporation of trellises, fountains, art, seating, and shade trees.
- c. Outdoor dining facilities should complement existing development.
- d. Site furniture should maintain a clear passage for pedestrians and avoid obstructing walkways and sidewalks.



fig.4.96 Decorative Plantings



fig.4.97 Outdoor Dining Area