



## REGULAR MEETING AGENDA

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### CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting  
Wednesday, January 15, 2025, 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 DECEMBER 18, 2024, PLANNING COMMISSION MEETING

## **REGULAR AGENDA**

### **PUBLIC HEARING**

1. **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). CARRIED OVER FROM DECEMBER 18, 2024 MEETING.**

#### **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, February 19, 2025, at 6:30 p.m.

I, Paul Bollier 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](http://www.hpca.gov) not less than 72 hours before the meeting.



Paul Bollier  
Acting Planning Commission Secretary/  
Planning Manager



## MINUTES

## **CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION**

Wednesday, December 18, 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 Eduardo Carvajal, Commissioner Adrian Tarango

ABSENT: Commissioner Mario Gomez, Commissioner John Estrada

STAFF PRESENT: Community Development Director, Steve Forster, Associate Planner, Lemessis Quintero

## PLEDGE OF ALLEGIANCE

Chairperson Graciela Ortiz led the Pledge of Allegiance.

**PUBLIC COMMENT – None**

**CONSENT ITEMS** – Approve Planning Commission Meeting Minutes:

## 1. Regular Planning Commission Meeting held on November 20, 2024.

**MOTION:** Commissioner Adrian Tarango to approve the Minutes, seconded by Commissioner Graciela Ortiz. Motion **passed 2-0-1**, by the following vote:

**AYES:** Commissioner(s): Commissioner Adrian Tarango  
Chairperson Graciela Ortiz

NOES: Commissioner(s): None

**ABSTAINED:**      Commissioner(s): Commissioner Eduardo Carvajal

## **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.

Lemessis Quintero, Associate Planner, presented a detailed PowerPoint presentation to the Commission requesting a conditional use permit (CUP) 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 (C-G) zone. She provided in-depth information about the site, zoning map, project details, and current conditions. After careful analysis, Ms. Quintero determined that all six necessary findings for CUP approval were met and recommended that the Planning Commission approve PC Case No. 2024-03 CUP.

Donna Neval, founder of Praise Chapel church, mentions that they moved into the building in 1988 and since they have helped the community by providing classes, clothing, food, crisis counseling, children activity and many more. She also thanked the city staff and commissioners for their time helping them through the CUP process.

Chairperson Graciela Ortiz thanks Praise Chapel for everything they do within the community by providing back to the community whether they are members or not. Steve Forster, Community Development Director, thanks Praise Chapel for working well with the community and going through the proper steps as well for what they do for the community which he has witnessed attending previous food drives. Commissioner Tarango and Commissioner Carvajal also thank Praise Chapel for their work and ability to help the community.

Chairperson Graciela Ortiz motioned to **Approve CASE NO. 2024-03 CONDITIONAL USE PERMIT (CUP)**, seconded by Commissioner Adrian Tarango. Motion passed 3-0-0, by the following vote:

**AYES:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Adrian Tarango  
Chairperson Graciela Ortiz

**NOES:** Commissioner(s): None

**ABSTAINED:**      Commissioner(s):    None

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)**

Steve Forster, Community Development Director, recommends tabling item on the agenda to the next scheduled Planning Commission meeting which will talk about rezoning of the downtown specific plan. Due to the current absence of Commissioners, it would be in the public's best interest if the item has more public participation as well as the entire planning commission.

Chairperson Graciela Ortiz motioned to Table item till the next scheduled meeting, seconded by Commissioner Eduardo Carvajal. Motion passed 3-0-0, by the following vote:

**AYES:**                   Commissioner(s):   Commissioner Eduardo Carvajal  
                                  Commissioner Adrian Tarango  
                                 Chairperson Graciela Ortiz

**NOES:**                   Commissioner(s):   None

**ABSTAINED:**            Commissioner(s):   None

**RECEIVE AND FILE** - None

**STAFF COMMENTS**

Director Steve Foster would like to wish the commission happy holidays. Steve would like to adjourn the meeting in honor of Commissioner Carvajal's brother Daniel Jr. Caravel.

**PLANNING COMMISSION COMMENTS**

1. Commissioner Adrian Tarango sends out his condolences to Commissioner Eduardo Carvajal. He wishes everyone happy holidays and thanks the staff for their work.
2. Commissioner Eduardo Carvajal would like to thank the staff and commissioners as well as Chairperson Gaciela Ortiz for her leadership. He would like to thank Director Steve Forster and Mayor Karina Macias for attending his brother's ceremony.

3. Chairperson Graciela Ortiz wishes everyone happy holidays and expresses her condolences to Commissioner Eduardo Carvajal.

**ADJOURNMENT**

At 6:57 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, December 18, 2024, at 6:30 p.m. in memory of Daniel Jr. Carvajal.

Respectfully Submitted,

  
\_\_\_\_\_  
Paul Boller

Acting Planning Commission Secretary



# CITY OF HUNTINGTON PARK

## PLANNING DIVISION AGENDA REPORT

**DATE:** JANUARY 15, 2025

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTN:** PAUL BOLLIER, ACTING PLANNING COMMISSION SECRETARY

**FROM:** LEMESSIS QUINTERO, ASSOCIATE PLANNER

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

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**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). CARRIED OVER FROM DECEMBER 18, 2024 MEETING.**

**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**

Page 3 of 8

- 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

Page 4 of 8

“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 6<sup>th</sup> 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

~~strike~~through 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 ~~strike~~through 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**

Page 7 of 8

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

### **PUBLIC NOTICE:**

### **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**

Page 8 of 8

**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 COMMISION  
RESOLUTION NO. 2024-01**

**ATTACHMENT A**

**CASE NO. 2024-01 ZOA**

## PLANNING COMMISSION RESOLUTION NO. 2024-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ORDINANCE AMENDING THE DOWNTOWN SPECIFIC PLAN AND TITLE 7 OF THE HUNTINGTON PARK MUNICIPAL CODE AND THE ADOPTION OF A COMMON SENSE EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the Planning Commission of the City of Huntington Park, after notice duly given as required by law, held a public hearing on Wednesday, January 15, 2025, 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 Project promotes and is consistent with the goals of the General Plan, and would implement 2021-2029 General Plan Housing Element programs 7, 10, and 13; 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 effect on existing land uses within the City has been analyzed with respect to the Project; 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 not adversely affect property values and will not be detrimental to the City; and

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

**WHEREAS**, the City conducted tribal consultation in conformance with Senate Bill 18 and no requests for consultation were received;

## PLANNING COMMISSION RESOLUTION NO. 2024-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ORDINANCE AMENDING THE DOWNTOWN SPECIFIC PLAN AND TITLE 7 OF THE HUNTINGTON PARK MUNICIPAL CODE AND THE ADOPTION OF A COMMON SENSE EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

**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 Project promotes and is consistent with the goals of the General Plan, and would implement 2021-2029 General Plan Housing Element programs 7, 10, and 13; 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 effect on existing land uses within the City has been analyzed with respect to the Project; 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 not adversely affect property values and will not be detrimental to the City; and

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

**WHEREAS**, the City conducted tribal consultation in conformance with Senate Bill 18 and no requests for consultation were received;

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

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

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

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

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

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

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

20 **Finding:** The City conducted environmental review consistent with CEQA.

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

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

27 **SECTION 6:** The Planning Commission hereby approves Resolution  
28 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 15<sup>th</sup> day of January, 2025 by the following

6 vote:

7 AYES:

8 NOES:

9 ABSENT:

10 ABSTAIN:

11 HUNTINGTON PARK PLANNING COMMISSION

12

13

14

15 Graciela Ortiz, Chairperson

16 ATTEST:

17

18

19

20 Paul Bollier, Acting Secretary

21

22

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**PLANNING COMMISION  
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* <b>20 – 70</b> du/ac*	5,000 sf	0'	0'	0'	84'	No
B – Festival	2:1 – 4:1	70 du/ac* <b>20 – 70</b> du/ac*	5,000 sf	0'	0'	0'	60'	No
C – Neighborhood	0.5 – 2.1	70 du/ac* <b>20 – 70</b> du/ac*	5,000 sf	10'	10'	0'	35' – 60'	Yes
D – Zoe	1:1 – 3:1	80 du/ac* <b>20 – 30</b> du/ac*	5,000 sf	10'	0'	0'	35'	No*

\* When part of a mixed-use project

\* When fronting Zoo Ave; residential allowed on first floor if not fronting Zoo 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”  
3        (du/ac) measurement.

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

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

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

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

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

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

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

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

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

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

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

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

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

1 **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 <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>
Condominiums (new construction)	C <sup>2</sup> D <sup>2</sup>	C <sup>2</sup> D <sup>2</sup>	C D	C D <sup>2</sup>
Condominiums (conversions)	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>
Day Care Center	C2	C <sup>2</sup>	C	C
Density Bonus/Affordable Housing	C <sup>2</sup>	C <sup>2</sup>	C	C <sup>2</sup>
Group Homes (6 or less clients) (Large and Small, licensed and unlicensed)	P <sup>1</sup>	-	P	P <sup>2</sup>
Group Homes (7 or more clients) (Large, licensed facilities)	-	C <sup>2</sup>	C	C <sup>2</sup>
Multi-Family Dwelling	D <sup>2</sup>	D <sup>2</sup>	D	D <sup>2</sup>
Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	C <sup>2</sup> D <sup>2</sup>	C <sup>2</sup> D <sup>2</sup>	C D	C D <sup>2</sup>
Single-Family Dwellings	-	-	C	-
Single Room Occupancy	C <sup>2</sup> D <sup>2</sup>	C <sup>2</sup> D <sup>2</sup>	C D	-
Zero Lot Line/Small Residential Development	-	-	C	-
Recreational Accessory Uses				
Swimming Pool, Private	P <sup>2</sup>	P <sup>2</sup>	P	P
Tennis Court Private	D <sup>2</sup>	D <sup>2</sup>	D	D
Tree "Play" House	-	-	P	P
Accessory Uses				
Fences and Walls	P	P	P	P
Garage	P <sup>1</sup>	-	P	P
Keeping of Domestic Animals/Household Pets	P	P	P	P
Outdoor Play/Athletic Equipment	P <sup>2</sup>	P <sup>2</sup>	P	-
Patio (with or Without Cover)/Gazebo	P <sup>1</sup>	P <sup>1</sup>	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

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

28 **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.

1                   **SECTION 7:** District D Zoe At-A-Glance Sheet (page 120) is hereby amended to  
2 reflect density limitations of 20 to 30 dwelling units per acre.  
3

4                   **PASSED, APPROVED AND ADOPTED this** (DATE) day of (MONTH)  
5 (YEAR), by the following votes:  
6

7                   **AYES:**  
8

9                   **NOES:**  
10

11                   **ABSENT:**  
12

13                   **ABSTAIN:**  
14

---

15                   Karina Macias, Mayor  
16

17                   **ATTEST:**  
18

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19                   Eduardo Sarmiento,  
20 City Clerk  
21

22                   **EXHIBITS:**  
23

24                   Exhibit D: Downtown Specific Plan – District Specific Standards and Guidelines  
25  
26  
27  
28

# **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**

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

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

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

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

#### § 9-3.1302. APPLICABILITY.

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

- 19 (1) The parcel upon which the single room occupancy facility is to be established  
20 shall conform to all standards of the R-H and the Huntington Park Downtown  
21 Specific Plan (DTSP) zoning districts, as applicable;
- 22 (2) SROs shall not be located within 250 feet of a parcel which has a school for  
23 children, adult bookstore or theater, bar or liquor store; **and existing motels,**  
**hotels or apartments shall not be permitted to convert to SROs;**
- 24 (3) SROs shall be located within one-quarter mile of a bus stop or transit station;
- 25 (4) SROs shall not exceed a maximum density of 70 units per gross acre in the  
26 DTSP or 400 units per gross acre in the SRO Overlay District;
- 27 (5) Off-street parking shall be provided in compliance with **Chapter 3, General**  
**Regulations**, Article 8 **of this chapter (Off-Street Parking Standards);**
- 28 (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  
5                   alternative is approved by the City Building Official and County Fire Chief,

6                   F. Adequate measures shall be taken to provide for vehicle parking security  
7                   including limited secured access by electronic wrought iron security gates  
8                   and fencing or alternative materials compatible with the architectural style,  
9                   night lighting and video camera monitoring. Override devices for gates  
10                  shall be provided for the Police and Fire Departments,

11                  G. If management fails to operate the facility in a safe and secure manner or  
12                  violations of conditions of approval are found, then a private security guard  
13                  may be required to be provided on a 24 hour-a-day basis. The security  
14                  guard shall be fully uniformed, bonded, P.O.S.T. certified and licensed by  
15                  the State to bear firearms,

16                  H. Valid photo identification shall be required as a condition of tenant  
17                  registration. A valid photo identification is a state issued driver's license, a  
18                  military identification card, an official state identification card or a Police  
19                  Department registration card. Management shall post in the  
20                  lobby/registration area signs declaring that photo identification is required  
21                  for every tenant and that the registration information will be presented to  
22                  the Police Department upon demand, and

23                  I. Management is to keep and maintain complete and accurate tenant  
24                  registration cards in duplicate, including photocopies of required photo  
25                  identification. Registration information shall include the name of the tenant,  
26                  unit number, rental rate, vehicle type and vehicle license number. The  
27                  duplicate copies of the registration cards shall be taken to the Police  
28                  Department weekly. Registration information shall be provided to the  
29                  Police Department upon demand;

(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 with excessive drug or prostitution arrests **or other officers deemed public safety concerns** may be brought before the Chief of Police for review, with 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 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 without first applying and obtaining approval for a new Operators Permit;

(29) **Condition** compliance inspections by the City may be made on an annual basis 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 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

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

4 (30) The maximum number of SRO units to be brought into service within the City  
5 after the effective date of this Code, shall be the number that accommodates  
6 500 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:

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

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

17 **§ 9-4.102. Allowed uses.**

18 Any structure/use designated as "Permitted" (P) by the following list shall comply  
19 with the provisions of this Code. Any permitted use which will occupy an existing  
20 structure (with no structural alteration/enlargement) shall comply with the operational  
21 standards contained in this chapter as well as Article III (General Property Development  
22 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.

23 The following list (Table IV-1) represents those uses in the residential zoning districts  
24 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):

25 **Table IV-1: ALLOWED LAND USES**

26 <b>LAND ACTIVITY</b>	R-L	R-M	R-H
27 <b>1. Residential Uses</b>			
28 A. Condominiums			
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	<b><u>Small Group Homes (licensed and unlicensed) 6 or less clients</u></b>	P	P	P
11	<b><u>Large Group Homes (unlicensed) 7 or more clients</u></b>	CP	CP	CP
12	<b><u>Large Group Homes (licensed)</u></b>	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 <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
1	E. Outdoor Play/ Athletic Equipment	P	P	P
2	F. Patio (with or without cover)/Gazebo	P	P	P
3	G. Satellite Dish Antenna	D	D	D
4	H. Storage	D	D	D
5	I. Vehicle Repair (Property owner/ tenant vehicle only and only within enclosed garage/yard)	P	P	P
6	J. Vertical Antenna			
7	12 feet or less in height	P	P	P
8	12+ feet in height	D	D	D
9	4. Other			
10	A. Churches	-	C	C
11	B. Educational Institutions, Low- Intensity	C	C	C
12	C. Public Utilities/ Facilities	D	D	D
13	5. Home Enterprises	Subject to Home Enterprise Permit		
14	6. Temporary Uses	Subject to Temporary Use Permit		

<sup>1</sup> 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, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all residential uses in that zone.**
- 6                   (2) **Licensed small group homes (serving six or fewer residents) are permitted in all residential use zones, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all residential uses in that zone**
- 7                   (3) **No group homes may be located in an accessory dwelling unit, unless the primary dwelling unit is used for the same purpose.**
- 8                   (4) **Licensed large group homes (serving seven or more residents) are subject to a conditional use permit in R-L, R-M, and R-H zones.**
- 9                   (5) **Findings for Conditional Use Permit. In conditionally approving a large licensed group home, the following findings shall be made:**
  - 10                   a. **The use applied for at the location set forth in the application is one for which a Conditional Use Permit is authorized by this chapter.**
  - 11                   b. **The proposed project meets the development standards of this section including setbacks, fences, parking, and other required features.**
  - 12                   c. **The proposed project provides services that require licensing by the State of California and will comply with all licensing requirements thereof.**
  - 13                   d. **The proposed project would not cause direct threats to public health and safety.**

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

16                   **AYES:**

17                   **NOES:**

18                   **ABSENT:**

1                   **ABSTAIN:**

2

3

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Karina Macias, Mayor

5                   **ATTEST:**

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Eduardo Sarmiento, CMC  
8                   City Clerk

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# **COMMON SENSE EXEMPTION**

**EXHIBIT C**

**CASE NO. 2024-01 ZOA**

June 7, 2024  
Project No: 21-11410

Steve Forster  
Director of Community Development  
Community Development Department  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, California 90255  
Via Email: [SForster@h pca.gov](mailto:SForster@h pca.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.4<sup>th</sup> 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.4<sup>th</sup> 273, 291; *Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4<sup>th</sup> 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.**



Nina Bellucci  
Senior Planner



Kimiko Lizardi  
Principal

# **DOWNTOWN SPECIFIC PLAN CHAPTER 4 DISTRICT STANDARDS AND GUIDELINES**

**EXHIBIT D**

**CASE NO. 2024-01 ZOA**

**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).



g.4.60



Typical Gateway Character

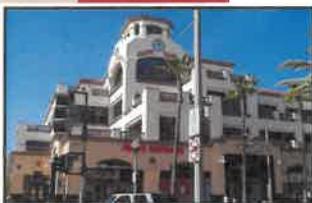
g.4.59

## CH.4 DISTRICTS, STANDARDS AND GUIDELINES

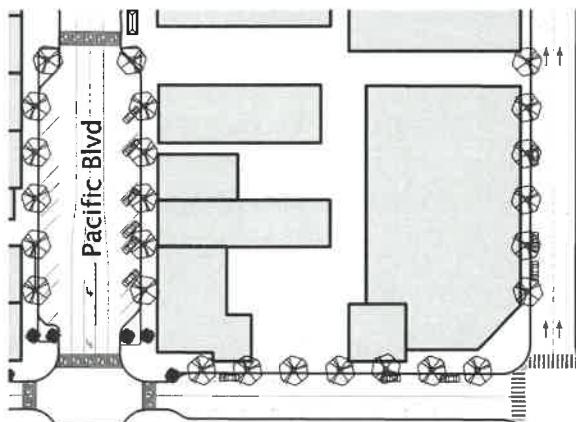
### DISTRICT A

#### 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



##### 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.

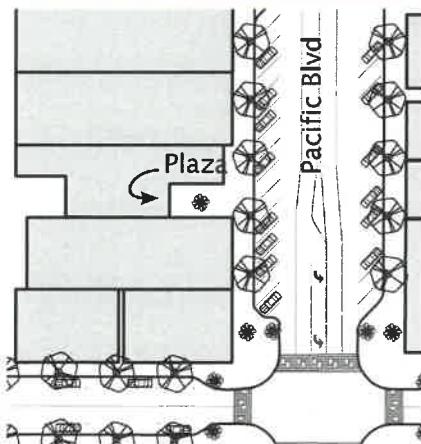
A unique asset that is prominent in this area is a prevalent art deco architectural theme. The District is sprinkled with buildings and individual elements of buildings that possess art deco design treatments such as ornately detailed parapet caps, tower elements and smooth stucco finished structures. 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 storefronts are encouraged. In addition, a seasonal storefront display contests sponsored by the Chamber of Commerce or Business Improvement District (BID) could be established to promote unique window displays.

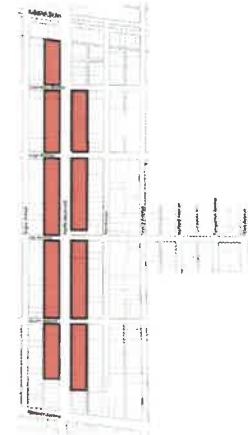
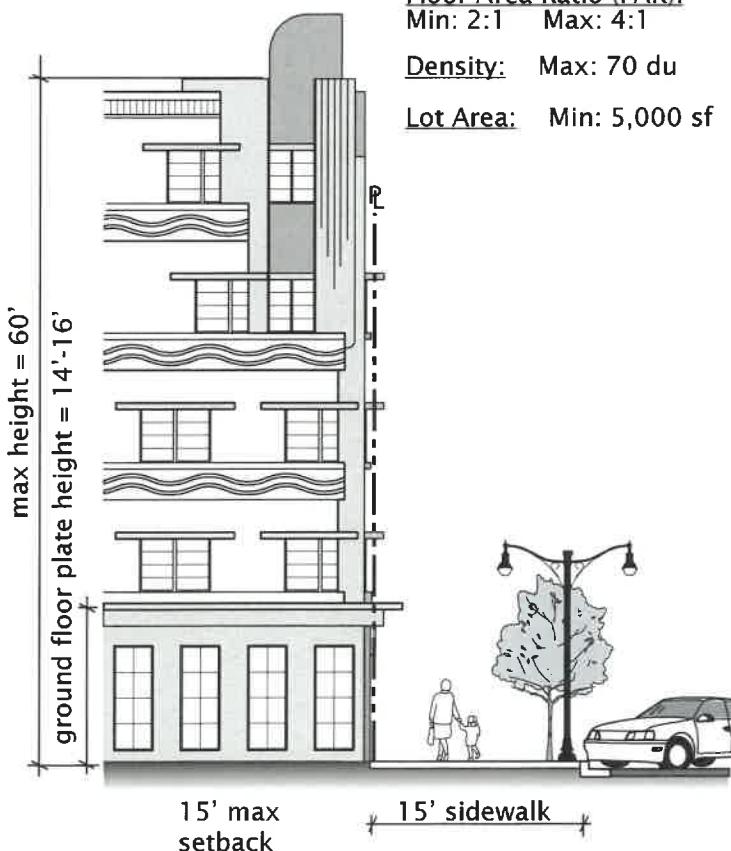


fig.4.66

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****DEVELOPMENT STANDARDS**

**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

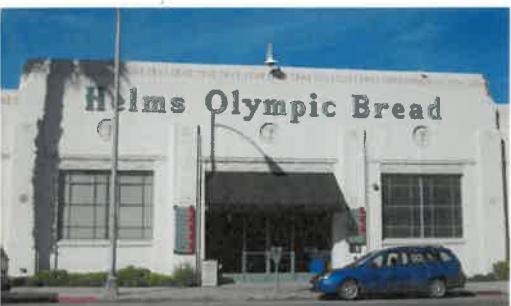


fig.4.68 Specialty Retail



fig.4.69 Residential Blends 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 modern 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



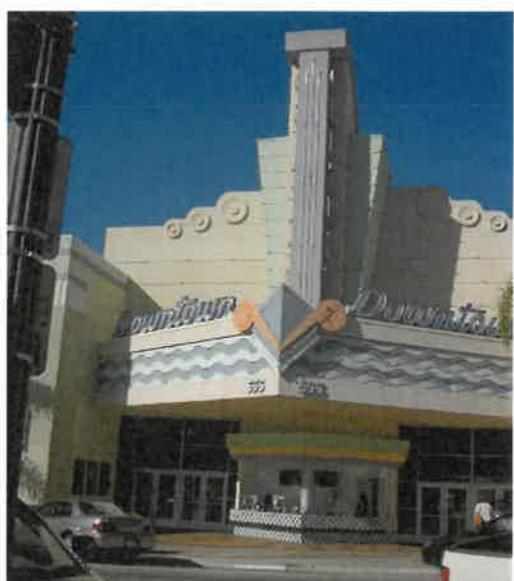
Art Deco Detailing

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

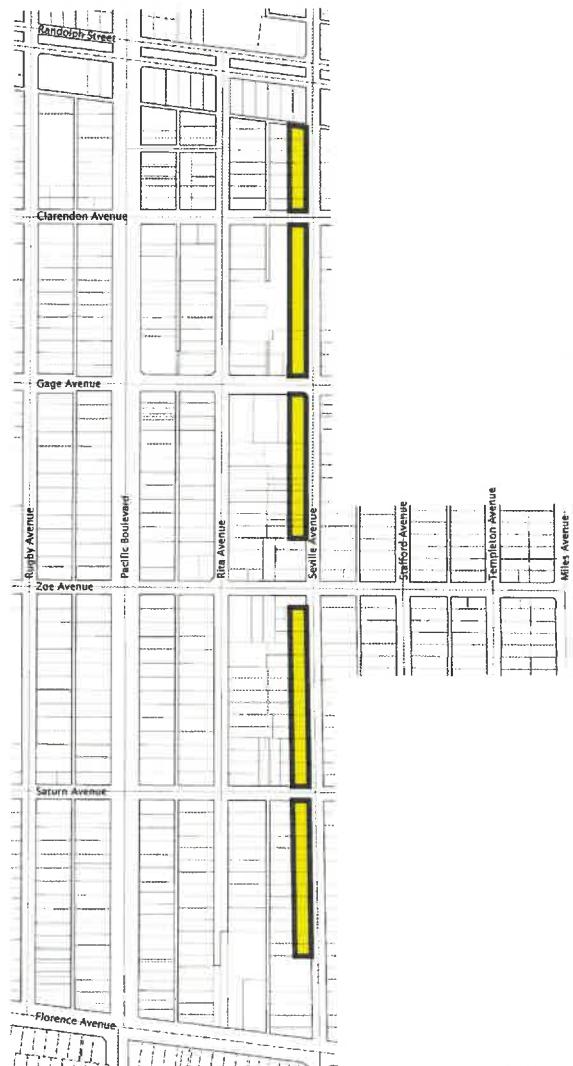
A key factor in creating a vibrant and successful downtown that maintains 24-hour/7 days a week energy is the inclusion of residential development. The primary focus of District C is to satisfy this need for residential development. In this District, multi-family housing is the primary allowed use, with 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.



District C

p.4.77



District C at Seville Avenue

p.4.78



Residential Development

p.4.76

## CH.4 DISTRICTS, STANDARDS AND GUIDELINES

### DISTRICT C\*

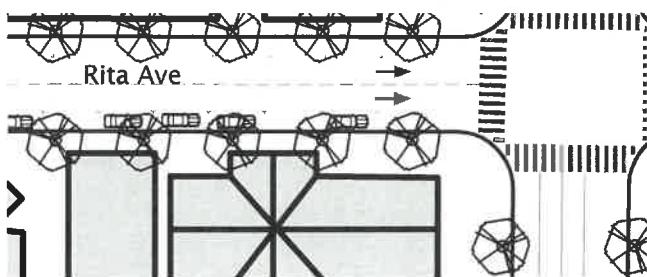
#### NEIGHBORHOOD

##### B. AT-A-GLANCE SHEET-1

\*For lots not fronting Seville Avenue



#### PLAN VIEW



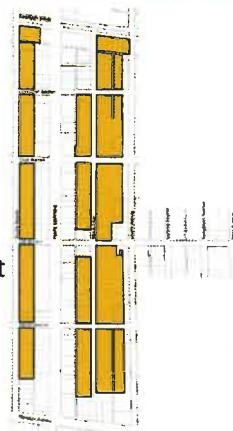
#### PRIMARY USES & KEYMAP

##### Mixed-Use -

Ground Floor:  
Multi-Family  
Residential  
Commercial  
Office  
Parking  
Structures<sup>+</sup>

<sup>+</sup>Not allowed on street front  
Above Ground Floor:

Multi-Family  
Residential  
Parking  
Structures



#### SECTION VIEW

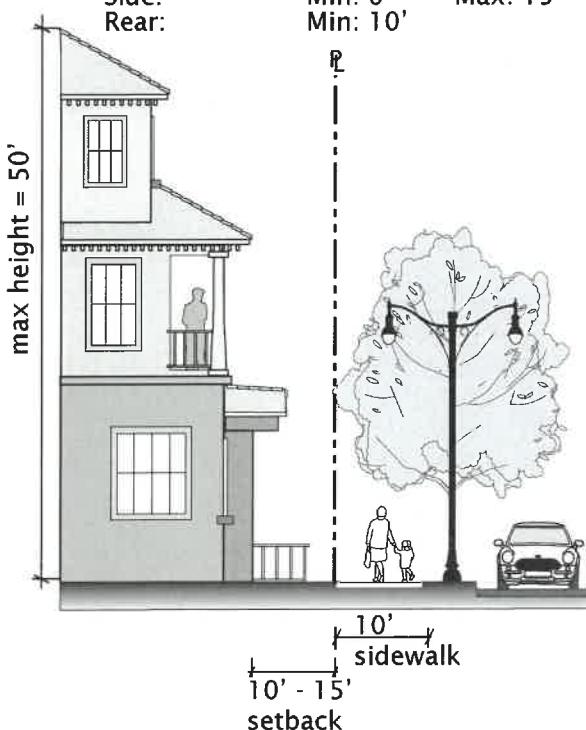
Floor Area Ratio (FAR): Min: 0.5:1 Max: 2:1

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

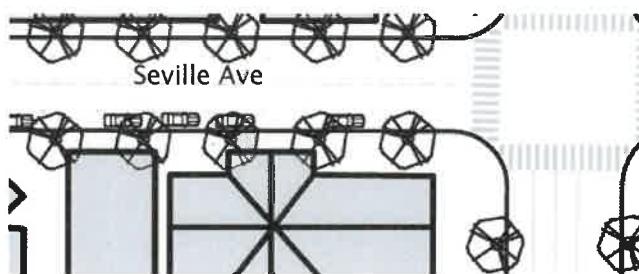
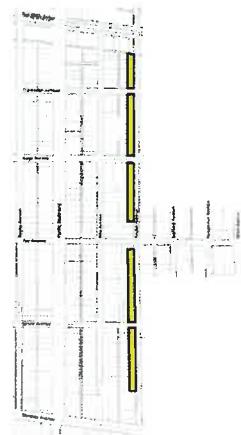
Non-Residential: Refer to figures 4.11-4.12 for standards

##### 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: &lt; 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

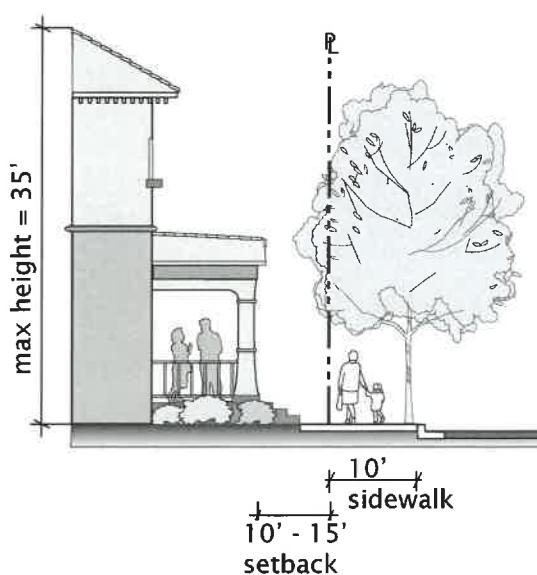
**District Boundary:** 35' adjacent to Seville Avenue ROW



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 GUIDELINES

##### 1) 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.



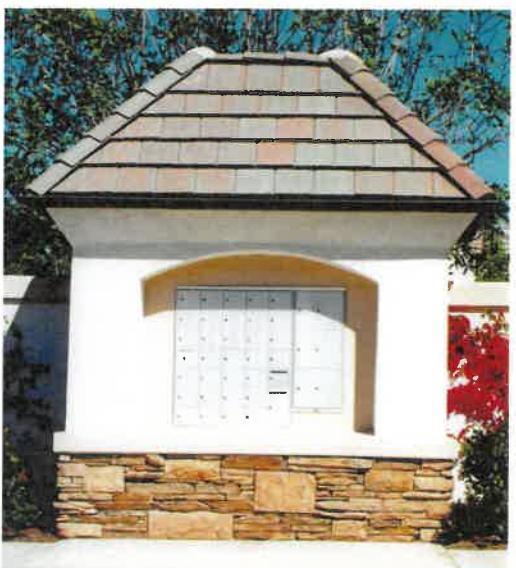
Varied Roof Planes

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*

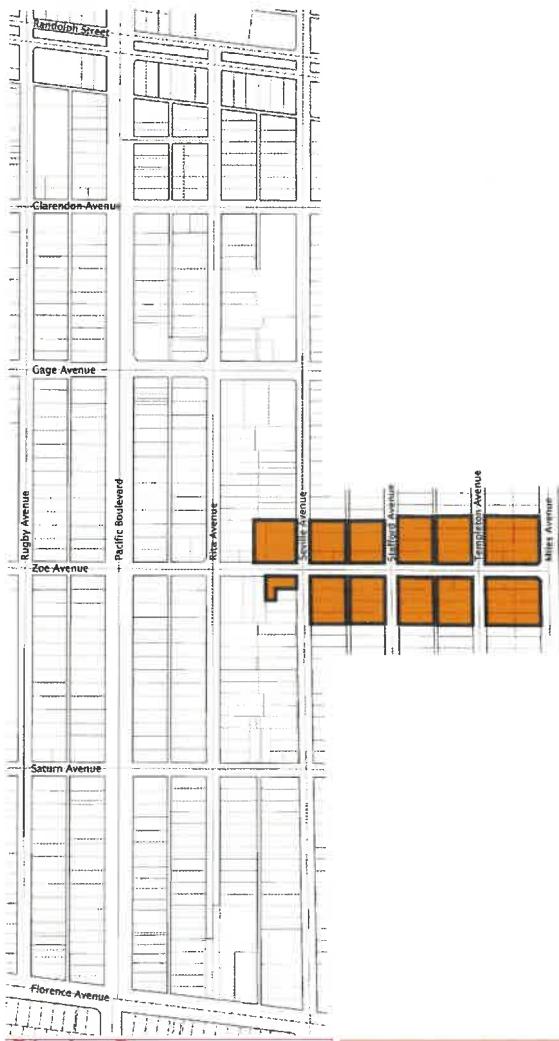
The majority of the public parking for the area will be provided within structures in District C. Public parking structures are typically dominated by strong horizontal lines with a flat roof, however this is not the desired appearance in the Specific Plan area. To soften the horizontal lines and greatly 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.



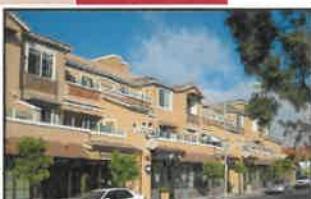
Zoe Avenue Character g.4.89

g.4.90

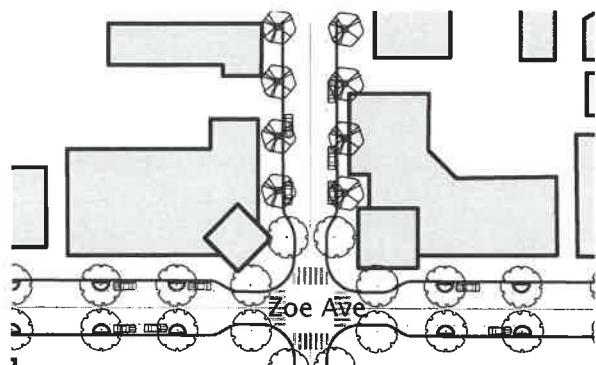
**DISTRICT D**

**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

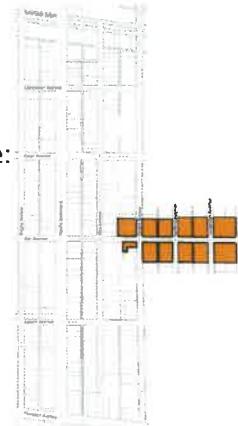
Office

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)

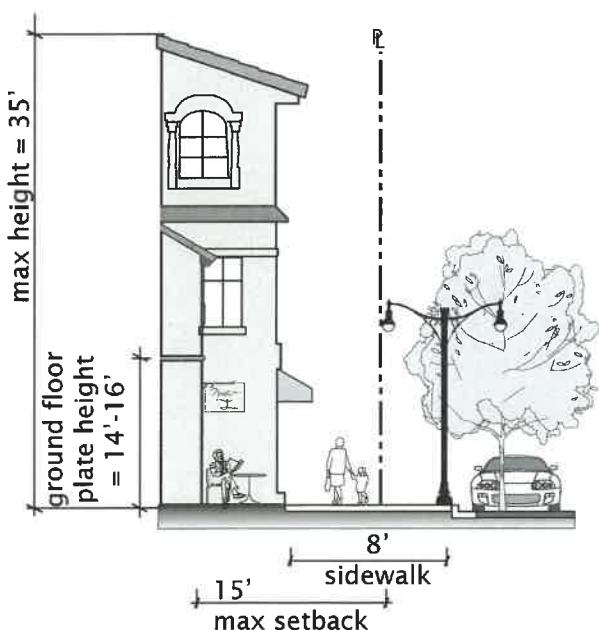
Parking Location: Under/Behind/No Street Front Locations

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

g.4.91



Welcoming Retail Street

g.4.92



Integrated Architecture

g.4.93



Service and Residential Uses

g.4.94



fg.4.95 Vines Enhanced Walls



fg.4.96 Decorative Plantings



fg.4.97 Outdoor Dining Area

- 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.