

# CITY OF HUNTINGTON PARK GENERAL PLAN



## LAND USE AND COMMUNITY DEVELOPMENT ELEMENT

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# GENERAL PLAN ACTIVITY LOG

Adoption Date: January 28, 1991

## Subsequent Amendments Adopted by City Council



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# 1 INTRODUCTION

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The Land Use Element is concerned with the physical development and appearance of the City. This Element designates future land use patterns and specifies the appropriate density and intensity of development. The Land Use Element is the central element of the General Plan, and the goals and policies it contains have a common link to the other elements. The Land Use Map provides a graphic depiction of the General Plan's development policies and indicates the land use designations for which pertinent policies have been developed.

## PURPOSE OF THE LAND USE ELEMENT

Huntington Park is an older City with its land use patterns well-established and virtually no remaining vacant land suitable for development. As such, changes in land use will occur gradually through the recycling of existing uses. As a means of guiding future changes in land use consistent with community objectives, the City intends to implement the goals and policies contained in this Land Use Element. These objectives include:

- Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth.
- Identify and rectify inconsistencies between current land use designations under the Huntington Park General Plan, existing land use, and zoning.
- Provide for compatible neighboring land uses and acceptable transitions between residential, commercial, industrial, public, and transportation uses.
- Ensure that new development is coordinated with the provision of infrastructure and public services including, but not limited to, water, sewers, police, fire protection, and schools.
- Preserve those existing single-family neighborhoods in Huntington Park which are predominately intact, while allowing other neighborhoods where substantial multi-family infill has occurred to recycle to higher densities.
- Provide for expanded residential development opportunities in the City's Central Business District, including residences above municipal parking lots, senior citizen housing overlays, and mixed-use overlays.
- Upgrade deteriorated land uses through aggressive residential and commercial rehabilitation programs.
- Attract new industry in order to expand the City's economic base.
- Provide for additional parking in commercial areas where parking is currently inadequate, particularly along Gage Avenue and Florence Avenue.



- Create consistent urban design in Huntington Park which includes development that is both architecturally and functionally compatible, and neighborhoods and commercial districts which are uniquely identifiable.
- Develop and promote a distinctive visual identity for Huntington Park which capitalizes on the City's regional and local historic character.

Through the use of text and diagrams, the Land Use Element establishes clear and logical patterns of land use as well as standards for future development. An important feature of this Element is the Land Use Map. This map (Figure 3-2) indicates the location, density, and intensity of development for all land uses citywide. Finally, the goals and policies contained in this Element establish a constitutional framework for future land use planning and decision making in Huntington Park.

## **RELATED PLANS, PROGRAMS, AND OTHER PUBLIC POLICIES**

The scope and content of the Land Use Element are primarily governed by the State of California General Plan Guidelines and the Planning, Zoning, and Development Laws for the state. In addition, other plans, programs, and public policies considered in the formulation, adoption, and implementation of land use policy. Relevant plans and programs are described below.

### **CITY ORDINANCES**

The City's Title 9 of the Municipal Code provides additional development and performance standards for development of land uses and related activities. The Zoning Code serves as the primary implementation tool for the Land Use Element and the goals and policies it contains. A Zoning Map consistent with the General Plan Land Use Map identifies the zoning categories applied to each parcel of land within the city. Together, the Zoning Code and Map are used to identify the specific types of use, intensity, and development standards applicable to given parcels or areas of land.

### **DISADVANTAGED UNINCORPORATED COMMUNITIES**

Government Code Section 65302.10 SB 244 defines a DUC as a fringe, island, or legacy community that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another
- Is either within a city sphere of influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years
- Has a median household income that is 80 percent or less than the statewide median household income

A sphere of influence (SOI) is an area determined by the Local Agency Formation Commission (LAFCO) to be the probable physical boundary and service area of a



local agency. The Los Angeles County LAFCO has adopted a SOI for the City of Huntington Park that includes the disadvantaged unincorporated community of Walnut Park, as shown in Figure 1-1.

Walnut Park is located east of the Harbor Freeway (SR-110) and between the City of Huntington Park and the City of South Gate. The current land uses in Walnut Park are primarily low- and medium-density residential and industrial uses.

Walnut Park's population was 15,214 as of 2020 with around 3,800 total households (2020 Decennial Census). The median household income in 2021 was \$68,708 (US Census, 2021 American Community Survey Five-Year Estimates). Walnut Park meets the definition of a disadvantaged unincorporated community because the median household income is less than \$87,360, or 80 percent of the state median income of \$109,200 (Department of Housing and Community Development, State Income Limits for 2023).

### ***Public Services in Walnut Park***

Public services in Walnut Park are provided by multiple agencies including the City of Huntington Park and the County of Los Angeles. The most recent Municipal Service Review (MSR) prepared by the Los Angeles County LAFCO (adopted November 30, 2005) identified the following issues with regard to the provision of public services in the City of Huntington Park and lands within its SOI:

- The capacity of police, park, and library facilities is limited. The MSR identified Huntington Park's police station as needing replacement. The City has less than one acre of parkland per 1,000 residents, and park improvements are needed. Library services in the City (provided by the County) face challenges due to low book volumes per capita and needed facility improvements.
- Portions of the City's storm drain system and roadway network need repair or replacement.
- The City may face challenges to providing adequate stormwater services due to a large number of discharge permits, infrastructure needs and lack of sufficient funding for stormwater purposes.

The MSR notes that the rate of growth in Walnut Park and the City of Huntington Park is similar and that the demand on public services is expected to grow slightly.

Residents of Walnut Park receive public services from the following providers:

- Electric: Southern California Edison Company
- Gas: Southern California Gas Company
- Library: No libraries are in Walnut Park
- Park: No parks are in Walnut Park
- Police: Los Angeles County Sheriff's Department



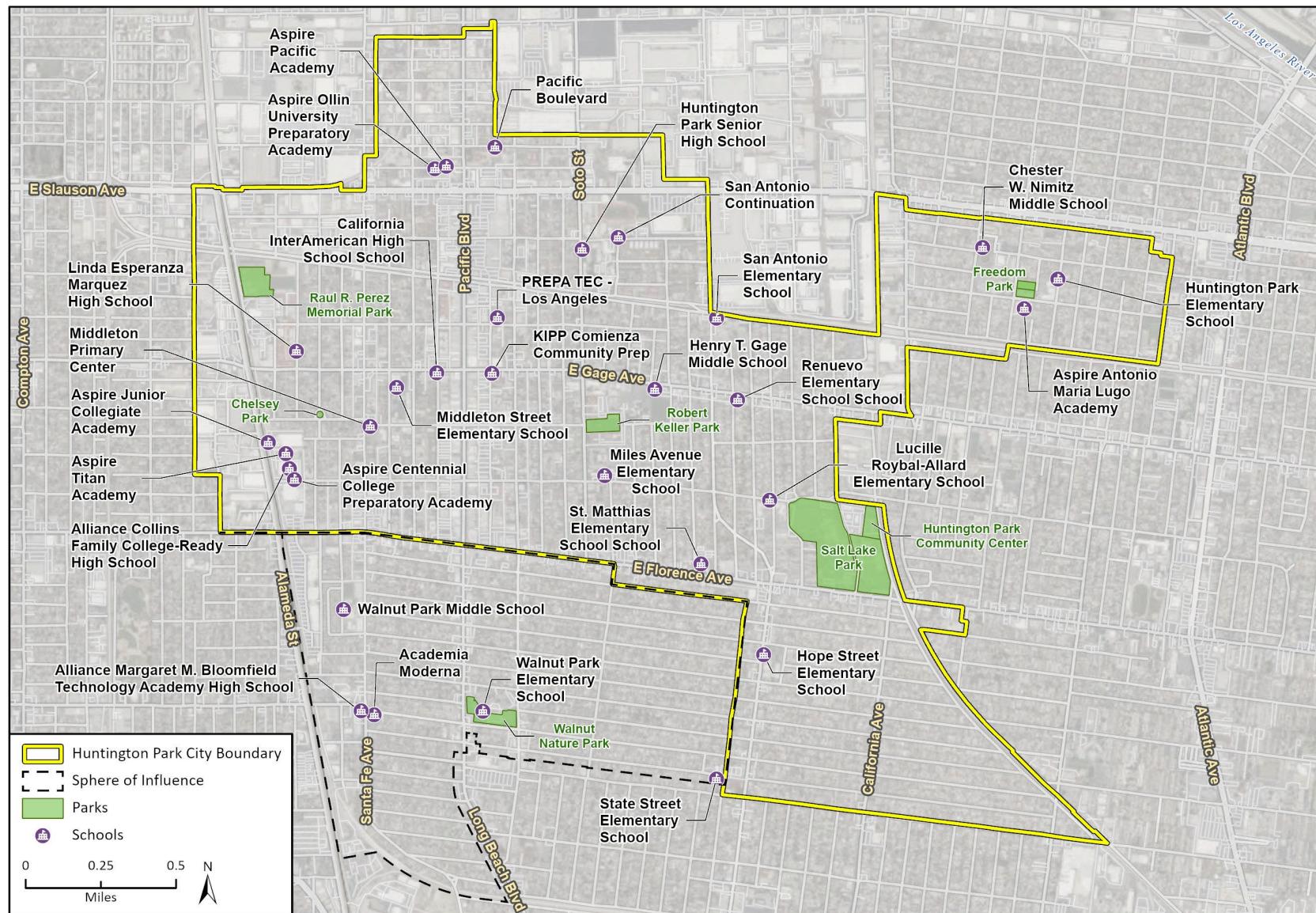
- Stormwater: Los Angeles County Public Works
- Water: Walnut Park Mutual Water Company, Golden State Water Company, and Suburban Water Systems
- Waste: Valley Vista Services

Numerous potential funding sources exist that could facilitate extension of needed services, including but not limited to the following:

- Drinking Water State Revolving Fund
- Clean Water State Revolving Fund
- Integrated Regional Water Management (IWRM) Grant Program
- U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) Funds
- State Department of Housing and Urban Development Infill Infrastructure Grant Program



**Figure 1-1 City of Huntington Park Sphere of Influence**



## 2 LAND USE ELEMENT GOALS AND POLICIES

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The Land Use Element consists of both text and diagrams. The following section of this Element titled "Land Use Element Goals and Policies" presents the City's general goals for the long-term growth and development of the community. These goals are defined further in the third section, the "Land Use Plan." The Land Use Plan consists of: 1) the General Plan Land Use Map; 2) land use policy considerations; 3) the descriptions of land use designations indicated on the Land Use Map; and 4) a discussion of the implications of the Land Use Plan.

The goals and policies contained in this Element have been developed in response to issues identified as part of the extensive background research conducted for the General Plan, as well as issues identified by City staff, the Planning Commission, City Council, and City residents as reflected in the community questionnaire. These goals and policies address preservation of major areas of the City, revitalization of selected areas, and guidance of new development in those portions of the City presently undeveloped. The Land Use Element goals and policies focus on maintaining a balance between residential, commercial, and industrial land use, promoting high-quality development, and minimizing existing and potential land use conflicts.

### BALANCED DEVELOPMENT IN HUNTINGTON PARK

By providing a broad range of residential, commercial, industrial, and public land uses, a balanced community that responds to all residents' needs can be achieved. Through designation of a range of uses, the City can achieve a balance of housing that meets the needs of all income groups, a stable employment and tax base, and suitable shopping, recreational, and cultural activities for all residents.

Huntington Park is an urbanized and densely developed city whose land use patterns were established by the 1930s. The City's built environment is characterized by a grid street system with commercial strips along the major arterials, concentrated areas of industrial development, and a predominance of older, single-family residential neighborhoods. The City's Central Business District focuses on Pacific Boulevard, which serves as a regional shopping district for East Central Los Angeles.

Redevelopment activities over the past several years have resulted in new retail and office centers along Pacific. Through the creation of the Industrial Redevelopment Project Area in 1987, the City has been able to provide for the upgrading of many existing manufacturing facilities, as well as attract new industrial employers.



**GOAL 1: Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth.**

**Policy 1.1:** Allow infill residential development that complements existing scale, massing, setbacks, and character and is compatible with architectural styles in existing single-family neighborhoods.

**Policy 1.2:** Encourage community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination.

**Policy 1.3:** Improve existing industry and provide for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise. Encourage the establishment of low-impact industries that bolster the economic base and provide high-skill / high-wage job opportunities.

**Policy 1.4:** Encourage mixed-use developments of residential, retail, and commercial uses in various land use areas as defined in the Land Use Map:

- Along portions of Pacific Boulevard, allow for the development of mixed-uses.
- Along portions of Rugby, Rita, and Seville avenues, allow the development of multi-family residential structures of up to 70 units/acre adjacent to commercial/retail uses. Permit the integration of ground-floor commercial uses in these residential projects.
- Permit residential units on municipal parking lots in the CBD/Residential area once replacement parking is identified.
- Overlay district along Santa Fe Avenue between Randolph Street and Florence Avenue allowing Medium Density Residential development in addition to the land uses provided for under the current General Commercial Land Use Designation. Property to the south of Clarendon Avenue would be limited to either commercial uses or vertically oriented, mixed-use development (i.e., commercial/residential with only nonresidential uses on the ground level). Property located north of Clarendon Avenue would allow commercial uses, mixed uses, or solely residential use. Residential or mixed-use densities would be allowed to a maximum of 17.4 dwelling units per acre. The maximum allowable commercial floor area ratio ("FAR") intensity is 1:1.
- Overlay district along a portion of the east side of Santa Fe Avenue north of Randolph Street allowing mixed use development of commercial uses together with single room occupancy ("SRO") residential in addition to the uses provided for under the current General Commercial Land Use Designation. Residential densities would be allowed to a maximum of 400 single room occupancy dwelling units per acre. The maximum allowable commercial floor area ratio intensity is 1:1.



**Policy 1.5:** Encourage senior citizen residential development in locations with convenient access to commercial and retail uses, and to public transportation. Sites designated as Senior Citizen Housing overlays on the Land Use Map may be developed at densities up to 225 units per acre.

**Policy 1.6:** Permit Single-Room Occupancy Hotels (SROs) in Senior Citizen Housing areas, Central Business District and SRO Overlay, Mixed-Use Overlay, and Transit-Oriented Development Overlay, to assist in addressing the needs of the homeless and other very low-income individuals.

## COMPATIBLE AND COMPLEMENTARY DEVELOPMENT

Huntington Park, as an urbanized environment, does not contain expanses of open space separating different land uses. Opposite sides of the same street often contain different land uses (e.g., residences v. stores), or one city block may contain several uses, including industry backing onto residences. Single-family houses and apartment complexes often exist side-by-side. The City does exhibit some physical continuity, however, in that it is densely developed with low-rise structures, almost all of which are less than four stories high. The continuous store fronts along Pacific Boulevard maintain a sense of functional and physical unity, although in some locations, courtyard-style commercial plazas extend to the interior of a block.

Development that substantially and abruptly alters the land use patterns or physical continuity of a street, block, or neighborhood is often disorienting, annoying, and potentially dangerous to the health and safety of residents. Traffic, noise, and pollution from inter-city highways and industrial and commercial activities should not disrupt residential neighborhoods. Setbacks, buffers, and transitions in land uses are ways to create and maintain the compatible, complementary development envisioned in the Land Use Element.

### GOAL 2: Accommodate new development that is compatible with and complements existing land uses.

**Policy 2.1:** Introduce more flexibility and incentives for existing lower-density residential areas to create opportunities for more small-scale, "missing middle" housing typologies, and use objective standards to ensure compatibility with existing uses.

**Policy 2.2:** Require that commercial development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.

**Policy 2.3:** Require that industrial development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent residential and commercial uses so as to prevent impacts due to noise,



traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.

**Policy 2.4:** Require that external lighting of commercial and industrial properties be isolated to the site and not adversely impact adjacent land uses with light spillover or glare.

**Policy 2.5:** Require that automobile and truck access to commercial and industrial properties sited adjacent to residential parcels be located the maximum practical distance from the residential parcel.

**Policy 2.6:** Establish standards in the Zoning Code to ensure that all functional, noise, and other impacts associated with the development of residential units on an upper floor of any commercial structure be mitigated.

**Policy 2.7:** Develop and implement an amortization program to require legal non-conforming uses to meet General Plan and zoning requirements through time. Permit residential uses to be replaced at existing densities if destroyed by fire or disaster.

## REVITALIZATION OF DETERIORATING USES AND PROPERTIES

Due to a complex combination of local, regional, and national economic trends over time, Huntington Park has suffered the deterioration of many residential, commercial, and industrial properties. In order to revitalize the community, effective redevelopment and rehabilitation programs must be continued and, when feasible, expanded. The adequate maintenance of properties must be assured through vigorous code enforcement. As well, Huntington Park is home to many properties of architectural and historical interest; the restoration and rehabilitation of such properties can result in economic, aesthetic, and cultural advantages to the entire community.

### GOAL 3: Provide for the revitalization of deteriorating land uses and properties.

**Policy 3.1:** Encourage and continue the use of redevelopment activities, including the provision of incentives for private development, joint public-private partnerships, and public improvements.

**Policy 3.2:** Promote vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance.

**Policy 3.3:** Continue to provide financial, administrative, and design assistance for eligible properties through residential and commercial rehabilitation programs.

**Policy 3.4:** Encourage the restoration and rehabilitation of properties eligible for inclusion on the National Register of Historic Places according to the rehabilitation guidelines and tax credit incentives of the National Trust for Historic Preservation.



## DEVELOPMENT COORDINATED WITH INFRASTRUCTURE AND PUBLIC SERVICES

New development will place added demands on the City's infrastructure (water lines, sewer lines, storm drains, and utility systems) and public services (fire protection, law enforcement, educational facilities, and hospitals). In order to accommodate future demands with minimal environmental impact, the City must be able to anticipate infrastructure and public service needs based on land use policy while establishing feasible methods to finance needed improvements.

### **GOAL 4: Accommodate new development that is coordinated with the provision of infrastructure and public services.**

**Policy 4.1:** Permit development at densities and land use intensities no higher than the City's ability to provide the necessary public services, utilities, street capacities, and recreational opportunities required for the areas affected by development.

**Policy 4.2:** Establish a Parking Overlay zone and designate it on the Land Use Map to facilitate the development of parking facilities through such methods as alley vacation and lot consolidation.

**Policy 4.3:** Review the personnel and equipment needs of the Huntington Park Police Department in order to maintain adequate levels of protection and service. Any additional needs, as determined by the City, will be funded through the General Fund or other available and allowable sources.

**Policy 4.4:** Coordinate efforts with Los Angeles County in reviewing the personnel and equipment needs of fire protection services.

**Policy 4.5:** Apply impact fees for new development where necessary, appropriate, and permitted under California State law.

**Policy 4.6:** Pursue alternative uses of the Southern Pacific Railroad right-of-way on Randolph Street, such as green space, parking areas, and bike paths, if the right-of-way is abandoned for rail use.

## ECONOMIC EXPANSION AND DIVERSIFICATION

Through expansion of the City's economy and diversification of economic activity, Huntington Park can achieve a stable employment and tax base. Employment opportunities will benefit local residents, and a stable tax base will help the City provide adequate infrastructure improvements and public services.

Policies related to economic expansion and diversification are intended to encourage the growth of existing firms in Huntington Park and attract new firms to the City. Two examples of economic opportunity are Pacific Boulevard and the industrial areas in Huntington Park. The Central Business District focuses on Pacific Boulevard, which serves as a regional shopping district for East Central Los Angeles. Redevelopment activities over the past several years have resulted in new retail and office centers



along Pacific. Through the creation of the Industrial Redevelopment Project Area in 1987, the City has been able to provide for the upgrading of many existing manufacturing facilities, as well as attract new industrial employers.

## **GOAL 5: Promote expansion of the City's economic base and diversification of economic activity.**

**Policy 5.1:** Encourage the growth and expansion of local firms through:

- Streamlined permit approval processes;
- The consolidation of industrially zoned properties; and
- The provision of technical assistance such as financing, marketing, and business programs.

**Policy 5.2:** Encourage non-local firms to locate in Huntington Park through:

- Streamlined permit approval processes;
- The consolidation of industrially zoned properties; and
- The provision of financial incentives.

**Policy 5.3:** Research and document the advantages and disadvantages of locating a business in Huntington Park.

**Policy 5.4:** Review with industrial brokers which industries have expressed the most interest in Huntington Park.

**Policy 5.5:** Maintain an analysis and inventory of targeted industries to identify those industries for which Huntington Park might have a competitive advantage.

**Policy 5.6:** Coordinate efforts between the City's Redevelopment Agency and Chamber of Commerce to actively market Huntington Park to prospective industries.

**Policy 5.7:** Maintain, market, and further develop Pacific Boulevard as a regional retail destination.

## **URBAN DESIGN**

As part of the early metropolitan Los Angeles core, Huntington Park's physical layout has been established since the 1930s. As the City developed over time, new buildings and landscaping focused on the individual development at hand, not on an overall visual identity for the City. Huntington Park includes original and substantially intact examples of several architectural styles including the Art Deco Warner Brothers Theatre (1930), Streamline Moderne office and industrial buildings (e.g., W.W. Henry Company), and houses in many historical styles (e.g., Queen Anne, Classical and Colonial Revival, Craftsman Bungalow, Spanish Colonial Revival, and Tudor). Also, Huntington Park has played a significant role in the transportation and industrial history of the Los Angeles area. Such architectural and historical resources can help define neighborhood and community identity.



A comprehensive program of historic preservation, sensitive new design, landscaping, signage, and urban design guidelines can result in an architecturally and functionally compatible environment, as well as neighborhoods and commercial districts which are uniquely identifiable.

**GOAL 6: Improve urban design in Huntington Park to ensure development that is both architecturally and functionally compatible, and to create uniquely identifiable neighborhoods and commercial districts.**

**Policy 6.1:** Require that residential, commercial, and light industrial development adjacent to pedestrian and recreational amenities:

- Focus on these amenities;
- Provide direct access;
- In the case of commercial development, provide visual penetration at ground level;
- Incorporate pedestrian-oriented ground-floor uses; and
- Isolate on-site parking away from pedestrian-oriented areas.

**Policy 6.2:** Reflect community concerns for urban design in Huntington Park by preparing an Urban Design Element, design guidelines, and other plans and programs to improve urban design in the City.

**Policy 6.3:** Capitalize on the City's historic character by undertaking a historic resources survey and developing a local historic preservation ordinance.

**Policy 6.4:** Provide for the consistent use of street trees along all sidewalks and property frontages.

**Policy 6.5:** Establish a consistent design vocabulary for all public signage, including fixture type, lettering, colors, symbols, and logos.

**Policy 6.6:** Locate distinctive public signage and landscaping which identifies Huntington Park at key entry points into the City, including Pacific Boulevard, Florence Avenue, Slauson Avenue, Soto Street, State Street, Gage Avenue, and Randolph Street.

**Policy 6.7:** Require that signage on commercial structures be compatible and integrated with the structures' architecture and visible from pedestrian-oriented areas.

**Policy 6.8:** Use comprehensive design guidelines and objective design standards to ensure that all new buildings, remodels, and additions enhance the neighborhood fabric, while facilitating streamlined development review for housing types that help the City achieve Housing Element goals and objectives.



# 3 THE LAND USE PLAN

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The Land Use Element describes the location and extent of future development in Huntington Park and identifies standards for that development. The geographic locations of land uses are presented on the Land Use Map (Figure 3-2).

## LAND USE POLICY CONSIDERATIONS

A wide range of natural and built environmental factors is considered in the formulation of land use policy. Areas of special environmental significance, potential safety hazards, limitations of existing infrastructure, and the nature and character of existing development all influence land use policy.

## LAND USE CONSTRAINTS AND RESOURCES

Huntington Park is a densely developed urban environment. The objectives noted previously in this Land Use Element recognize both the benefits and disadvantages of the City's past and present development patterns. Land use policy under the General Plan does not propose drastic, large-scale changes to the City's built environment. Rather, the long-range goals and policies in the Element are intended to create and maintain compatible, complementary development based on the positive aspects of historical and existing land use patterns.

Huntington Park is relatively free of natural land use constraints and hazards. No known active faults traverse the City, nor is the City exposed to hazards associated with hillside development, such as wildfires and landslides. The City is not at significant risk of flooding, except in the event of a dam failure. The majority of the City is subject to liquefaction risk, with the exception of the area north of Gage Avenue, west of Pacific Boulevard, and east of Wilmington Avenue. (More information on hazards can be found in the Health and Safety Element.)

Man-made constraints and hazards impose the greatest constraint on land use in Huntington Park. The transitions between residential, commercial, and industrial areas need special attention when land use decisions are made. Buffer zones and innovative site plans can reduce noise levels, and an efficient circulation system can reduce traffic on residential streets.

Industrial sites pose a further constraint with the production and storage of hazardous materials. The City streets are used to transport such materials both locally and through Huntington Park, particularly because the City experiences heavy through-traffic from neighboring industrial communities. The accidental release of hazardous materials could significantly affect human health. The Circulation and Health and Safety elements include goals and policies specifically designed to ensure the continued safety of all residents. Land use policy is consistent with the goals and policies of all the other General Plan elements.



## LAND USE DESIGNATIONS

Land use designations are necessary to identify the type of development that is allowed in a given location. While terms like "residential," "commercial," and "industrial" are generally understood, State general plan law requires a clear and concise description of the land use categories shown on the Land Use Map.

The City of Huntington Park Land Use Element provides for 12 land use designations plus a designation for streets. Three of these designations are established for residential development, ranging from low-density to high-density development. Three commercial, one Central Business District (CBD)/Residential mixed use, two industrial, one Parks and Recreation, one Schools, and one Public Facilities category are designated. Five overlay districts are designated in addition to certain underlying land use designations. These overlays are Senior Citizen Housing, Single-Room Occupancy, Mixed Use (Commercial and Residential), Parking, and Transit-Oriented Development. Railroad mainlines are included in the Rail Transportation Corridor Category.

## LAND USE INTENSITY/DENSITY

The land use designations, or categories, in this Element are described in terms of intensity and density. The term "intensity" refers to the physical characteristics of a building, such as height, bulk, floor-area ratio and/or percent of lot coverage and the building's proportional relationship to the land on which it is situated. Intensity is most often used to describe non-residential development levels, but in a broader sense, is used to express overall levels of all development types within a planning area.

For most non-residential development categories (e.g., commercial and industrial), the measure of intensity known as "floor-area ratio" (FAR) provides the most convenient method of describing development levels. Simply stated, the floor-area ratio is the relationship of total gross floor area of all buildings on a lot to the total land area of that lot. For example, a 21,780 square-foot building on a 43,560 square-foot lot (one acre) yields an FAR of 0.5:1 as illustrated in Figure 3-1. As shown, a 0.5:1 FAR can yield a building of one story in height covering one-half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building.

The term "density," in a land use context, is a measure of the population or residential development capacity of the land. Density is explained either in terms of number of dwelling units per acre (du/ac) or persons per acre and is usually described as a range (e.g., 4 to 7 du/ac) or maximum (e.g., up to 8.7 du/ac). For example, the density of a residential development of 100 dwelling units occupying 20 acres of land is 5 du/ac.

Floor-area ratio often is used in calculations of development potential because the ratio can be applied more uniformly citywide than can other factors; however, FAR typically is not the variable analyzed in the evaluation of maximum allowable building

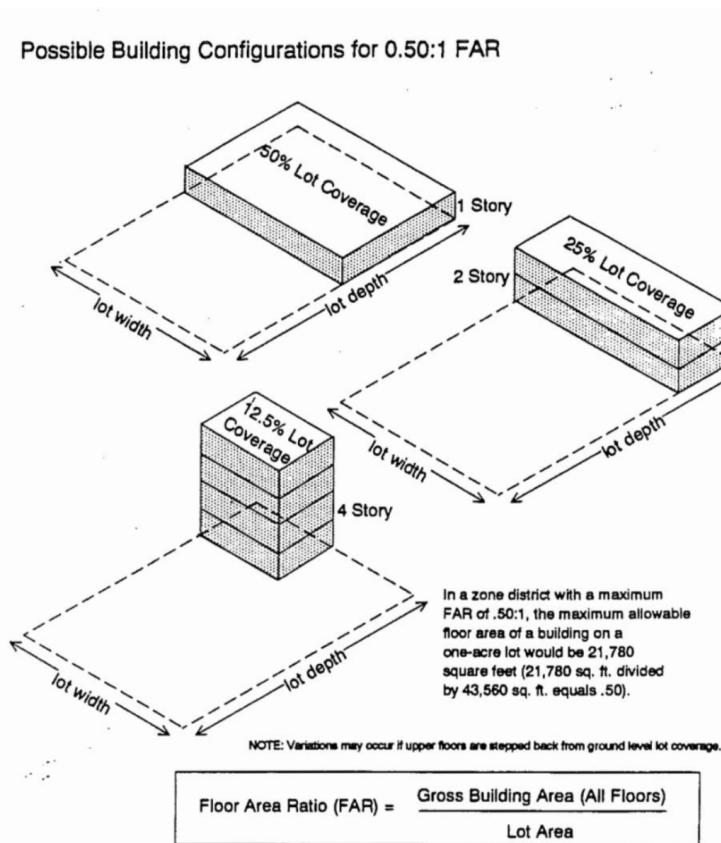


intensity for a particular parcel of land. Variables analyzed may include parking and loading requirements, setbacks, fire department emergency access, height limits, and other factors applied directly to the project site. The application of such factors usually precludes the development of a site at maximum allowable FAR.

Floor-area ratio can be applied in two ways: 1) as a maximum allowable intensity on a parcel of land, and 2) as an overall level of development on a citywide basis (average intensity), accounting for the fact that not every parcel will be developed at maximum intensity. In accordance with State general plan law, this Land Use Element and the Land Use Map provide the maximum density/intensity permitted on a parcel of land within a given land use designation. Table 1 lists each land use designation and its corresponding measure of maximum density/intensity.

The average citywide residential density corresponds with the maximum development density to best forecast residential buildout. Regarding the average FAR for the Central Business District (CBD)/Residential area, the two FARs in Table 1 depict intensities only for commercial uses. The residential potential of the CBD is defined below under "Residential Designations."

### Figure 3-1 Floor-Area Ratio



**Table 1 Land Use Designations and Overlays**

Land Use	Maximum Development Density/Intensity <sup>1</sup>	Average Density/Intensity <sup>2</sup>
<b>Residential</b>		
Low-Density Residential	Up to 8.7 du/ac <sup>3</sup>	8.7 du/ac
Medium-Density Residential	Up to 17.4 du/ac	17.4 du/ac
High-Density Residential	Up to 20 du/ac	20 du/ac
Central Business District (CBD)/Residential	4:1 FAR of Pacific Boulevard <sup>4</sup> 2:1 FAR elsewhere	1:1 to 1:1.75 FAR <sup>5</sup>
<b>Commercial</b>		
Neighborhood Commercial	1:1 FAR	0.5:1 FAR
General Commercial	1:1 FAR	0.5:1 FAR
Professional Commercial	1:1 FAR	0.8:1 FAR
<b>Industrial</b>		
Light Industry	1:1 FAR	0.4:1 FAR
Industrial Manufacturing	1:1 FAR	0.4:1 FAR
<b>Public</b>		
Parks and Recreation	6	6
Schools	Not Applicable	Not Applicable
Public Facilities	Not Applicable	Not Applicable
<b>Transportation</b>		
Streets	Not Applicable	Not Applicable
Rail Transportation Corridor	Not Applicable	Not Applicable
<b>Overlay Districts</b>		
Senior Citizens Housing Overlay	Up to 225 du/ac	225 du/ac
Single Room Occupancy (SRO) Overlay	Up to 440 du/ac	440 du/ac
Mixed-Use Overlay	1:1 FAR	1:1 FAR
Parking Overlay	Not Applicable	Not Applicable
Transit-Oriented Development (TOD) Overlay	Between 20 and 70 du/ac	Between 20 and 70 du/ac

<sup>1</sup> Maximum allowable development on a parcel of land.

<sup>2</sup> Projected overall levels of development on a citywide basis at General Plan buildout.

<sup>3</sup> du/ac = dwelling units per acre. Fractions take into account typical residential lot sizes in Huntington Park.

<sup>4</sup> FAR = floor-area ratio. See Figure 3-1.

<sup>5</sup> See accompanying text for mixed use development potential.

<sup>6</sup> Due to the open space component and/or site-specific nature of this type of development, maximum and average development intensities have not been assigned.



Table 2 compares, by acreage, existing land uses in Huntington Park (in a June 1990 survey) with those proposed under this Land Use Element.

Land use designation descriptions, shown on the Land Use Map (Figure 1-1), identify the general types of uses allowed and their corresponding maximum densities or intensities. These use descriptions will be defined further as specific uses within the City's Zoning Code.

**Table 2 Existing Land Use and General Plan Land Use Designations in Huntington Park**

Land Use Designation	Existing Acres (June 1990)	General Plan Acres
Low-Density Residential (up to 8.7 du/ac) <sup>1</sup>	277	276
Medium-Density Residential (up to 17.4 du/ac)	289	160
High-Density Residential (up to 20 du/ac)	238	321
Central Business District (CBD)/Residential	-	85
Neighborhood Commercial	-	45
General Commercial	198	208
Professional Commercial	16	10
Light Industry	271 total	124
Industrial Manufacturing	271 total	131
Parks and Recreation <sup>2</sup>	51	46
Schools	70	82
Public Facilities <sup>3</sup>	36	25
Streets	470	470
Rail Transportation Corridor	37	37
Vacant	22	0
Total	1,975	1,975

<sup>1</sup> du/ac = dwelling units per acre.  
<sup>2</sup> Parks and Recreation acreage appears to be reduced under the General Plan; this is due only to the redefining of the Civic Center buildings and the DWP right-of-way as "Public Facilities." No reduction in park acreage is proposed.  
<sup>3</sup> The existing land use survey included churches and water storage tanks in the Public Facilities category. Land use policy permits churches in all residential and commercial designations. Properties containing water storage tanks have been designated in the Plan for other land uses in the event any of the properties become available for other uses in the future. These circumstances account for the different acreage totals.

## RESIDENTIAL DESIGNATIONS

**Low-Density Residential:** This designation permits residential dwelling units up to 8.7 units per acre. Residences in this category are usually single-family, detached houses with private yards. Manufactured homes on permanent foundations are also permitted. Other uses, such as day care, schools, churches, and utility uses, are also allowed if the uses are shown to be compatible with, and serving the needs of, Low-Density Residential areas.

**Medium-Density Residential:** This designation permits residential units up to 17.4 units per acre. These residences can include townhouses, small-lot single-family dwellings (e.g., zero-lot line houses), two-and three-family housing arrangements,



and low-rise apartment buildings. Other uses, such as rest homes, child-care facilities, and churches, are permitted if the uses are shown to be compatible with, and serving the needs of, Medium-Density Residential areas.

**High-Density Residential:** This residential category permits up to 20 dwelling units per acre. Dwellings are typically within apartment or condominium complexes with shared open space. Other uses, such as rest homes, child-care facilities, and churches, are allowed if the uses are shown to be compatible with, and serving the needs of, High-Density Residential areas.

**Central Business District (CBD)/Residential:** This designation is defined by use and specific location. Along portions of Pacific Boulevard, General Commercial and Professional Commercial uses are required on the ground floor, with either commercial or residential uses allowed on the upper floors. The maximum permitted floor-area ratio (FAR) for a Central Business District (CBD)/Residential designation on Pacific Boulevard is 4:1.

Along portions of Rita, Rugby, and Seville avenues, residential and commercial uses are permitted to exist side by side. Multi-family residential development is allowed up to 70 units per acre without a requirement for commercial uses, and commercial development is allowed up to an FAR of 2:1 without a requirement for residential uses. However, General Commercial and Professional Commercial uses are permitted on the lower floors of an otherwise residential building. If a site on Rita, Rugby, or Seville includes both residential and commercial uses, 70 units per acre plus maximum allowable FAR commercial uses are permitted.

Single-Room Occupancy Hotels (SROs) are also permitted under the CBD/Residential designation.

## COMMERCIAL DESIGNATIONS

**General Commercial:** Permitted uses in this designation include a wide range of neighborhood and general retail and service establishments, such as stores and repair shops, to accommodate the surrounding community. Permitted uses include, among others, household appliance stores, auto repair shops, cafes, drugstores, and newsstands. The maximum permitted FAR is 1:1.

**Neighborhood Commercial:** The Neighborhood Commercial designation allows residential, mixed-use residential/commercial, neighborhood retail, professional office, and service-oriented business uses serving a localized need. The maximum permitted FAR is 1:1.

**Professional Commercial:** Allowable uses include business and professional offices and services, legal services, and related uses in or near the Central Business District and served by public transportation, where their locations are conveniently accessible. Typical uses include attorneys' offices, banks, beauty shops, medical offices, and travel agencies, among others. Institutional uses are also conditionally permitted in areas designated for Professional Commercial. The maximum permitted FAR is 1:1.



## INDUSTRIAL DESIGNATIONS

**Manufacturing Planned Development:** The purpose of the Manufacturing Planned Development (MPD) designation is to provide for service commercial, business, and industrial uses. Within the MPD land use designation, the following definitions shall apply:

**Light Industry:** Permitted uses include light manufacturing, light processing, warehousing, distribution, wholesaling, service operations, and related developments. Some of the allowable uses in this designation are cloth manufacturing, electric appliance assembly, and trade schools. The maximum permitted FAR is 1:1.

**Industrial Manufacturing:** Allowable uses include manufacturing, processing, warehousing, distribution, wholesaling, and related developments of a more intense nature than those uses permitted in the Light Industry category. For example, brick manufacturing, lumber yards, and tool and die shops are permitted in this designation. The maximum permitted FAR is 0.5:1.

## PUBLIC DESIGNATIONS

**Public Facilities:** This designation includes all federal, state, and local government properties, such as post offices, the Civic Center, and fire stations. Public Facilities also include hospitals and the Los Angeles Department of Water and Power utility easement that traverses the City near California Avenue and Muni Park. This category permits other land uses (such as nurseries) which are compatible with adjacent uses and which provide an economic return on the land.

**Parks and Recreation:** This category includes all the public parks in Huntington Park, including their structures and facilities.

**Schools:** This designation includes all the public schools in Huntington Park, including their playground areas.

## TRANSPORTATION DESIGNATIONS

**Streets:** This designation includes public rights-of-way; generally, public streets.

**Rail Transportation Corridor:** This designation includes three rail corridors that traverse Huntington Park: 1) Southern Pacific Railroad on Alameda Street; 2) Southern Pacific Railroad on Randolph Street; and 3) Union Pacific Railroad on Salt Lake Avenue.

## OVERLAY DESIGNATIONS

**Senior Citizen Housing Overlay:** This category corresponds with sites identified by City staff as suitable for senior citizen housing. The designation allows these residences up to 225 units per acre, which are generally located in high-rise developments with shared open space, meeting facilities, and lower parking



requirements. Single Room Occupancy Hotels (SROs) are also permitted under this designation up to 400 units per acre.

**Medium-Density Overlay:** The purpose of the Medium-Density Overlay is to provide for multi-family residential units up to 17.42 units per acre in the underlying commercial zoning district. The Medium-Density Overlay identifies parcels that are suitable for the development of medium-density housing, either as the primary use on the parcel or in conjunction with other uses.

**Single-Room Occupancy ("SRO") Overlay:** The SRO Overlay designation allows mixed use development of commercial uses together with single room occupancy hotels. The overlay area is located on the east side of Santa Fe Avenue north of Randolph Street. The density is permitted up to 400 units per acre in addition to the uses provided for under the current General Commercial Land Use designation at a maximum FAR of 1:1.

**Transit-Oriented Development (TOD) Overlay:** The TOD Overlay is intended to create a compact and high-intensity mix of residential, office, retail, and public uses to promote areas of the city that have a high potential for pedestrian activity, generally within one-half mile of transit stations. The TOD Overlay may be applied on a parcel-by-parcel basis. The TOD Overlay should facilitate land use that encourages transit use through density, mix of land uses, building form, and design. The intent of the TOD Overlay is to improve urban form/design and reduce vehicle miles traveled through intense development to support transit ridership and sense of place. The minimum density within the TOD Overlay District is 30 dwelling units per acre and the maximum permitted is up to 70 dwelling units per acre.

**Affordable Housing Overlay:** The Affordable Housing Overlay designation allows the development of affordable family housing at densities up to 70 dwelling units per acre. Senior citizen housing at a density of 225 units per acre, and single-room occupancy (SRO) facilities at a density of 400 units per acre, are also permitted.

**Mixed-Use Overlay:** The Mixed-Use Overlay designation allows residential development to occur in an area designated for another land use. The area along Santa Fe Avenue between Randolph Street and Florence Avenue will allow Medium Density Residential Development in addition to the land uses provided for under the current General Commercial Land Use designation, and property to the south of Clarendon Avenue will be limited to either commercial uses or vertically oriented mixed-use development (i.e., commercial/residential with only nonresidential uses on the ground level). Property located north of Clarendon Avenue will allow commercial uses, mixed uses, or solely residential use. Residential densities will be allowed to a maximum of 17.4 dwelling units per acre. The maximum allowable commercial floor area ratio ("FAR") intensity standard would remain at 1:1.

**Parking Overlay:** A Parking Overlay designation can exist in addition to the underlying land use designation. This overlay identifies areas where private owners or the City are encouraged to acquire property for parking facilities in order to alleviate

parking shortages, for example, on portions of Gage and Florence avenues. The Parking Overlay areas are shown on the Land Use Map.



**Figure 3-2 Huntington Park General Plan Land Use Map**

