



## REGULAR MEETING AGENDA

### CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, April 16, 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

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

#### 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 MARCH 19, 2025, PLANNING COMMISSION MEETING

**REGULAR AGENDA** - None

**PUBLIC HEARING** - None

## **RECEIVE AND FILE**

### **RECOMMENDATION TO RECEIVE AND FILE THE FOLLOWING ITEMS:**

1. City of Huntington Park General Plan Annual Progress Report

## **STAFF COMMENTS**

## **PLANNING COMMISSION COMMENTS**

## **ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, May 21, 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, March 19, 2025, at 6:30 p.m.

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

Acting Secretary Paul Bollier called the meeting to order at 6:30 p.m.

PRESENT IN PERSON: Commissioner Adrian Tarango, Commissioner Eduardo Carvajal, Commissioner John Estrada, Commissioner Mario Gomez

ABSENT: None

**STAFF PRESENT:** Mayor, Arturo Flores, Acting Community Development Director, Sergio Infanzon, Acting Planning Commission Secretary, Paul Bollier, Administrative Specialist, Areli Caballero

## **PLEDGE OF ALLEGIANCE**

Commissioner Tarango led the Pledge of Allegiance.

**PUBLIC COMMENT – None**

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

## 1. Regular Planning Commission Meeting held on January 15, 2025.

**MOTION:** Commissioner Gomez motions to approve the Minutes, seconded by Commissioner Carvajal. Motion passed 3-0-1, by the following vote:

**AYES:** Commissioner(s): Commissioner Carvajal  
Commissioner Gomez  
Commissioner Estrada

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

**ABSTAINED:**      Commissioner(s):    Commissioner Tarango

## **REGULAR AGENDA**

## **1. SELECTION OF CHAIRPERSON FOR THE PLANNING COMMISSION**

Commissioner Carvajal nominates Commissioner Gomez to serve as Chairperson of the Planning Commission. No opposition or protest is noted. Secretary Paul Bollier takes roll call.

Commissioner Carvajal to Appoint Commissioner Gomez to serve as chairperson for the Planning Commission seconded by Commissioner Estrada. Motion passed 4-0-0, by the following vote:

**AYES:** Commissioner(s): Commissioner Carvajal  
Commissioner Estrada  
Commissioner Tarango  
Chairperson Gomez

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

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

## **PUBLIC HEARING**

**1. PLANNING COMMISSION CASE NO. 2024-07 CUP (CONDITIONAL USE PERMIT)  
A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER,  
WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A GROCERY STORE  
LOCATED AT 5610 PACIFIC BLVD WITHIN THE COMMERCIAL GENERAL (C-G)  
ZONE.**

Ms. Caballero, Administrative Specialist, presented a detailed PowerPoint presentation to the Commission requesting a conditional use permit (CUP) for the on-sale of beer, wine, and distilled spirits in conjunction with a grocery store located at 5610 Pacific Blvd. She provided in-depth information about the site, zoning map, project details, and current conditions. After careful analysis, Ms. Caballero determined that all six necessary findings for CUP approval were met and recommended that the Planning Commission approve PC Case No. 2025-07 CUP.

Hearing is open for public comment.

Commissioner Gomez inquiries about restrictions from the police and fire department. Ms. Caballero confirms the departments have submitted their own conditions of approval. The business owner Allan states he is cooperating with the city to make the city safer and keep the property clean. Commissioner Gomez asks Allan if he has gone through all the conditions. Allan states he has, and he cares about his customers' health and understands the dangers of alcohol and will do his due diligence to stop overindulging from individuals. The business owner's son Rudy thanks the Commissioner's for their time and presents a written communication from a neighboring business by the name of Woods Deli in support of the approval of the case. The Commissioners inquire about hours of operation, the number of people working, and the parking availability. Rudy Informs the commissioners the hours are from 8am to 10pm

and there be from 2-3 people working in the store. Mr. Bollier confirms the business has enough parking available.

Commissioner Carvajal is concerned about the dangers of alcohol, overindulgence, and underage drinking. As a commissioner he would like to ensure the safety of the community. Rudy responds, saying they will not violate any conditions or laws. They will be strict with all their employees to enforce the use of ID scanners and do their best not to disturb residential areas. Commissioner Estrada questions if they currently sell spirits and wonders about the definition of onsite/ offsite sales of liquor. Ms. Caballero confirms that the business current only sells beer and wine and plans to add distilled spirits. The commissioner is informed that the onsite/ offsite sales of liquor refer to where the customers are allowed to consume alcohol. In this case loitering and drinking are not allowed on the premises.

Mayor Flores introduces himself to the commission and discussed his new goal for the city and adjustments that will be made. He thanks the commissioners for their services. Mayor Flores stated a liquor store should not operate 200 feet from a school if the laws say they are not allowed. He reiterated that the commissioners should not take a stance based on personal beliefs and should instead approve or unapprove projects depending on the letter of the law. The mayor left leaving the commissioners confused by the statement made. Tarango asks if they had made decisions in the past based on what they thought instead of what they should've been. Mr. Bollier said do you remember him saying using the words letter of the law, he means when you make a decision, you base your decision based of the municipal code which is how we present every case. Mr. Gomez said that's not what he heard. Commissioner Gomez asks if the business violates any zoning laws. Staff confirm they do not. Allan states that he has not had any violations in 28 years and will train his employees to abide by all requirements and laws. Commissioner Gomez argues that the council and commission should have some leeway. There are so many schools in the area that it would be hard to find a spot that is not 200 feet away from a school. Commissioner Tarango inquires if this is permitted since it is close to schools. Staff inform the commissioners that the business is located less than 200 ft from a school, however they will be operating as a grocery store which has no distance restrictions. Mr. Bollier informs the commission that our city is choosing to promote more grocery stores in the community and not liquor stores as they will serve the community better.

1. Commissioner Carvajal motioned to **Approve CASE NO. 2024-07 CUP (CONDITIONAL USE PERMIT) REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A GROCERY STORE LOCATED AT 5610 PACIFIC BLVD WITHIN THE COMMERCIAL GENERAL (C-G) ZONE** seconded by Commissioner Tarango Motion **passed 4-0-0**, by the following vote:

**AYES:** Commissioner(s): Commissioner Carvajal  
Commissioner Estrada  
Commissioner Tarango  
Chairperson Gomez

NOES: Commissioner(s): None

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

## **RECEIVE AND FILE**

Staff receive a letter in support of CASE NO. 2024-07 CUP from Woods Deli Owner Robert Valdez to file. The letter is attached on minutes.

## **STAFF COMMENTS- None**

## **PLANNING COMMISSION COMMENTS**

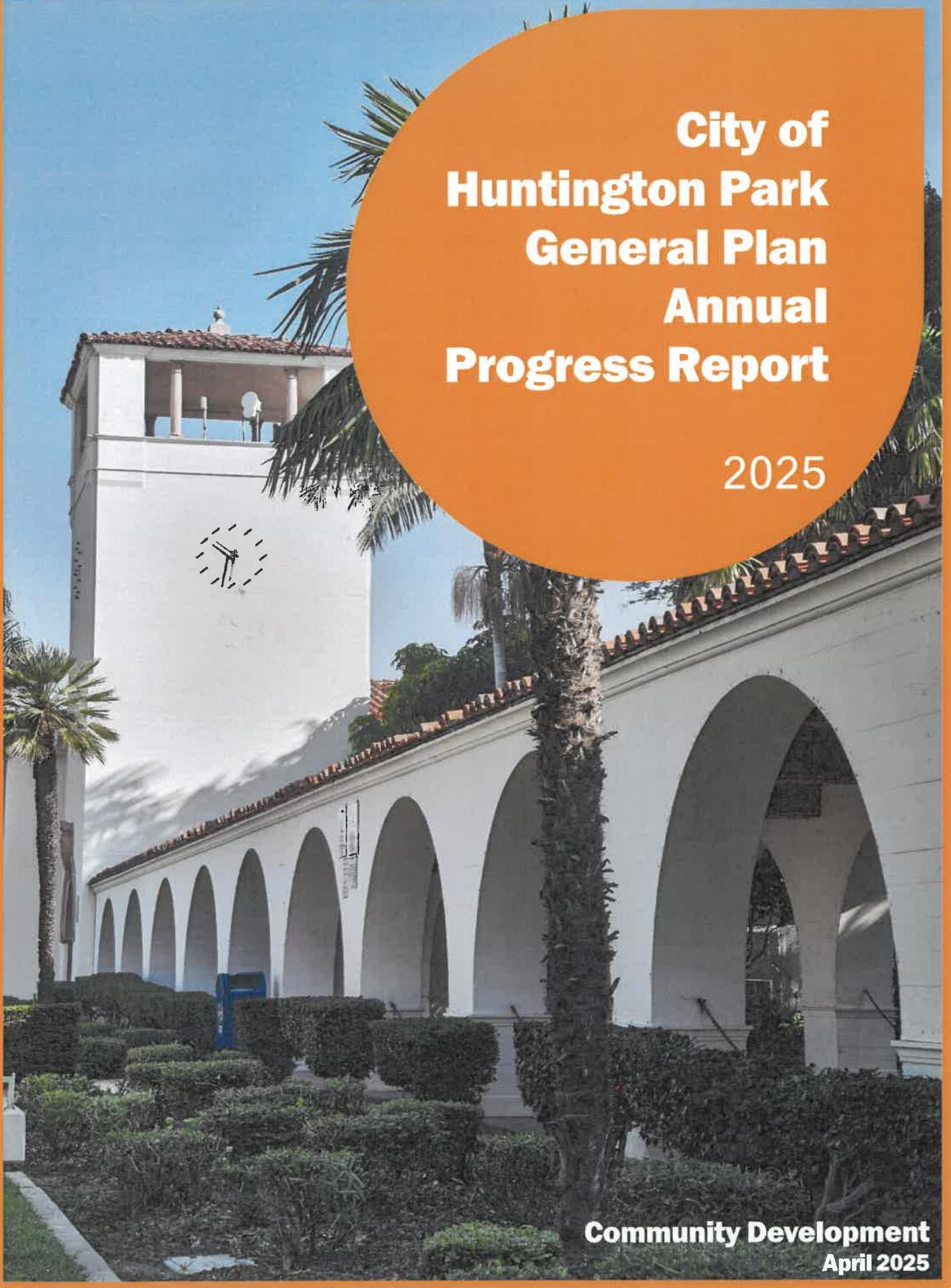
1. Commissioner John Estrada - None.
2. Commissioner Eduardo Carvajal - None.
3. Commissioner Adrian Tarango thanks the staff for the communication as well as the presentation, and the overall work.
4. Chairperson Mario Gomez - None.

## **ADJOURNMENT**

At 7:07 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, March 19, 2025, at 6:30 p.m.

Respectfully Submitted,

  
\_\_\_\_\_  
Paul Bollier  
Acting Planning Commission Secretary



# **City of Huntington Park General Plan Annual Progress Report**

**2025**

**Community Development**  
**April 2025**



# HUNTINGTON PARK

THE CITY OF PERFECT BALANCE *California*

6550 Miles Avenue  
Huntington Park, CA 90255

**City Council**

(At the time of adoption)

**Arturo Flores, Mayor**

**Eduardo "Eddie" Martinez, Vice Mayor**

**Karina Macias, Council Member**

**Jonathan Sanabria, Council Member**

**Vacant , Council Member**

**Planning Commission**

(At the time of adoption)

**Mario Gomez, Chair**

**Eduardo Carvajal, Commissioner**

**Adrian Tarango, Commissioner**

**John Estrada, Commissioner**

**Vacant, Commissioner**

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# Introduction



## Executive Summary

The City of Huntington Park's 2025 General Plan Annual Progress Report (GP APR) is prepared by the Community Development Department. The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all of the General Plan elements. Additionally, it reviews the activities conducted by the Community Development Department, comprised of the Building and Safety Division, Code Enforcement, and Planning Division.

The City of Huntington Park General Plan serves as a long-range comprehensive plan that will regulate land uses and development in the City of Huntington Park for the next ten to twenty years. The General Plan's elements contain specific policies and programs that will guide future development in the City. The General Plan is a living document and must be periodically updated to adapt to the changing environment and community needs.

California Government Code Section 65400 and 65700 mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) by April 1 of each year. However, the annual report must first be prepared for review and approval by the City's legislative body before being forwarded to OPR and HCD.

## Background Information

The City of Huntington Park (City) is located approximately five miles southeast of Downtown Los Angeles. The City was incorporated on September 1, 1906. As shown in Figure 1, the City is bounded by the cities of Vernon and Maywood to the north, the City of South Gate and unincorporated Los Angeles County to the south, the cities of Cudahy, Bell, and Maywood to the east, and the City of Los Angeles and unincorporated Los Angeles County to the west. Primary regional access is provided by the Long Beach (I-710) Freeway, located approximately 1.40 miles east of the City. Local access to the City is provided by Slauson Avenue, Florence Avenue, Gage Avenue, Pacific Boulevard, and Alameda Street.

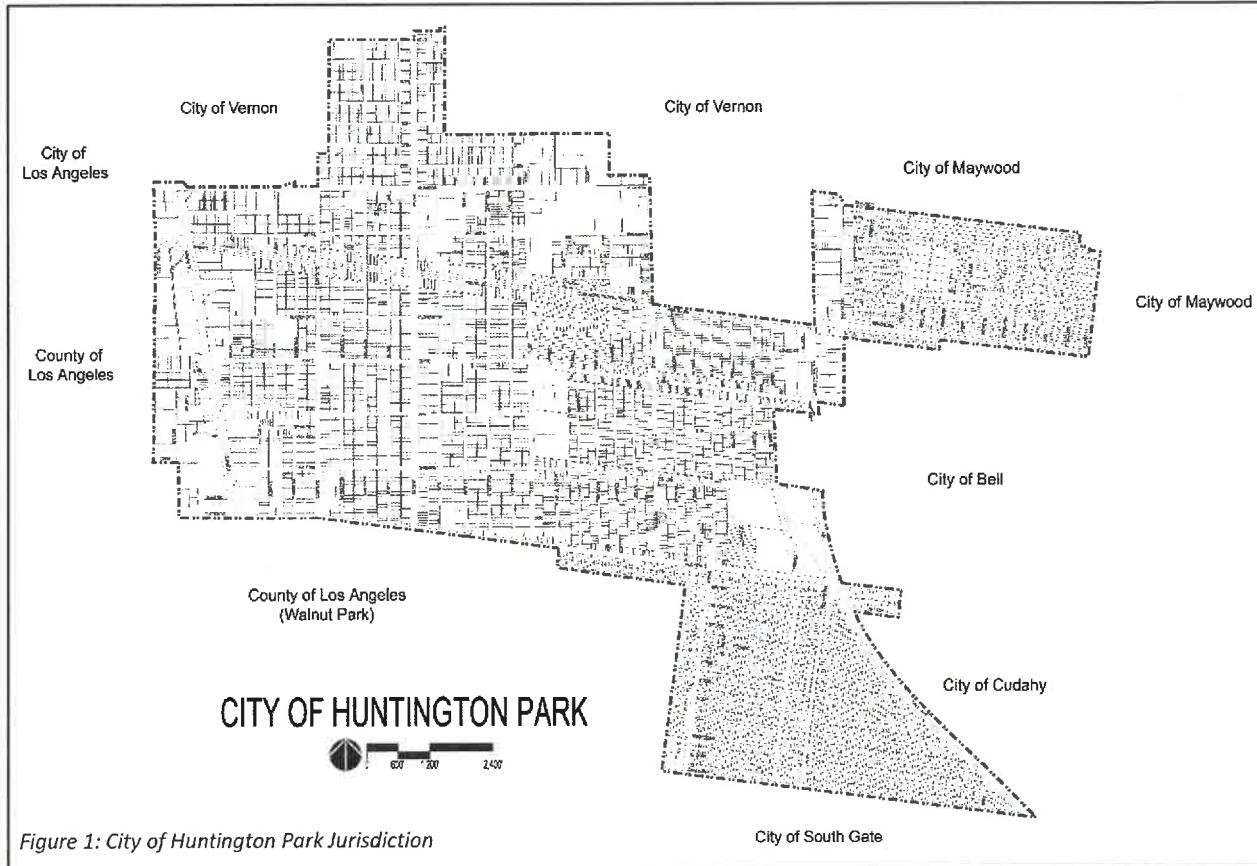


Figure 1: City of Huntington Park Jurisdiction

The City has a land area of approximately 3.01 square miles. According to the 2020 US Census, the City has a population of approximately 54,883 residents.<sup>1</sup> Additionally, the City has a population density of approximately 18,233.55 people per square mile. Due to its high-density nature and limited area, Huntington Park residents are faced with additional challenges compared to neighboring cities. The 2030 General Plan will work towards providing local officials with information needed to formulate effective policies to improve the quality of life for people in the City.

<sup>1</sup>United States Census Bureau, Huntington Park city, California, <https://data.census.gov/cedsci/profile?g=1600000US0636056>, accessed April 8, 2025.

## Department Organizational Chart

The City of Huntington Park Community Development is comprised of three divisions that work together to ensure the orderly physical development of the community by maintaining the goals and policies of the City's General Plan through the issuance of land use entitlements and permits for improvements and development all while promoting and preserving a safe and desirable community to live and work.



*Figure 2: Community Development Department Structure*

## Acceptance Date

The 2025 General Plan Annual Progress Report was presented to the Planning Commission on April 16, 2025; and was accepted by the City Council on April 21, 2025.

# Community Development Department

## Accomplishments

In 2024, the Community Development Department provided extensive support to residents and businesses in the City. The Department processed business licenses, approved development permits for residential and commercial projects, issued permits to install mechanical equipment along with solar panels, and much more. During this time, the following major projects and accomplishments were approved:

- Approval of a new 100,000+ square-foot warehouse at 2501-2533 E. 56<sup>th</sup> Street.
- Approval of a new 9,333 square-foot warehouse at 5140 Pacific Boulevard.
- Finalizing and issuance of Certificate of Occupancy for new self-storage project at 1920 Randolph Street.
- Implementation of Rent Stabilization Citywide.
- 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.
- Approval of a commercial kitchen/commissar and cold storage facility located at 1961 Hawkins Circle, Building 5.

# Planning Division

The Planning Division maintains and implements the City's land development and land use standards and prepares other specialized planning documents regarding Current and Advanced Planning matters. The division reviews development submittals for conformance with the City's Municipal Code, Planning guidelines, and conducts environmental review under the provisions of the California Environmental Quality Act (CEQA).

The list below outlines the duties of the Planning Division. The day-to-day planning duties include:

- Answering public inquiries via email, telephone, and over the counter.
- Processing entitlement applications for the Planning Commission and City Council.
- Reviewing and approving Business License Applications for zoning compliance.
- Reviewing development plans for compliance with City standards (plan checks).
- Performing final inspections of commercial and residential projects for design compliance.

## Counter Activity

Counter visits quantify the level of counter activity in the Planning Division. Counter visits are recorded and maintained on a monthly basis. Historically, counter activity is greater during mid-year and lower towards the end of the calendar year. According to Figure 3 below, in the calendar year of 2024, counter visits totaled 2,043 and July was the busiest month of the year with 218 visits.



Figure 3: Planning Counter Visits in 2024

## Planning Applications

The Planning Division processed 832 applications in 2024. Applications included Business License Applications, Conditional Use Permits, Development Permits, Minor Development Permits, Miscellaneous Permits, and other applications. Table 1 below shows a breakdown of the different types of applications received and processed by the Planning Division in 2024. Miscellaneous Permits comprised approximately forty-five percent of applications processed. Work covered by Miscellaneous Permits included the installation of water heaters, new electrical panels and/or upgrades, installation of air conditioning units, and reroofs for commercial and residential properties.

<b>TABLE 1: 2024 PLANNING APPLICATIONS SUMMARY</b>		<b>TOTAL</b>
Business Licenses		217
Conditional Use Permits (CUPs)		8
CUP Transfers (CUPTRs)		1
Development Permits (DPs)		3
Film Permits		5
Home Enterprise Permits (HEPs)		4
Minor Conditional Use Permit (MCUPs)		4
Minor Development Permits (MDPs)		117
Miscellaneous Permits		378
Preliminary Reviews		6
Sign Design Reviews (SDRs)		40
Special Event Permits (SEPs)		17
Temporary Sign Permits (TSPs)		21
Temporary Use Permits (TUPs)		11
<b>GRAND TOTAL</b>		<b>832</b>

## Planning Commission

The Planning Commission is the lead advisory body in the determination of what uses may be allowed in the City and how it may shape the community in the present and future. Additionally, the Planning Commission conducts public hearings on entitlements, including new buildings, conditionally permitted uses, Conditional Use Permit Transfers, etc. On items such as General Plan Amendments and Zoning Ordinance Amendments, the Planning Commission acts as an advisory body to the City Council. In 2024, the Planning Commission conducted ten meetings during which they considered nineteen items. Planning Commission meetings and agendas are available online and proper noticing is made available before the meetings.

Below is a list of some of the major projects that were considered by the Planning Commission:

- [PC Case No. 2021-08 DP \(5140 Pacific Boulevard\)](#) – A request for a Development Permit for a warehouse consisting of 9,133 square feet at the northeast corner of Pacific Boulevard and East 52<sup>nd</sup> Street (APN 6309-018-009), located within the Manufacturing Planned Development (MPD) Zone.
- [PC Case No. 2024-01 VTPM \(2501-2533 East 56<sup>th</sup> Street\)](#) – A request for a Vesting Tentative Parcel Map for the parcels located at 2501-2533 East 56<sup>th</sup> Street, located within the Manufacturing Planned Development (MPD) Zone.
- [PC Case No. 2024-02 CUP \(1961 Hawkins Circle\)](#) – A request for a Conditional Use Permit to allow a commercial kitchen/commissar and cold storage facility located at 1961 Hawkins Circle, Building 5, within the Manufacturing Planned Development (MPD) Zone.
- [PC Case No. 2024-01 DA \(2502 Randolph Street\)](#) – A request for Planning Commission to modify the determination of the Community Development Director to restore legal nonconforming status for property located at 2502 Randolph Street, within the High Density Residential (RH) Zone.
- [PC Case No. 2024-06 CUP \(6701 Wilson Avenue\)](#) – A request for a Conditional Use Permit to operate a cold storage facility at 6701 Wilson Avenue within the Manufacturing Planned Development (MPD) Zone.
- [PC Case No. 2024-03 CUP \(3034 Gage Avenue\)](#) – A request for a Conditional Use Permit to allow a church use at 3034 Gage Avenue with ancillary office use at 3052 Gage Avenue, both parcels located within the Commercial General (CG) Zone.
- [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.

# Code Enforcement

Code Enforcement is responsible for the enforcement of the Huntington Park Municipal Code that relates to residential and non-residential property maintenance standards. Code Enforcement also enforces building, health, and safety standards related to environmental protection and neighborhood preservation. Code Enforcement identifies and facilitates the abatement of physical conditions and characteristics of substandard and unsanitary residential properties and buildings which render them unfit or unsafe for residential occupancy. Violations of building, zoning, and housing codes are also inspected and remediated through voluntary compliance. However, commercial and other non-residential zones receive incidental code enforcement services.

Figure 4 below provides an annual breakdown of Code Enforcement activity in the year 2024 on a monthly basis. Code Enforcement opened 737 cases in 2024. Cases dealt with various violations (Building Code Violations, Building Maintenance, Illegal Garage Conversions, Illegal Units, Inoperable Vehicles, and Property Maintenance). May had the highest number of new open cases with 86 total cases.

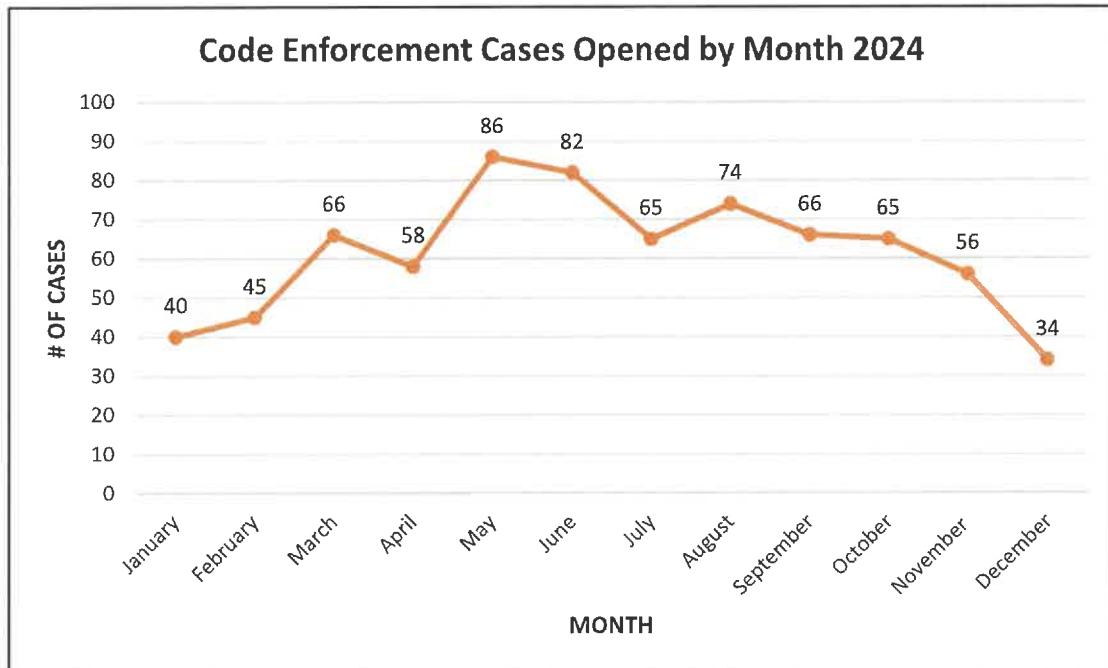


Figure 4 Code Enforcement Cases Opened in 2024

Figure 5 provides a detailed categorization of Code Enforcement cases in 2024. The most common type of Code Enforcement case by violation in 2024 was for Property Maintenance (445 cases) followed by Building Code Violations (119 cases).

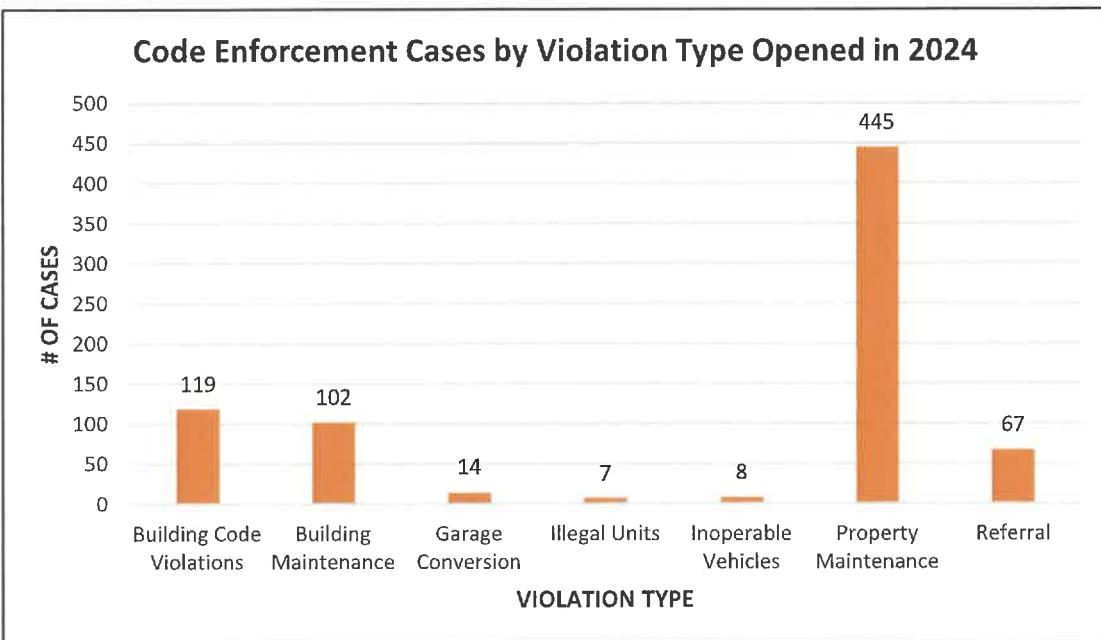


Figure 5: Code Enforcement Cases by Violation Type in 2024

As shown in Figure 6 below, Code Enforcement closed 640 total cases in 2024, which includes cases that were carried over from the previous calendar year of 2023. Of the total 640 closed cases, Property Maintenance was the main violation that was closed-out with 426 cases followed by Building Maintenance (86 cases).

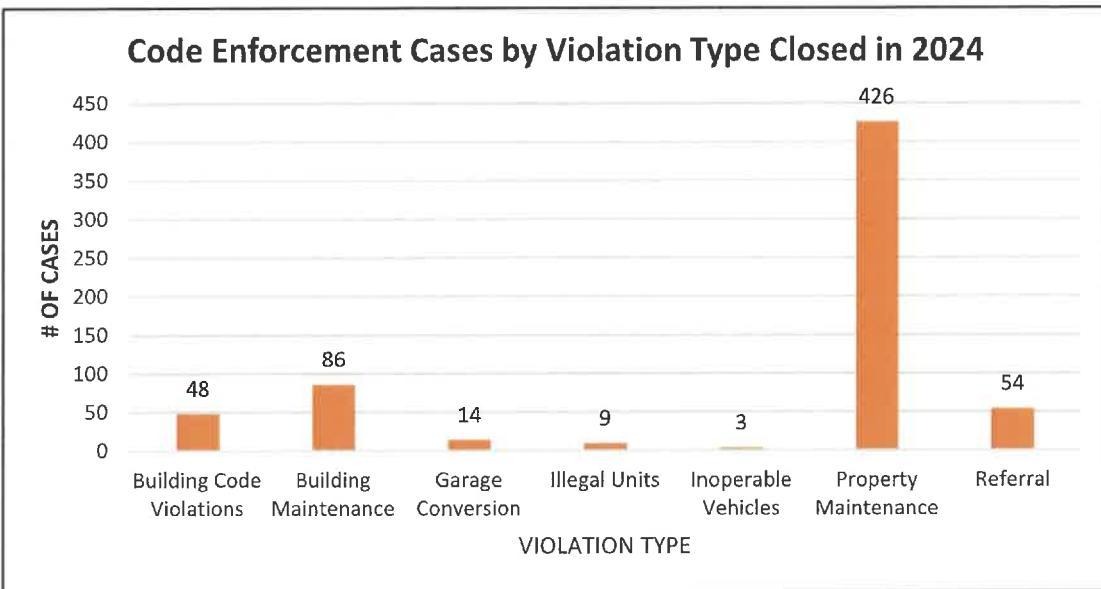


Figure 6: Code Enforcement Cases Closed in 2024 by Violation Type

# Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks that includes performing plan checks, issuing permits, and conducting inspections. The Building and Safety Division reviews all plans and permits for compliance with California Building Code regulations. The City of Huntington Park follows the 2022 California Building Standards Code (California Code of Regulations, Title 24), which was adopted and implemented on January 1, 2023.

In 2024, the Building and Safety Division issued 992 permits. Applications for these permits include all construction-related projects and the installation of mechanical equipment, plumbing, electrical work, and other miscellaneous tasks. Additionally, as illustrated in Figure 7 below, Building and Safety Inspectors completed 1,745 inspections in 2024, with the busiest month in July where 177 inspections were completed.



Figure 7: Inspection Completed by Building & Safety in 2024

# General Plan Implementation Status

The State of California requires that a General Plan contains seven elements (Circulation, Housing, Open Space, Noise, Conservation, Land Use, and Safety). The City is processing a number of updates to its 1991 General Plan, which the last adopted General Plan. As such, City's General Plan update will address the changing issues in the region, revise the community's needs, and comply with the new State requirements. Therefore, the Huntington Park General Plan has been reformatted to address the aforementioned requirements in the following Elements:

- The **Land Use & Community Development Element** indicates the general location and distribution of the existing and permitted land uses in the City. The Land Use and Sustainability Element also considered issues related to urban design and economic development.
- The **Mobility & Circulation Element** indicates the general location and the extent of existing and proposed roadway improvements and provides standards for roadway design and level of service standards.
- The **Resource Management Element** meets the State-mandated requirements for the conservation and open space elements. The Resource Management Element provides for the conservation, development, and use of natural resources. This Element also addresses air quality, water quality, historic resources, and parks and recreation.
- The **Health & Safety Element** provides for the protection of the community from a variety of man-made and natural hazards. Other related issues addressed in the Health and Safety Element include environmental hazards and noise.
- The **Housing Element** evaluates the existing and projected housing needs of the City and establishes policies and programs that will be effective in the preservation, improvement, and development of housing that will accommodate the City's future housing need.
- The **Environmental Justice Element** contains a comprehensive set of goals and policies aimed at increasing the role and influence of historically marginalized populations and reducing their exposure to environmental and health hazards. The Element summarizes baseline environmental conditions with the community through the lens of pollution exposure, safe and sanitary homes, physical activity and health, food access, and public facilities.

## Land Use & Community Development Element

The Land Use Element designates the general location, distribution, and extent of the various land uses proposed for the City. The element identifies standards for population density and building intensity for each land use category. The land use element also identifies those areas that may be prone to flooding. The City will adopt a number of changes to its zoning code and Land Use Element to implement the Housing Element and ensure consistency between the elements. Additionally, the proposed Metro stations described in the Mobility and Circulation Element may also result in Transit Oriented Development (TOD) zoning designations.

The Land Use and Community Development Element contains three major base zone districts: Residential Development (Residential-Low, -Medium, and -High), Commercial Development (Commercial General, Professional, and Neighborhood), and Industrial Development (Manufacturing Planned Development). In addition to the aforementioned base zone districts, the City of Huntington Park Zoning Code includes several overlay zones. Specific overlays include a Senior Citizen Housing Overlay Zone, Single Room Occupancy Overlay Zone, and Affordable Housing Overlay Zone among others. Additionally, the City has adopted a single specific plan (the Downtown Specific Plan (DTSP)) that is applicable to the City's downtown area along Pacific Boulevard. The purpose of the DTSP is to create a unique and identifiable downtown area for Huntington Park that is an economically vibrant and pedestrian-oriented destination.<sup>2</sup> The DTSP divides the downtown area into four distinct districts, and each has a particular vision for future development. Each district has its own development standards and design guidelines. The four districts are: District A – Gateway, District B – Festival, District B – Neighborhood, and District D – Zoe. Various sections of the City are occupied by different residential land uses, which are separated by density. Residential development is the predominant land use in the City. Pacific Boulevard serves as the City's prime commercial thoroughfare. Also, much of the City's commercial uses are concentrated along Pacific Boulevard, Florence Avenue, and Gage Avenue. Meanwhile, the City's industrial area is located within the northern and western portion of the City. The City adopted Ordinance 2024-05, adding Chapter 21 (Rent Stabilization) to Title 8 (Building Regulations) on Dec. 17, 2024. Key provisions include an annual rent cap, limit on amount of security deposits, just cause evictions, tenant petition for rent adjustments, and rental unit inspections. Requirements of the ordinance are effective Jan. 31, 2025. Furthermore, the City adopted Ordinances 2025-01 and 2025-02 amending the Downtown Specific Plan and the Zoning Ordinance to reduce permitting requirements for SROs citywide and in the Downtown Specific Plan area, other multifamily development types. The Specific Plan was also amended to establish minimum densities of 20 dwelling units per acre.

## Mobility & Circulation Element

This element focuses on the general location and the extent of existing and proposed roadway improvements and provides standards for roadway design and level of service standards. This Element provides the planning framework for the roadway system that will be needed to accommodate existing and projected demand resulting from the land uses and development permitted under the Land Use & Community Development Element. Regional access to the City is available through the Long Beach (I-710) Freeway, which has interchanges at Atlantic Boulevard and Florence Avenue. Major streets in the

<sup>2</sup> *Downtown Huntington Park Specific Plan, August 4, 2008.*

City include Florence Avenue, Slauson Avenue, and Gage Avenue, which are the east-west arterials. Meanwhile, Pacific Boulevard, Alameda Street, Santa Fe Avenue, State Street, and Miles Avenue/Soto Street are the City's north-south arterials. Local collector streets in the City are primarily lined with residential uses. The City has restricted trucks to major roadways in the City and are prohibited on residential streets except for emergencies or local deliveries. Some issues focused on by the Mobility and Circulation Element and addressed in policy include the local street system, parking, traffic reduction, public transportation, and alternative forms of transportation. The City will continue to facilitate traffic improvements through a multilateral approach that includes roadway improvements, providing fixed-route transit, and Dial-A-Ride services. Additionally, the City is a member of the Eco-Rapid Transit joint powers authority and through direct contact with Metro, has continued advocating for light rail stations in the West Santa Ana Branch Transit Corridor and for the preservation of neighboring properties, residential uses and businesses along the planned route. The City will have two stations from the West Santa Ana Branch Corridor Project now known as the Southeast Gateway Line<sup>3</sup> located within its jurisdiction located at the intersections of Pacific Boulevard/Randolph Street and Salt Lake Avenue/Florence Avenue. An additional stop will be located just outside the City's border at the Slauson Metro Station, nevertheless it will impact the City. These future stations will be subject to new transit-oriented development. The City is currently working on completing a parking study and amend the zoning code to facilitate parking strategies. Specifically, evaluate the City's residential parking requirements and develop strategies for reducing requirements. Conduct a parking study to determine parking needs for multifamily residential and mixed-use projects. Based on results, we have developed Zoning Ordinance amendments to allow flexibility in parking standards. Develop a transportation demand management plan, using Southern California Association of Governments Transportation Demand Management resources.

## Resource Management Element

The Resource Management Element provides for the conservation, development, and use of natural resources. It meets the State-mandated requirements for the conservation and open space elements. This Element also addresses air quality, water quality, historic resources, and parks and recreation. Various improvements were made to parks throughout the City and the development of an aquatic center is currently in the works. Efforts to conserve and rehabilitate existing parks will include improvements to parks throughout the City, for instance more trees are being planted throughout the various parks. Furthermore, the City continues to maintain its recycling program that is led by the Recycling Division. The Division develops and promotes source reduction and recycling programs within the community. It prepares and puts into practice public information, presentations on various waste reduction and recycling activities through established outreach programs for local businesses and classroom settings. The Recycling Division monitors source reduction and recycling efforts, prepares reports for submittal to the State of California, coordinates participation in regional programs, including the used oil grant program, and ensures compliance with California AB 939 diversion requirements.

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<sup>3</sup> Metro, Southeast Gateway Line, <https://www.metro.net/projects/west-santa-ana/>, accessed April 8, 2025.

## Health & Safety Element

Natural and non-natural hazards present a multitude of risks to people who live, work, and visit the City. The City aims to reduce the potential risk of death, injuries, property damage resulting from hazards. The City is working on developing its Health & Safety Element to comply with state law's requirements. The City has continued its efforts to promote events and activities to nurture health, wellness, and quality of life. Expanded events will include its weekly Farmers Market, Zumba classes, Senior Food Pantry Program, and Senior Program. The City continues its efforts to reduce the quantity of blighted/dilapidated properties throughout the work from Code Enforcement. Code Enforcement is responsible for the enforcement of the Huntington Park Municipal Code that relates to residential and non-residential property maintenance standards. Code Enforcement also enforces building, health, and safety standards related to environmental protection and neighborhood preservation. Under Program 12.2 of the Safety Element, the City aims to establish climate-oriented standards for new green spaces, including watering and maintenance, shade, and access to drinking water. The City will also aim to comply with Program 3.2 of its Safety Element which calls for the City to hold emergency drills to test the effectiveness of emergency operations plans.

## Housing Element

The Housing Element identifies the existing and projected housing needs and establishes goals, policies, objectives, and programs for the preservation, improvement, and development of housing to meet the needs of all economic sectors of the community. The Housing Element also seeks to for the City to meet its share of the Regional Housing Needs Assessment (RHNA). The RHNA is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. The City is in the process of completing an update to its 6<sup>th</sup> Cycle Housing Element. The City adopted Ordinances 2025-01 and 2025-02 amending the Downtown Specific Plan and the Zoning Ordinance to reduce permitting requirements for SROs citywide and in the Downtown Specific Plan area, other multifamily development types. Additionally, the City adopted Ordinance 2024-05, adding Chapter 21 (Rent Stabilization) to Title 8 (Building Regulations) on Dec. 17, 2024. Key provisions include an annual rent cap, limit on amount of security deposits, just cause evictions, tenant petition for rent adjustments, and rental unit inspections. Requirements of the ordinance are effective Jan. 31, 2025. The City utilized \$ 2,093,143.40 of its Permanent Local Housing Allocation (PLHA) for Acquisition of Rental/Ownership Housing activity. The Commitment documents were submitted on Thursday, January 30, 2025. The City utilized \$1,143,761.50 in HOME funds for the Amada Homes project. The project is approved, and groundbreaking is tentatively scheduled for mid-year. Funds were used for predevelopment. The City is currently implementing the Home Repair Program funded by HOME to provide loans and grants to homeowners that need to make repairs and rehabilitate their homes. The Owner-Occupied Program, funded by CalHome, provides loans for homeowners to rehabilitate their homes.

## Environmental Justice

Environmental Justice is defined as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws,

regulations, and policies.<sup>4</sup> In 2016, the State of California passed Senate Bill 1000 – the Planning for Healthy Communities Act, requiring cities and counties across the state to address environmental justice within their general plans. As such, the Environmental Justice Element is to be included as part of the City's General Plan, and it will reflect the City's commitment to reducing environmental burdens and ensuring that all residents have the opportunity to access public facilities and services that improve their quality of life. Extensive community outreach in the form of in-person and online workshops, surveys, and noticing was conducted to obtain input from residents in regard to what concerns and issues can be included in the drafting of the Environmental Justice Element. One of the programs under the Environmental Justice Element is food assistance information. This City completed the program by dedicating a page on the City's website to food assistance services and resources available to the public. The City regularly advertises food bank events, services, giveaways through its alert system and calendar. The City through its programs outlined in the Environmental Justice Element also plans to partner with local environmental advocacy organizations by 2024 to develop a focused tree-planting initiative in Huntington Park, with the goal of increasing the tree canopy across the city using appropriate species.

## Conclusion

The City of Huntington Park is actively working on the City's General Plan update. The City resubmitted a revised General Plan by HCD's edits and comments. The City has completed programs under its Housing and Environmental Justice Elements and continues to make strides in meeting deadlines for Policies and Programs with the State and its General Plan Elements.

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<sup>4</sup> State of California Department of Justice, Rob Bonta Attorney General, SB 1000 – Environmental Justice in Local Land Use Planning, <https://oag.ca.gov/environment/sb1000>, accessed April 8, 2025.

## Sources

1. United States Census Bureau, Huntington Park city, California, <https://data.census.gov/cedsci/profile?g=1600000US0636056>, accessed April 8, 2025.
2. *Downtown Huntington Park Specific Plan, August 4, 2008.*
3. Metro, Southeast Gateway Line, <https://www.metro.net/projects/west-santa-ana/>, accessed April 8, 2025.
4. State of California Department of Justice, Rob Bonita Attorney General, SB 1000 – Environmental Justice in Local Land Use Planning, <https://oag.ca.gov/environment/sb1000>, accessed April 8, 2025.