

**DOWNTOWN
HUNTINGTON PARK
SPECIFIC PLAN**



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DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN



*Adopted by Ordinance 828-NS
August 4, 2008*

*Prepared for:
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255*

Prepared by:



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1 – INTRODUCTION 1

The Introduction discusses the purpose, intent, and organization of this document. It describes the Specific Plan area boundaries and the community outreach process associated with the project, as well as the Specific Plan’s relationship to the other pertinent City documents. The community’s vision for Downtown Huntington Park, the key provisions of the Specific Plan, the guiding urban design principles and the contents of the vision plan and urban design plan will also be described.

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CHAPTER 1

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1 – INTRODUCTION

1-1 PURPOSE

The purpose of the Downtown Huntington Park Specific Plan (hereafter, “Specific Plan”) is to create a unique and identifiable Downtown for Huntington Park that is an economically vibrant, pedestrian-oriented destination. The Downtown Huntington Park Business Improvement District generated the Strategic Plan for Downtown Management with the goal of developing a long-term business plan to improve the downtown’s ability to compete in the marketplace. The Strategic Plan revealed that Huntington Park citizens want higher quality and a greater variety of businesses with improved merchant practices. The Specific Plan work effort builds on and refines economic development strategies developed through the Strategic Plan process and strongly focuses on beautification of public spaces and streetscapes and storefront management. As much work has been done to date to establish appropriate, unique uses and regulations for the Downtown area, the Specific Plan provides refinements only where necessary to the existing zoning to further community goals.

An overall goal of the Specific Plan is the orderly development of Downtown Huntington Park in a method consistent with the City’s General Plan and, more specifically, with the community’s vision as developed through the community outreach process. While the General Plan is the primary guide for growth and development within Huntington Park, this Specific Plan focuses on the Downtown area in more detail, organizing land use and zoning regulations by districts. The intent is to generate a regulating document that promotes more amenities, enhanced architecture/aesthetics, more compatible/complementary uses, guidelines for display of merchandise, and an overall improved identity for Downtown Huntington Park.

1-2 WHAT IS A SPECIFIC PLAN?

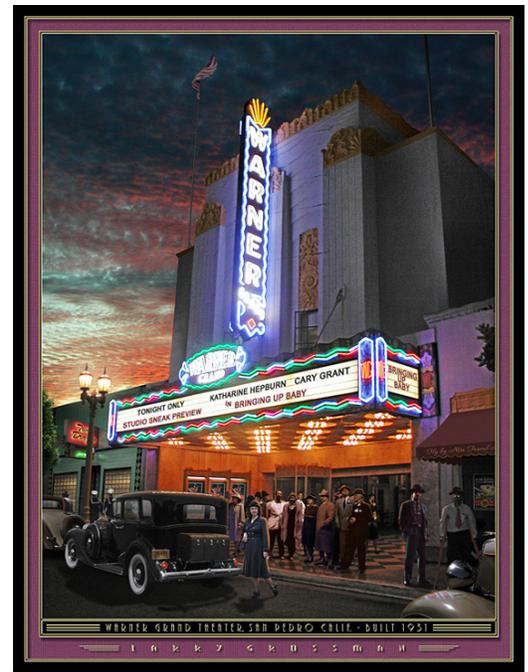
A Specific Plan is a regulatory tool that local governments use to implement their General Plan and to guide development in a localized area. While the General Plan is the primary guide for growth and development in a community, a Specific Plan is able to focus on the unique characteristics of a special area by customizing the planning process and land use regulations to that area. A Specific Plan is enacted pursuant to Section 65450 et seq of the California Government Code.

*“CREATE A UNIQUE AND IDENTIFIABLE
DOWNTOWN...ECONOMICALLY
VIBRANT AND PEDESTRIAN-ORIENTED”*



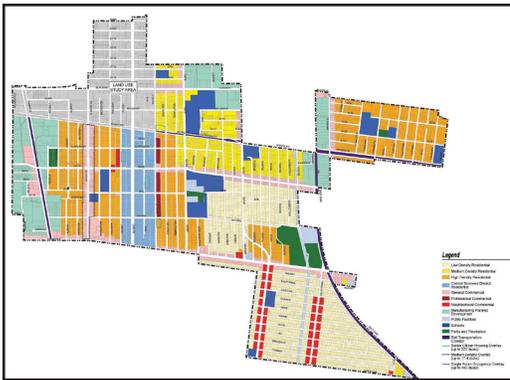
Pacific Boulevard

fg.1.1



Warner Theater

fg.1.2



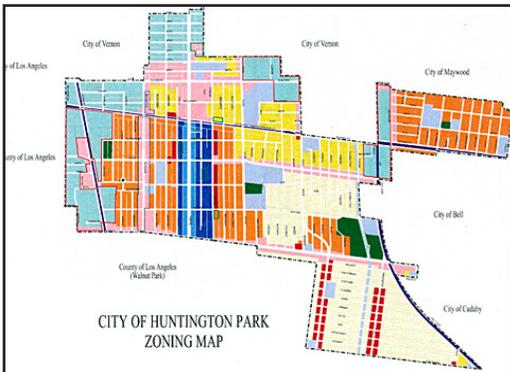
fg.1.3 Existing General Plan Map

1-3 RELATIONSHIP TO EXISTING PLANNING DOCUMENTS

The Specific Plan provides information needed to guide development within the planning area. Future development proposals within the Specific Plan area must be consistent with this Specific Plan.

1-3.1 CITY OF HUNTINGTON PARK GENERAL PLAN

The Specific Plan is consistent with and furthers the objectives of the City of Huntington Park General Plan (hereafter, "General Plan") by providing detailed criteria for development of specific sites and public streetscape improvements. The Specific Plan's vision, goals, and implementation measures are based on direction given in the General Plan. The Specific Plan provides for more precise implementation of the General Plan's goals, objectives, and policies. The Specific Plan has been prepared to reinforce all elements of the General Plan.



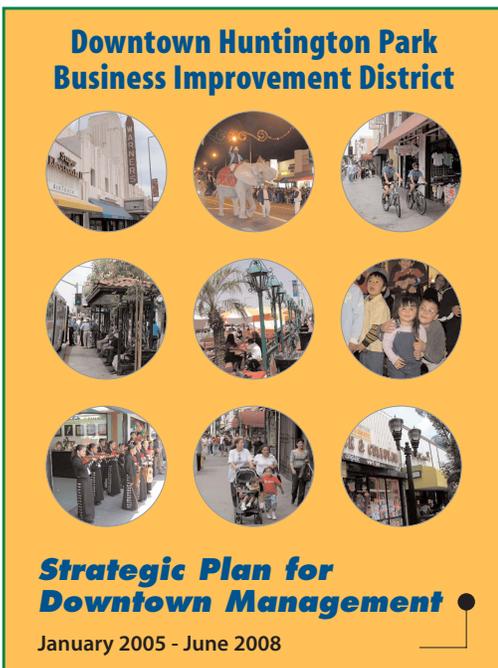
fg.1.4 Existing Zoning Map

1-3.2 CITY OF HUNTINGTON PARK PLANNING AND ZONING CODE

The City of Huntington Park Planning and Zoning Code (hereafter, "Zoning Code") provides site specific development and land use regulations that govern the size, shape, type of use for development in the City. This Specific Plan document customizes the standards and regulations found in the City Zoning Code to help achieve the Downtown vision. The Specific Plan provisions shall take precedence over the requirements of the Zoning Code. Where the Specific Plan is silent on a topic, the Zoning Code requirements shall remain in force.

1-3.3 DOWNTOWN HUNTINGTON PARK BUSINESS IMPROVEMENT DISTRICT STRATEGIC PLAN FOR DOWNTOWN MANAGEMENT

The Strategic Plan for Downtown Management is an economic development tool for the City that acts as Phase 1 of the Specific Plan process. The Strategic Plan is a companion document to the City's redevelopment plans. This document provided a preliminary assessment of economic development opportunities in the City in order to ensure the economic health of the downtown while promoting and preserving the unique downtown and quality of life in Huntington Park. The data collected through the Strategic Plan process was thoroughly evaluated and was used to distill key issues and identify project approaches for the framework of the Specific Plan.



fg.1.5 Downtown Strategic Plan

1-4 BOUNDARIES AND SETTING

1-4.1 CONTEXT

Incorporated in 1906, Huntington Park is an urbanized and densely developed city whose land use patterns were established in the 1930s as part of the early metropolitan Los Angeles core. Along its western boundary, the City of Huntington Park is adjacent to the City of Los Angeles; the City also shares borders with the communities of Vernon, Maywood, Bell, Cudahy, South Gate, and unincorporated areas of Los Angeles County (Walnut Park).

Significant demographic changes have occurred in the City over the past 30 to 40 years, as the proportion of Hispanic residents has steadily increased. In 1970, approximately 36% of Huntington Park residents were Hispanic; in 1980, the Hispanic population rose to 81% of the City's residents. According to the 2000 Census, approximately 96% of Huntington Park residents are Hispanic.

The City's built environment is characterized by a grid street system with commercial strips along major arterials. The Specific Plan area encompasses the City's Central Business District (CBD) and focuses on Pacific Boulevard and the adjacent streets, which have developed as a major regional shopping destination for the Hispanic population of Southern California.

Buildings in the city date back as far as the late 19th century; a citywide historic resources study is expected to be completed in early 2006. The following three downtown properties are listed on the California Register of Historic Places and have been determined to be eligible for the National Register of Historic Places:

- Fox West Coast California Theatre, 6524 Pacific Boulevard, c. 1925;
- Warner Brothers Huntington Theatre, 6710 Pacific Boulevard, c. 1930; and
- The Woman's Club of Huntington Park, 6828 Rugby Avenue, c. 1928.



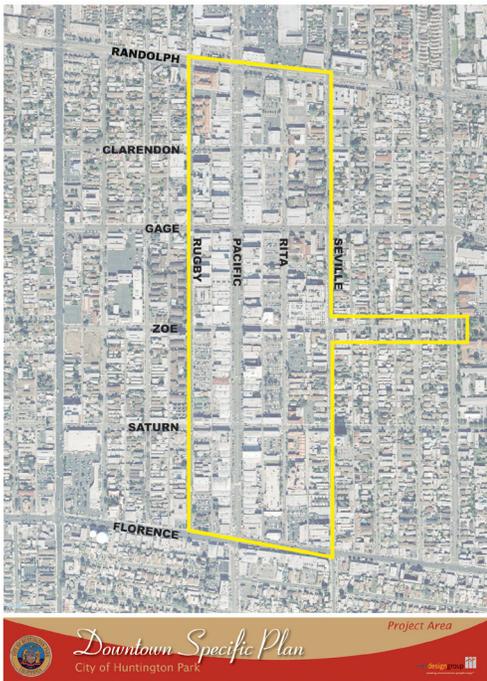
Regional Map fg.1.6



Local Map fg.1.7



Historic Warner Theater fg.1.8



fg. 1.9 Specific Plan Boundary

1-4.2 SPECIFIC PLAN BOUNDARY

The Specific Plan covers an area of approximately 85 acres in the City of Huntington Park’s Downtown. The Specific Plan area extends from Randolph Street in the north to Florence Avenue in the south. The eastern boundary is generally Seville Avenue, except for an extension along Zoe Avenue to Miles Avenue, and the western boundary is Rugby Avenue. Pacific Boulevard occupies the central portion of the Specific Plan area and is considered the Central Business District for the City of Huntington Park.

The Specific Plan divides the downtown area into four Districts (refer to figure 1.10). Within each District there is particular vision for future development. Land use and development standards, as well as design guidelines, give direction for each of these Districts to achieve the future state envisioned by the community. The four Districts are as follows:

- District A - Gateway
 District A encompasses parcels at the intersections of Randolph Street with Pacific Boulevard and Rita Avenue and Florence Avenue with Rugby Avenue, Pacific Boulevard, Rita Avenue and Seville Avenue.
- District B - Festival
 District B encompasses all parcels fronting on Pacific Boulevard, except those parcels at the intersections with Randolph Street and Florence Avenue contained in District A as described above.
- District C - Neighborhood
 All parcels between Rugby Avenue and Seville Avenue that are not included in District A or District B are part of District C, except for select parcels at the intersection of Seville Avenue and Zoe Avenue.
- District D - Zoe
 District D encompasses those parcels bordering Zoe Avenue from the alley separating Rita Avenue and Seville Avenue to the intersection with Miles Avenue.



Land Use District Map | g.1.10

1-5 EXISTING CONDITIONS

1-5.1 SITE ANALYSIS

Early in the Specific Plan process, an analysis of existing conditions was conducted. This assessment included extensive tours of the Specific Plan area where numerous photos were taken and the locations of significant features, such as bus stops, schools, parks, public and private surface parking, public and private structured parking, above ground utilities, and architecturally significant buildings. The existing conditions map in figure 1.11 details the early site analysis.

1-5.2 OPPORTUNITIES AND CONSTRAINTS

From the site visits and from information collected in the Strategic Plan effort, a thorough analysis of the opportunities and constraints present in the Downtown was conducted. Opportunities included:

- Enhancing the sidewalks and pedestrian environment along Pacific Boulevard.
- Improving building facades along Pacific Boulevard.
- Adding many types of streetscape improvements, such as trees and site furnishings.
- Beautifying the intersection of Pacific Boulevard and Florence Avenue and creating a distinctive identity feature.
- Creating a central gathering space/plaza.
- Increasing the pedestrian connection along Zoe Avenue from the Civic Center/City Hall complex to the Pacific Boulevard through wider sidewalks, lighting, and landscaping.
- Considering alternative parking arrangements.
- Increasing the connections to public parking through the use of paseos.

Constraints included:

- Protecting historically and architecturally significant structures.
- Preserving the ability of Pacific Boulevard to host street festivals and parades.

A visual summary of the identified opportunities and constraints is provided in figure 1.12.



Existing Conditions

Downtown Specific Plan
City of Huntington Park

August 2005 rrm design group
creating environments people enjoy

Existing Conditions

fig. 1.11



Downtown Specific Plan
City of Huntington Park

Opportunities and Constraints

rrm design group
creating environments people enjoy™
November 2, 2005

fig. 1.12 Opportunities and Constraints

1-6 COMMUNITY OUTREACH PROCESS

Ongoing public outreach and participation was an important component for developing the Specific Plan. In Phase 1 of the project (Strategic Plan for Downtown Management), the City conducted extensive outreach efforts through public workshops and developed a Strengths, Weaknesses, Opportunities & Threats (SWOT) analysis to identify goals and objectives that will attract more customers and increase sales in the City's downtown.

1-6.1 CITY COUNCIL PRESENTATION

On May 16, 2005, the consultant team presented an overview of the Specific Plan effort at a City Council Meeting. The presentation included introductions of the consultant team, an explanation of the Specific Plan process, and details on the types of issues that the Specific Plan will address. In addition to the meeting was attended by Chamber of Commerce members, members of the downtown Business Improvement District (BID), residents, and the public at large.

1-6.2 PUBLIC/BID/CHAMBER OF COMMERCE MEETINGS

A series of public meetings that included members of the BID and Chamber of Commerce were held throughout the project to solicit input and receive feedback on the Specific Plan effort. The first meeting was conducted on September 29, 2005 at the City Hall Council Chambers. At the meeting, the purpose and goals of the Specific Plan were presented, as well as the process and timeline for the project. These areas were followed by a discussion on the Latino business culture and climate, addressing such issues as the needs of local businesses, ways to make the Downtown function better, and ways to improve the physical design of Downtown. Finally, key issues determined by the SWOT analysis conducted during Phase 1 were reviewed for discussion and comments.

A second public meeting was held at City Hall on January 11, 2006. The meeting was conducted in the evening to maximize attendance and approximately 150 invitations were sent out. A brief overview of the project was presented, followed by an in depth presentation and discussion of the Vision for Downtown Huntington Park. The proposed land uses and buildings heights for four Downtown Districts were well received. The proposed improvements to the public realm including the recommended streetscape theme and design were also shared. The community embraced the vibrant "Mercado" theme for the area. Along with Public Improvement recommendations for the Private Realm which include architectural character and guidelines, storefront design, use compatibility, merchandise display guidelines, and selected sign regulations. Overall the meeting was well attended and the proposed recommendations were supported.

Downtown Huntington Park Specific Plan Meeting



Come to the meeting to learn about the proposed plan and help shape the future of the Downtown!

Do you want to know more about the Downtown Huntington Park Specific Plan?

What is IMPORTANT TO YOU about where you live, work and shop?



Wednesday, September 28, 2005

11:00 am

City Hall Council Chambers
6550 Miles Avenue, 2nd Floor



Public Meeting Notice | Fig. 1.13



First Public Meeting | Fig. 1.14

Downtown Huntington Park Specific Plan Meeting



Do you want to know more about the Downtown Huntington Park Specific Plan?

Come to the meeting to see the vision for Downtown and help shape the future!



Wednesday, January 11, 2006

6:30 pm

City Hall Council Chambers
6550 Miles Avenue, 2nd Floor



Public Meeting Notice | Fig. 1.15

Downtown Huntington Park Specific Plan Meeting



Do you want to know more about the Downtown Huntington Park Specific Plan?

Come to the meeting to see the Plan for Downtown's future!

Understand what you can do to attract desired development, increase consumer awareness and help to carry out the Vision for the Downtown!



Thursday, June 29, 2006
6:30 pm

Huntington Park Civic Center, Council Chambers
6550 Miles Avenue, Huntington Park, CA 90255



fg.1.16

Public Meeting Notice

The third public/BID/Chamber of Commerce meeting was held on June 29, 2006. After reviewing the Specific Plan purpose and process, the discussion focused on the future of downtown and how to implement the desired changes. A recap of the streetscape improvements was presented, along with a revised public signs and wayfinding program. The four downtown Districts were explained, along with the revised development standards and design guidelines. A summary of the new outdoor uses and signage standards was also covered. In the implementation discussion, major points included how a Specific Plan can bring about private investment, how to attract desired development and where key opportunity sites for redevelopment currently exist, and how individuals can bring help carry out plan initiatives. Specific public comments resulting from the meeting including discussions on how parking is a major issue for both retail and residential uses, as there is a perception of a lack of available parking in the Downtown. Some individuals voiced concern over insuring safety in parking structures. It was agreed that public transportation is currently well-used and that sidewalk cafes are desirable and encouraged. The ability to make Huntington Park a tourist destination was also mentioned.

1-6.3 PUBLIC OUTREACH SUMMARY

Throughout the Specific Plan process a number public meetings were held with the public, BID, and Chamber of Commerce. At the first meeting, several questions were asked of participants in an effort to identify issues within the Specific Plan area. The input received during this issue identification exercise was integrated into the policies and recommendations contained within the Specific Plan. Topics included the physical design of the downtown, the needs of local businesses, methods to increase quality of service and value, desirable and undesirable uses, and methods to maximize the business success of the downtown while creating a better functioning area. Local businesses identified key needs including: parking and good access to the parking, developing a Latino atmosphere, improving street crossing for pedestrians, overall pedestrian circulation, improved security, and merchant education. Several following meetings focused on soliciting feedback on the recommendations and policies contained within the Specific Plan and the Specific Plan was updated based on this feedback.

1-6.4 PUBLIC HEARINGS

To be added.

1-7 VISION

1-7.1 BACKGROUND

Downtown Huntington Park is one of the most successful and most popular retail shopping areas in Southern California for the Latino population. Revitalization of this area will strengthen the ties to this community and provide a place for events and street fairs to thrive.

Redevelopment activities in Huntington Park over the past several years have resulted in new retail and office centers along Pacific Boulevard which often lack a unifying theme. Historic buildings and facades mix with new and modified structures. Original and substantially intact examples of a variety of architectural styles are evident, including Art Deco, a contemporary interpretation of Mission Revival, and traditional historic storefronts. This eclectic mix of architectural styles along with a hodgepodge approach at signage and façade renovation has furthered this lack of a unified identity within the downtown.

The vision for the Specific Plan area is to integrate Hispanic cultural needs with historic architecture and traditions. The Specific Plan offers methods to identify, preserve, and restore architecturally significant buildings while promoting clean, organized and attractive merchandise display areas, storefronts, and building signage in order to prompt a stronger local identity and to beautify the area.

Another element that will reinforce the idea of a local unifying theme is to enhance the existing bare streetscape with a culturally rich and unique character. New street improvements including enhanced paving patterns and a cohesive collection of street furnishings integrated with an effective wayfinding system to create a unique commercial destination.

In addition, new development standards provide opportunities for development to occur and thrive while design guidelines encourage and promote quality development. A key goal for the Specific Plan area is to enhance and preserve the wonderful historic resources that contribute to the community’s authentic identity, while creating a vibrant, unique environment.

It is the City’s intent through this planning and design assignment to continue revitalization trends, set forth a vision for this unique area, and provide an implementation strategy that is creative, realistic, and attractive to private investment. The rehabilitation and retention of the existing businesses, attraction of new businesses, and mechanisms to strengthen the vitality of the Downtown are emphasized.



California 3 Theaters Before | fig.1.17



California 3 Theaters After | fig.1.18



Buy Rite Before | fig.1.19



Buy Rite After | fig.1.20



fg.1.21 Art Deco Architecture



fg.1.22 Mission Style Architecture



fg.1.23 Existing Residential Units

“CREATING AN ATTRACTIVE MIXED-USE, PEDESTRIAN-ORIENTED ENVIRONMENT THAT FORMS A DESTINATION FOR SHOPPING, DINING, ENTERTAINMENT, AND SERVICES.”

1-7.2 KEY ISSUES

The Specific Plan effort builds upon the valuable information collected during the community outreach conducted during both the Strategic Plan and Specific Plan processes. Public comments and concerns primarily focused on the following issues: beautification, cleanliness, security, business mix, merchant practices, promotion/marketing, housing, customer entertainment and amenities, and parking and transportation. As a result, key issues addressed in the Specific Plan include:

- Creating an attractive mixed-use, pedestrian-oriented environment that forms a destination for shopping, dining, entertainment, and services.
- Successfully integrating Huntington Park’s rich architectural history and changing retail and demographic environment.
- Celebrating Huntington Park’s diversity while providing a unified theme for the Downtown.
- Providing for a cleaner, more beautiful and secure Downtown.
- Ensuring that additional mixed uses are functionally and physically compatible, such as when introducing more residential units into the primarily commercial downtown.
- Planning for additional residential uses in appropriate density and character to create a lively day and evening Downtown environment.
- Developing a solid multi-modal, mixed-use environment where housing, employment, retail, and transportation are effectively located symbiotic in nature.
- Continuing to build on an identifiable and attractive pedestrian environment through additional public spaces.
- Retaining existing retail businesses, restaurants, and business in the area and determine what type of new businesses and retail would be appropriate for the future.
- Continuing to maintain excellent communication/participation with residents and business owners alike.
- Balancing regional and local-serving uses.
- Buffering surrounding residential uses, which are transitioning from low to higher density.
- Providing realistic implementation measures coupled with community consensus and a sense of ownership.

1-7.3 VISION POSTER

As part of the Specific Plan process RRM Design Group prepared a compelling graphic “Vision Poster” to depict a future view of what Downtown Huntington Park could look like. This graphically rich and powerful marketing tool is to be used by the Downtown Business Improvement, Chamber of Commerce, City, and others to attract class A tenants and new investors. A key objective of the poster is to keep the “vision” of the downtown alive in the minds of the City and its citizens. The Vision Poster includes a plan view of the downtown area supported with key sketches and graphics, text notes, and an enlarged view of the proposed streetscape improvements. The poster provides a compelling and easily understood description of the City’s vision for the downtown.

1-7.4 SUMMARY OF KEY PROVISIONS

- Urban design focus (plazas, streetscapes, restrooms, parking meters, etc.
- Refinements to land uses
 - Opportunity sites
 - Zoe Avenue
 - Focus on special retail
- Refinements to development standards
 - Parking standards
 - Outdoor displays
 - Outdoor dining
 - Sign regulations
- Circulation
 - One-way couplets
 - Parking structures and paseos
 - Public transportation
 - Retain existing configuration of Pacific Boulevard with four lanes of traffic and diagonal parking
- Events/festivals



JANUARY 2006

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creating environments people enjoy™

fig.1.24 Vision Poster

CHAPTER 2

STREETSCAPE IMPROVEMENTS AND PUBLIC AMENITIES

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2 – STREETSCAPE IMPROVEMENTS AND PUBLIC AMENITIES

2-1 INTENT

The intent of streetscape improvements and public amenities is to create a unique and inviting atmosphere—enhancing the existing positive elements of the area and providing a consistent and cohesive theme that will unify and highlight the distinctive characteristics of the Specific Plan area with an emphasis on Pacific Boulevard. The area will develop into a pedestrian promenade providing a unique cultural experience within a highly urban setting that is able to serve both large-scale special events and everyday commerce. A coordinated streetscape and landscaping program has been devised to integrate a new gateway and signage program, street furnishings, unique paving treatments, enhanced pedestrian connectivity, new public gathering spaces, and public art.



Existing Streetscape fg.2.1



Proposed Streetscape fg.2.2



fg.2.3 Art Deco Style

2-2 OVERALL DESIGN CONCEPT

The City of Huntington Park has a historical Art Deco past mixed with a contemporary ‘Mercado’ style present. Much of the historic architecture of Pacific Boulevard and the surrounding neighborhood dates to the 1920s and 1930s and has many Art Deco elements. Restoration of these buildings, such as the Warner Theater, will contribute to the unique and vivid atmosphere of Pacific Boulevard and will provide a backdrop to the vibrant streetscape proposals that is historically relevant to the locale.

With a 95% Hispanic population the bustling retail center of Downtown Huntington Park is largely influenced by the trends and shopping habits of the Hispanic culture. A traditional Hispanic market place typically includes storefronts that are open to the street, creating a browsing, or “window-shopping” atmosphere within the public rights-of-way. This extended browsing condition brings a high importance to the treatment of the street and generates the need for a special type of public amenity and street furnishing that allows for interest and function both overhead and on the ground level. With a loaded street, shoppers require protection from the environment in the form of intermittent shade. The increased number of people on the street also brings with it an increased need for interest in the treatment of that shade as well as in the treatment of the ground plane through the use of intricate patterning and vivid coloring both distinct elements of the Hispanic culture. These thoughts form the concept of the ‘Mercado’ Style.



fg.2.4 Intricate Patterning

The concept behind the Mercado style developed within the Specific Plan area will be to formalize the distinct shopping trends of the local population into a cohesive street scene through the careful use of on-street shopping and entertainment. Taking cues from the functional shade structures and fiesta flags of a true mercado, overhead shade sails will create a vibrant outdoor space, drawing consumers and slowing vehicular traffic while intricately paved sidewalk areas will lead individuals along the shopping corridor.

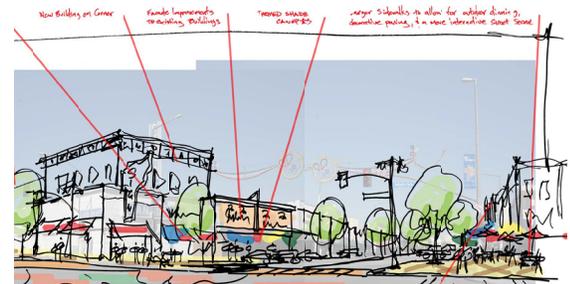
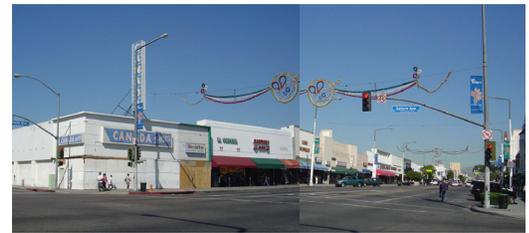
Through the use of the bold colors and intricate patterns, a unique cultural experience will be achieved on the promenade. A detailed gateway and signage program will formally signal the distinctiveness of the area and aid in wayfinding throughout the corridor. The Mercado concept will turn Pacific Boulevard into a pedestrian promenade and will provide a foundation that unites the Specific Plan area, emphasizing specific locations to call attention to key intersections, nodes, and public spaces.

A cohesive collection of street furnishings that complement both the Mercado and Art Deco styles will tie the two prominent styles together and unify the area. In addition, landscaping treatments have been designed for all streets within the Specific Plan area, including tree species and other plantings, where necessary. All elements have been carefully selected to invoke the desired atmosphere along Pacific Boulevard and the surrounding streets.



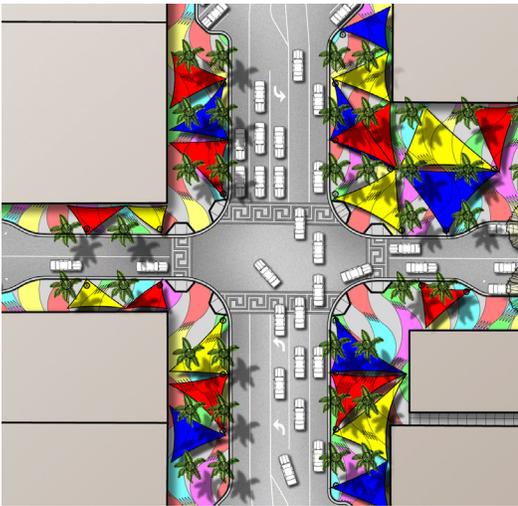
Bold Colors

fig.2.5



Streetscape Before & After

fig.2.6



fg.2.7 Key Intersection

2-3 STREETScape IMPROVEMENT ZONES

Specific improvements are delineated for several special locations within the Specific Plan area that are major centers of activity and focal points in the Downtown. Key intersections, key nodes, paseos, the public plaza, and alleys will all receive specific streetscape enhancements. In addition, three zones are designated for varying degrees of streetscape improvements, depending on the character and activity of the street. The proposed streetscape improvements will enhance the current downtown festivals and parades and will not in any way inhibit the operation of these popular events. The Streetscape Improvements Map, figure 2.17, designates the location of specific zones and streetscape treatments while the Streetscape Elements table, figure 2.25, summarizes the type and location of the specific improvements within each zone.

2-3.1 KEY INTERSECTIONS

The intersections of Pacific Boulevard with Randolph Street, Clarendon Avenue, Gage Avenue, Zoe Avenue, Saturn Avenue, and Florence Avenue and the intersection of Zoe Avenue with Miles Avenue are selected as key intersections within the Specific Plan area. Designated key intersections are spaces where streetscape improvements will be amplified in order to highlight the unique atmosphere of that specific location and will include:

- Lengthened curb extensions, or bulb-outs.
- Accent trees placed in custom tree grates.
- Overhead shade elements.
- An increased intensity of colors and patterning.

2-3.2 MID-BLOCK CROSSINGS AND TRANSIT STOPS

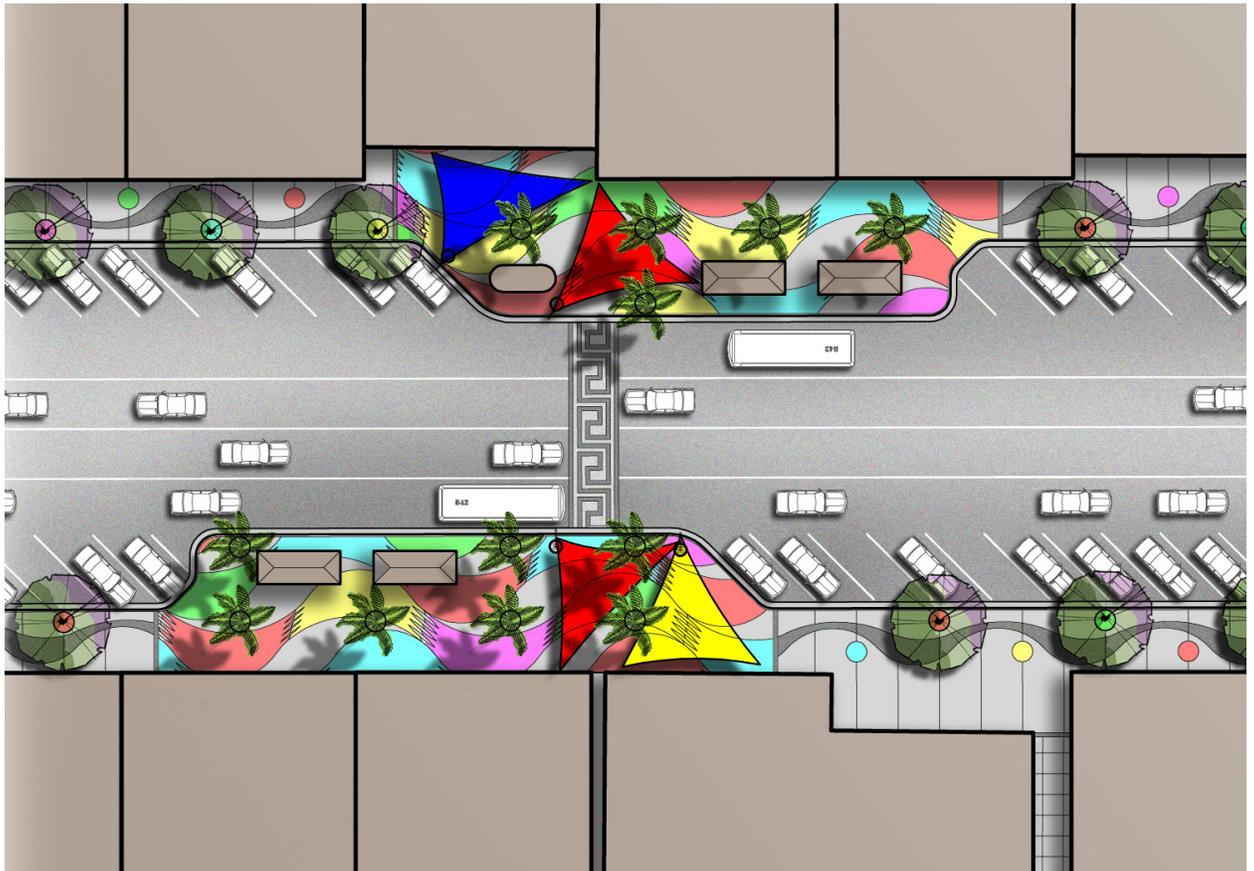
The mid-block crossing and transit stop locations along Pacific Boulevard are designated as key nodes within the Specific Plan area. Designated key nodes are spaces where streetscape improvements will be amplified in order to provide public amenities that will benefit citizens and visitors—enhancing their experience of the unique atmosphere of the Specific Plan area; these nodes will include:

- Curb extensions or bulb-outs at transit stops.
- Accent trees placed in custom tree grates.
- Overhead shade elements.
- A cohesive collection of specially selected street furnishings.
- An increased intensity of colors and patterning.



Key Node

fig.2.8



Mid-block Crossing

fig.2.9



fg.2.10

Enhanced Paseo

2-3.3 PASEOS

Paseos will become important connections between the development of off-street parking along Rita Avenue and Rugby Avenue and the core retail establishments along Pacific Boulevard. Opportunities may exist for businesses to have secondary entrances off of adjacent paseos. These entrances should be treated similar to entrances off of Pacific Boulevard. Additionally, appropriately designed kiosks and window displays may be developed along the paseos for the benefit of adjacent businesses.

The existing paseos will be enhanced to be inviting to individuals along the street. The paseo circulation system should be easily understood by the pedestrian in order to ensure consistent use. Paving accents, signs, and overhead structures will denote paseo entrances to pedestrians. Wayfinding features should guide pedestrians through paseos from one location to the next. Paseo design should avoid configurations that provide concealment or places hidden from public view to provide a safe environment.

Paseos will provide a heightened walking experience for the pedestrian and at a minimum will include:

- benches,
- trash receptacles,
- textured paving,
- potted plants, and
- lighting.

If open to the elements, paseos shall incorporate overhead shade structures similar to those utilized at key intersections and nodes.



fg.2.11

Attractive Paseo

2-3.4 PUBLIC PLAZA

A public plaza will be located along Zoe Avenue between Pacific Boulevard and Rita Avenue. The plaza will begin on the northern side of the intersection with Pacific Boulevard and expand to both sides of the street closer to Rita Avenue. The plaza creates an opportunity for a public gathering space, a place to hold community outdoor events, such as public concerts and markets. Additionally, the plaza will provide a needed area of green open space amongst the dense built environment that occupies most of the Downtown. The plaza is an important part of the enhancement of Zoe Avenue to link the Civic Center complex to Pacific Boulevard. The plaza will entice pedestrians from the Civic Center and schools toward the Downtown.

Outdoor seating and a water feature will greet pedestrians at the plaza's intersection with Pacific Boulevard. Moving from Pacific Boulevard to Rita Avenue, the plaza will transition from a hardscaped surface that blends with the urban location into a more relaxed park-like atmosphere. The area of the plaza closest to Pacific Boulevard will include:

- patterned paving,
- accent trees in tree grates,
- overhead shade elements,
- a cohesive collection of specially selected street furnishings, specifically benches and trash receptacles, and
- an increased intensity of colors and patterning.

The area of the plaza closer to Rita Avenue will include:

- green open space,
- shade trees, and
- a smaller collection of specially selected street furnishings, specifically benches and trash receptacles.

2-3.5 ALLEYS

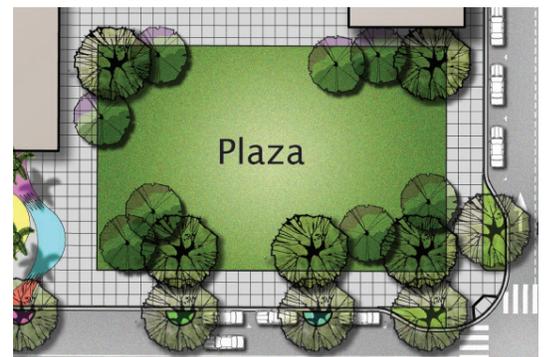
Alleys will be enhanced to provide pleasing experiences for both vehicular and pedestrian traffic. While private vehicles may have access to alleyways, these spaces are intended primarily for use by service vehicles. Entrances to retail and residential establishments will be encouraged off of the main streets rather than alleys. If a public entrance is established off of an alley, the entrance should be architecturally designed and treated similar to that of a front entrance to the establishment. Wayfinding will be enhanced to move pedestrians to paseos and side streets and out onto Pacific Boulevard. Undergrounding overhead utilities and maintaining a clean open area will enhance the pedestrian experience of the alleys.



Overview of Public Plaza fig.2.12



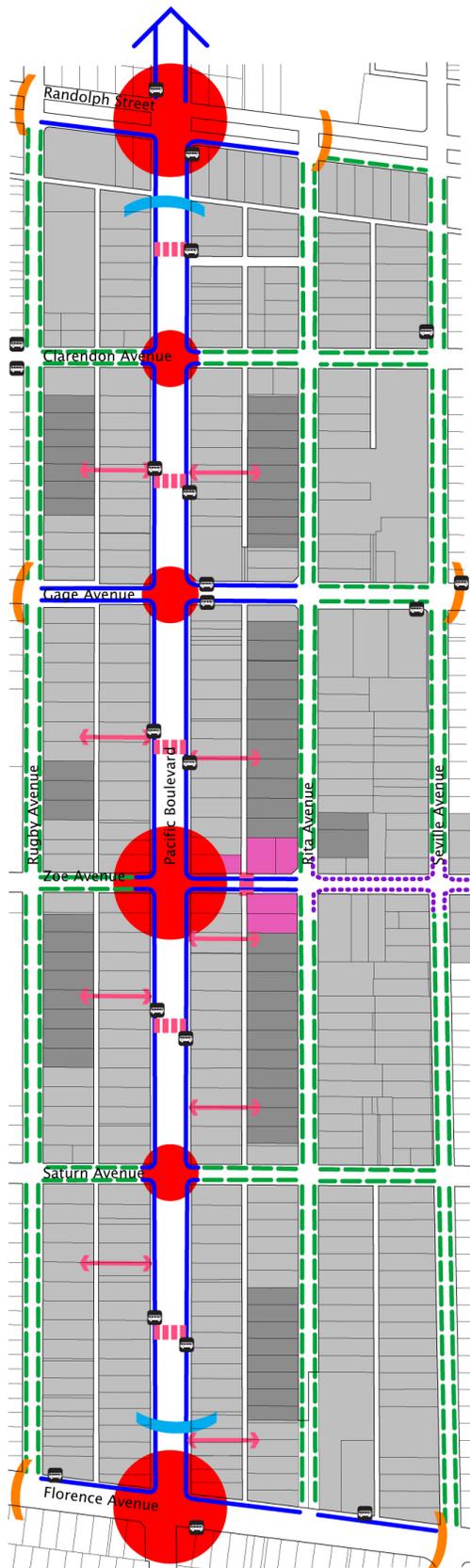
Hardscaped Plaza fig.2.13



Green Space Plaza fig.2.14



Existing Alley fig.2.15



STREETScape IMPROVEMENTS AND PUBLIC AMENITIES MAP



- Key Intersections:**
Public realm improvements will be amplified at these locations to include:
- Accent Trees
 - Lengthened Curb Extensions
 - Overhead Shade Elements
 - Increased Intensity of Color and Patterning

Street Improvements:

- Zone 1:**
Street improvements are to be made in the 'Mercado' character and should include:
- Patterned Paving
 - Brightly Colored Overhead Elements at Outdoor Eating Areas and Public Plazas
 - Openly-spaced Deciduous Trees in Tree Grate
 - Cohesive Collection of Street Furnishings
- Zone 2:**
Street improvements are to be made in the 'Mercado' character and should include:
- Natural Grey Concrete Sidewalks
 - Tighter-spaced Evergreen Trees in Tree Grates
 - Cohesive Collection of Street Furnishings
- Zone 3:**
Street improvements are to be made in the 'Mercado' character and should include:
- Patterned Paving
 - Tighter-spaced Evergreen Trees in Tree Grates
 - Cohesive Collection of Street Furnishings

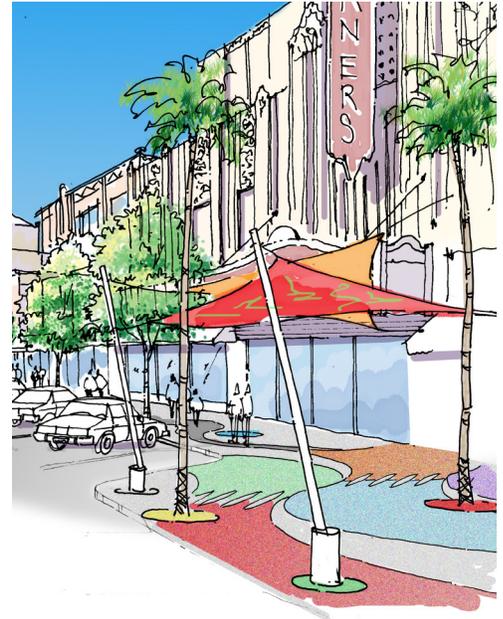
- Public Plaza
- Parking Structure (Existing & Proposed)
- Primary Gateway Element
- Secondary Gateway Element
- Pedestrian Connection to Pacific Boulevard - "Paseos"
- Mid-block Crossing Location
- Bus Stop

fig.2.16 Streetscape Improvements

2-3.6 ZONE 1

Zone 1 is centered along Pacific Boulevard and extends east and west along the other major activity streets of Randolph Street, Gage Avenue, and Florence Avenue. To create a distinct destination and foster a pedestrian-friendly atmosphere this area will have the highest level of streetscape improvements. The area will exhibit street improvements in the Mercado style, including:

- patterned paving,
- brightly colored overhead elements at outdoor eating areas and at public gathering areas,
- evenly spaced deciduous trees in custom tree grates, and
- a cohesive collection of frequently spaced street furnishings.



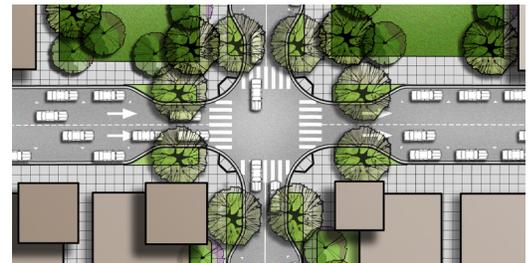
Zone 1

fig.2.17

2-3.7 ZONE 2

Zone 2 occurs along Rugby Avenue, Rita Avenue, and Seville Avenue, which run parallel to Pacific Boulevard, as well as Clarendon Avenue, Saturn Avenue, and the western portion of Zoe Avenue, which are minor cross streets of Pacific Boulevard. Improvements in Zone 2 will be less intense and furnishings will be less frequent than the improvements in Zone 1. This distinction will differentiate the more residential and mixed-use area from the commercial center. Improvements in this zone will include:

- natural gray, scored concrete sidewalks,
- tightly-spaced evergreen trees in custom tree grates, and
- a smaller collection of less frequently spaced cohesive street furnishings.



Zone 2

fig.2.18

2-3.8 ZONE 3

Zone 3 designates treatments along Zoe Avenue, from Miles Avenue to Rita Avenue. The goal of streetscape improvements in this zone is to create a welcoming pedestrian pathway that links the Civic Center/City Hall complex and surrounding schools to the City's main center of activity along Pacific Boulevard and the public plaza. This zone will also be enhanced in the Mercado style, though with less intensity than in Zone 1. Zone 3 will include:

- natural gray, scored concrete sidewalks,
- patterned paving,
- tightly-spaced evergreen trees located in custom tree wells placed in the parking lane, and
- a smaller collection of less frequently spaced cohesive street furnishings.



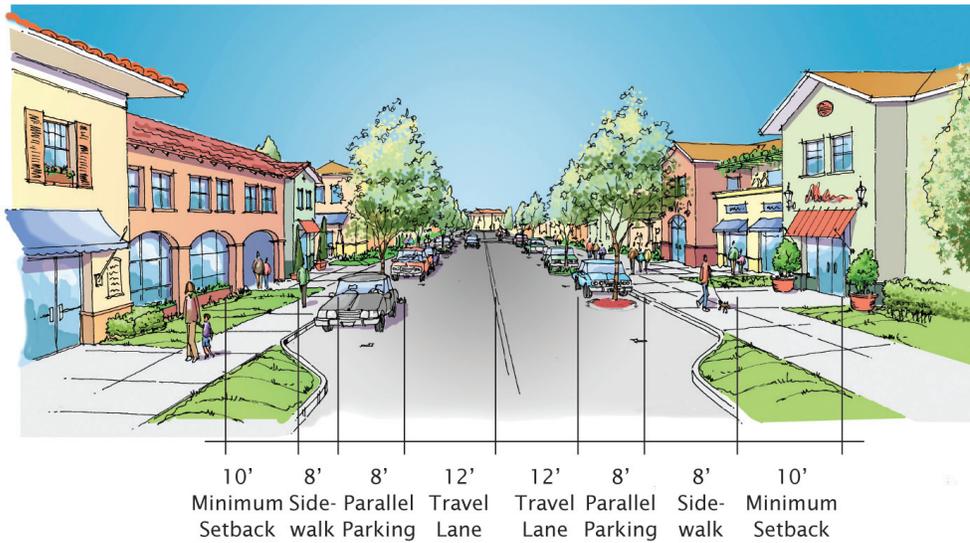
Zone 3

fig.2.19

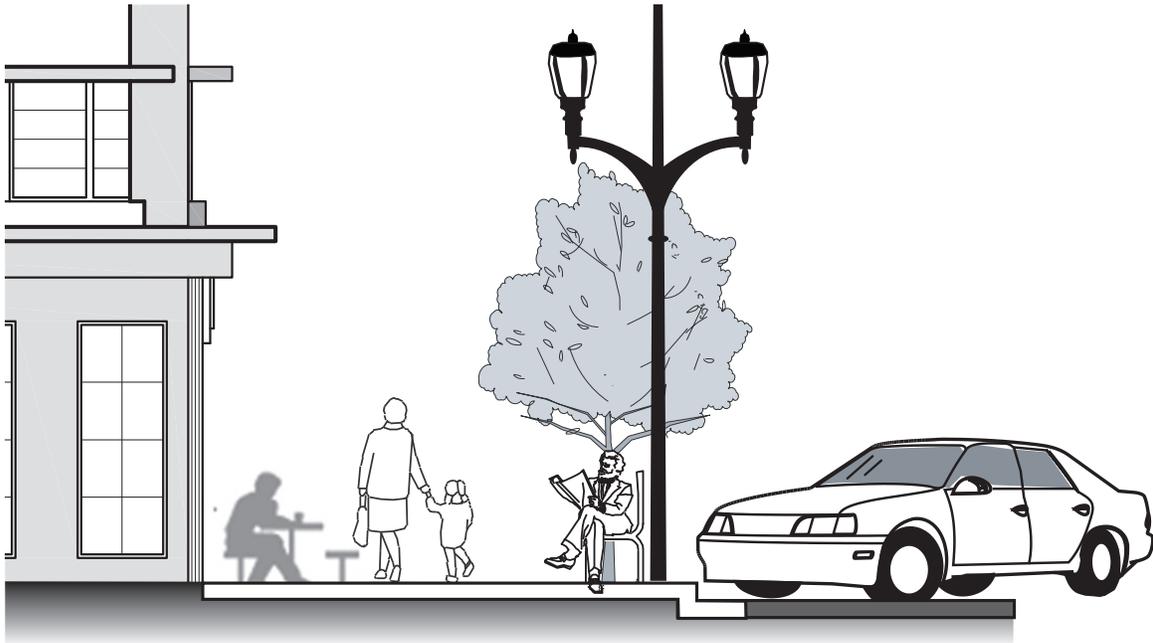
CH.2 STREETScape IMPROVEMENTS



fg.2.20 Pacific Boulevard



fg.2.21 Zoe Avenue



Pacific Boulevard Street Edge g.2.22



Zoe Avenue Street Edge g.2.23

CH.2 STREETScape IMPROVEMENTS

Streetscape Elements						
Elements	Zone 1		Zone 2		Zone 3	
Benches	✓	1/100 ft	✓	1/300 ft		
Trash Receptacles	✓	1/100 ft	✓	1/300 ft		
Tree Grates	✓	1/Street Tree	✓	1/Street Tree	✓	1/Street Tree
Curbed Tree Wells					✓	1/Every 2 Parallel Parking Spaces
Tree Guards	✓	1/Street Tree			✓	1/Street Tree
Deciduous Street Trees	✓	35-40 ft on center				
Evergreen Street Trees			✓	25-35 ft on center	✓	25-35 ft on center
Accent Trees	✓	At Key Intersections			✓	At Key Intersections
Bike Racks	✓	As Needed	✓	As Needed	✓	At Key Intersections, Mid-block Crossings and Transit Stops
Newspaper Racks	✓	At Bus Stops				
Potted Planters	✓	As Needed				
Bollards	✓	At Public Plaza, Key Intersections, and As Needed	✓	As Needed	✓	At Key Intersections and As Needed
Bus Shelters	✓	At Bus Stops				
Drinking Fountains	✓	At Public Plaza				
Automatic Public Restrooms	✓	At Public Plaza				
Overhead Shade Elements	✓	At Outdoor Dining Areas, Public Plaza, Paseos, and Key Intersections				
Multi-spot Electronic Parking Meters	✓	As Needed	✓	As Needed	✓	As Needed
Banners	✓	On Street Lights			✓	On Street Lights
Pedestrian Lights	✓	1/60 ft; Staggered with Street Lights	✓	1/60 ft; Staggered with Street Lights	✓	1/60 ft; Staggered with Street Lights
Street Lights	✓	As Currently Spaced	✓	As Currently Spaced	✓	As Currently Spaced
Overhead Cables and Ornamentation	✓	TBD				
Natural Gray Concrete Sidewalks			✓	Throughout		
Accent Paving	✓	Throughout			✓	Throughout
Lengthened Curb Extensions (Bulbouts)	✓	At Key Intersections			✓	At Key Intersections

fg.2.24 Streetscape Elements

2-4 STREET FURNISHINGS

Streetscape elements will include prominent and frequent items, such as benches, trash receptacles, tree grates, bike racks, and potted planters as well as less frequently placed elements, such as bus shelters, newspaper racks, multi-spot electronic parking meters, public restrooms, bollards, drinking fountains, potted plants, and banners. Selected furnishings are described in more detail below with recommended product and model information. Fixture placement, quantity, and district location is contained on the Streetscape Elements matrix at the end of this chapter. Overhead shade sails, lighting, and accent paving are important elements in the streetscape plan and special recommendations are established for these features.

2-4.1 BENCHES

Benches designed to invoke the Art Deco style will be placed every 100 feet in Zone 1 and every 300 feet in Zone 2 to provide convenient and attractive resting places along the street. The benches will be clustered with trash receptacles and other key furnishing elements.

Manufacturer: SiteScapes, Inc. or approved equal

Model: Jordan Creek

2-4.2 TRASH RECEPTACLES

Trash receptacles will be placed every 100 feet in Zone 1 and every 300 feet in Zone 2 to provide multiple convenient waste disposal locations. The receptacles will be clustered with benches and at bus shelters, as well as other key locations. The design is consistent with the Art Deco style.

Manufacturer: Site Furnishings and Accessories or approved equal

Model: TR-11

2-4.3 BIKE RACKS

Bike racks will be placed as needed along the streets and at key intersections. The selected design is space-saving and secure and is reminiscent of the Art Deco style.

Manufacturer: Creative Pipe or approved equal

Model: Horseshoe HS-2



Bench

g.2.25



Trash Receptacle

g.2.26



Bike Rack

g.2.27



fg.2.28 Custom Bus Shelter

2-4.4 BUS SHELTERS

Custom bus shelters are currently located at mid-block crossings along Pacific Boulevard. The current City design is consistent with the Mercado style and will be continued throughout the Specific Plan area.

Manufacturer: Custom manufactured design from LNI Custom Manufacturing or approved equal

2-4.5 CONSOLIDATED NEWSPAPER RACKS

Custom newspaper stands designed to distribute multiple publications will be used to reduce visual clutter along the street edge and provide a unified approach to newspaper vending. Decorative newspaper stands shall be located near bus shelters to consolidate numerous paper boxes. Newspaper racks will be clustered in groups of three or six dispensers to minimize a cluttered sidewalk appearance.

Manufacturer: Custom manufactured design from Central Machine and Welding or approved equal



fg.2.29 Custom Newspaper Racks

2-4.6 MULTI-SPOT ELECTRONIC PARKING METERS

To reduce the visual clutter created by the current parking meters, an eight-bay multi-spot electronic parking meter was selected. This model will allow eight customers to pay at one parking location and customers will have the added convenience of paying by credit card or to recharge their meter by using their mobile phone.

Manufacturer: Reino Parking System Inc. or approved equal
Model: 8 Bay



2-4.7 PUBLIC RESTROOMS

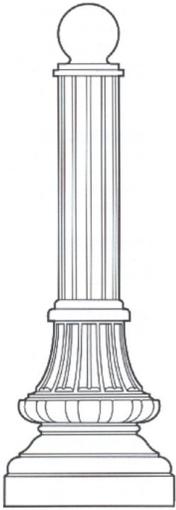
An automatic self-cleaning public restroom will be placed selected mid-block crossings and at the newly created public plaza area. The restrooms are fully automated and ensure high quality hygiene standards by self cleaning after every use. The attractive stainless finish complements the street furnishing palette.

Manufacturer: Exeloo or approved equal
Model: Galaxy



Automatic Public Restrooms  g.2.30

Multi-spot Parking Meters  g.2.31



fg.2.32 Bollard

2-4.8 BOLLARDS

Bollards will be located at the public plaza and at key intersections to prevent traffic from encroaching on areas of high pedestrian activity. The bollards are similar in style to the existing historic street light base.

Manufacturer: Antique Street Lamps or approved equal
Model: Washington Series; BCA BW14DT

2-4.9 DRINKING FOUNTAINS

Drinking fountains will be located in the public plaza at convenient locations for community activity. The selected drinking fountain mimics the existing historic street light base.

Manufacturer: Haws Corporation or approved equal
Model: 3511



fg.2.33 Drinking Fountain

2-4.10 POTTED PLANTS

Potted plants will be used as decoration along the streetscape, with intricate patterning in the Mercado style. The planters will be placed along the street to beautify the public gathering space.

Manufacturer: Concrete Creations or approved equal
Model: Custom design in Mercado style

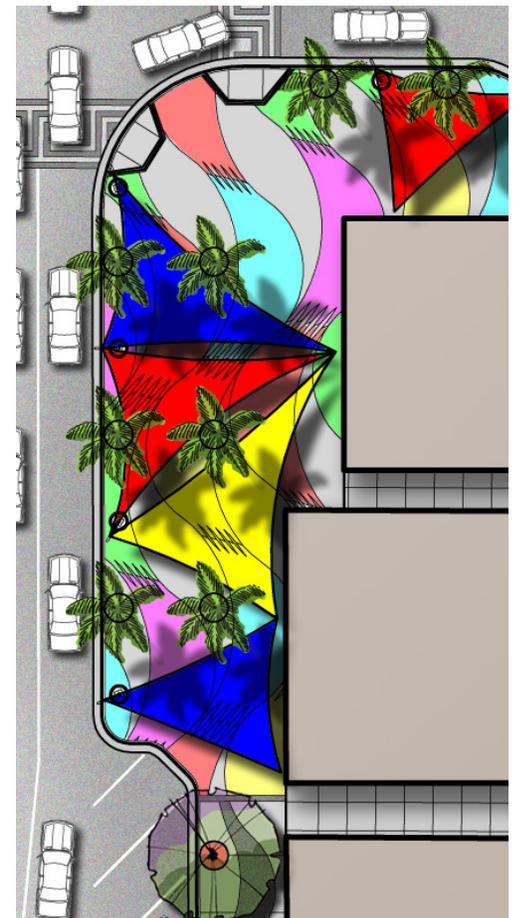
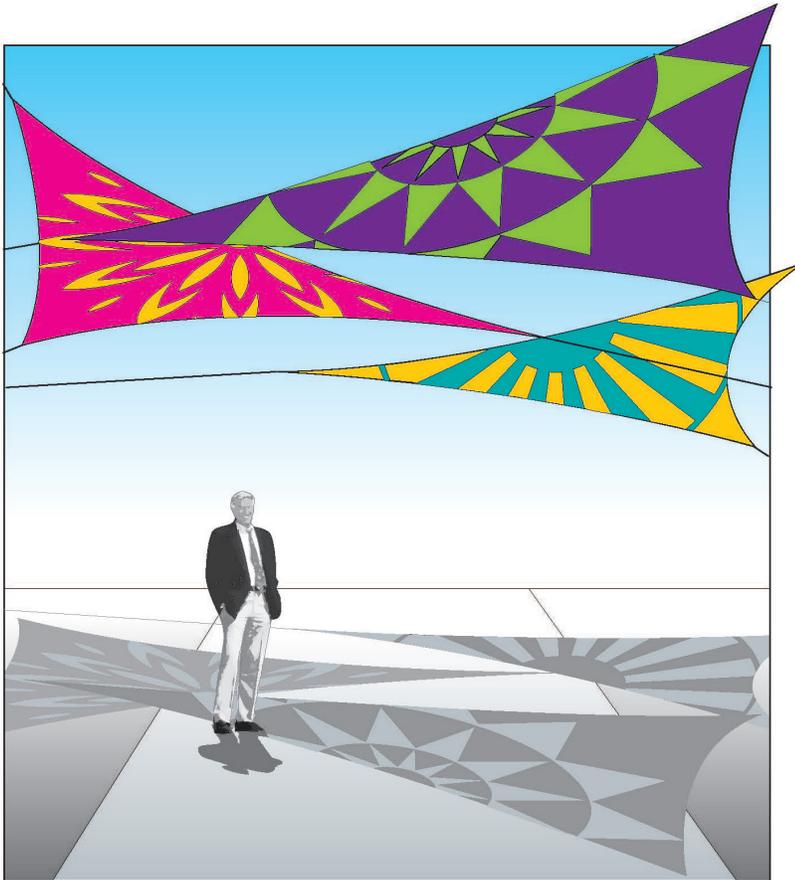


fg.2.34 Potted Plants

2-4.11 OVERHEAD SHADE SAILS

Taking cues from the functional shade structures and fiesta flags of a true mercado, overhead shade sails will create a vibrant outdoor space and provide shade while also delineating the pedestrian promenade, providing a pedestrian scale for customer comfort and slowing vehicular traffic by narrowing the perceived road width. Overhead shade sails will be placed at key intersections, mid-block crossings, the public plaza, and other key locations along Pacific Boulevard.

Model: 'Triangle' canopies from Shade Structures, Inc. or approved equal in varying primary colors, i.e. blue, red, yellow, green. Individual shade structures will be custom engineered for specific locations based on wind loads and sail size. Metal shade structures may be considered to reduce maintenance and long-term costs.



Overhead Shade Sails fig.2.35



fg.2.36

Pedestrian Light

2-4.12 PEDESTRIAN LIGHTS

Pedestrian lights are focused on pathways, providing smaller circles of light that illuminate the sidewalk area. Pedestrian lights will be located at mid-block crossings as well as spaced approximately 60 feet apart throughout the Specific Plan area. The current City design will be continued throughout the Specific Plan area.

Fixture Element	Pole	Arm	Luminaire
Manufacturer:	Composite Materials Technology	Cooper Lighting	Cooper Lighting
Model:	Legacy Series, Colonnade	C108506	Arc-C Generation Series, Modern

2-4.13 STREET LIGHTS

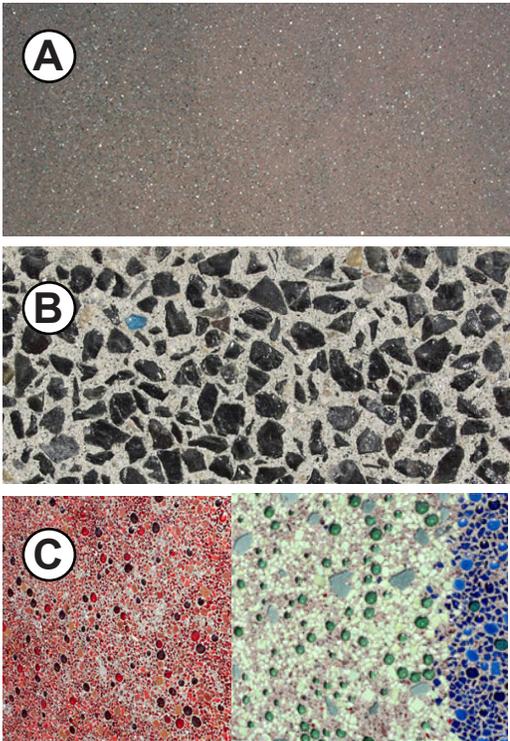
Street lights stand taller than pedestrian lights, at approximately 30 feet in the Specific Plan area. Street lights illuminate a larger area of the streetscape than pedestrian lights, providing light along the roadway for vehicular traffic. Street lights will maintain the current spacing throughout the Specific Plan area. The existing street light poles along Pacific Boulevard have a historic presence and contain intricate detailing that provide inspiration to the proposed crosswalk paving design. Existing light pole bases should be refurbished and reused. New lamps and fixtures have been selected to unify the Specific Plan area.

Fixture Element	Arm	Globe and Lens
Manufacturer:	South Coast Lighting	Cooper Lighting
Model:	PA-1-SM	Street Side: ARC 25MWW33222 Sidewalk Side: ARC 10MWW33222



Proposed Street Light

g.2.37



fg.2.38 Paving Materials

2-4.14 PAVING PATTERNS AND MATERIALS

A. TYPICAL PACIFIC BOULEVARD SIDEWALK TREATMENT

- 1) The typical sidewalk paving treatment along Pacific Boulevard (Zone 1) is a natural gray concrete with a quarried stone aggregate as shown in figure 2.38 (A). The concrete flatwork will be poured with construction and weakened plane joints so that 8'-10' sections are delineated.
- 2) A ribbon of enhanced paving will run through the concrete flatwork consisting of natural gray concrete with a surface seeded aggregate of colored glass. This paving can be seen in figure 2.38 (B). This enhanced paving area will be Lithocrete® or approved equal. Glass will be 90% chipped black in ½" to 1½" particles with 10% tumbled glass of varied color in ¼" to ½" particles.
- 3) A secondary accent paving will be added in the form of five foot diameter circles that offset the circular tree grates placed at back of curb. This secondary accent paving will also be Lithocrete®, or approved equal, with natural gray concrete and a surface seeded aggregate of ¼" to ½" tumbled glass of varied color. Each circle will contain only one color of glass. This type of paving can be seen in figure 2.38 (C).

B. TYPICAL SIDE STREETS PAVING

The typical sidewalk treatment for side streets (Zones 2 and 3) will be a natural gray (A). The basic sidewalk material will be a natural gray concrete with a quarried stone aggregate as shown in figure 2.38. The concrete flatwork will be poured with construction and weakened plane joints so that a four foot to five foot grid is delineated.

C. TREE GRATES

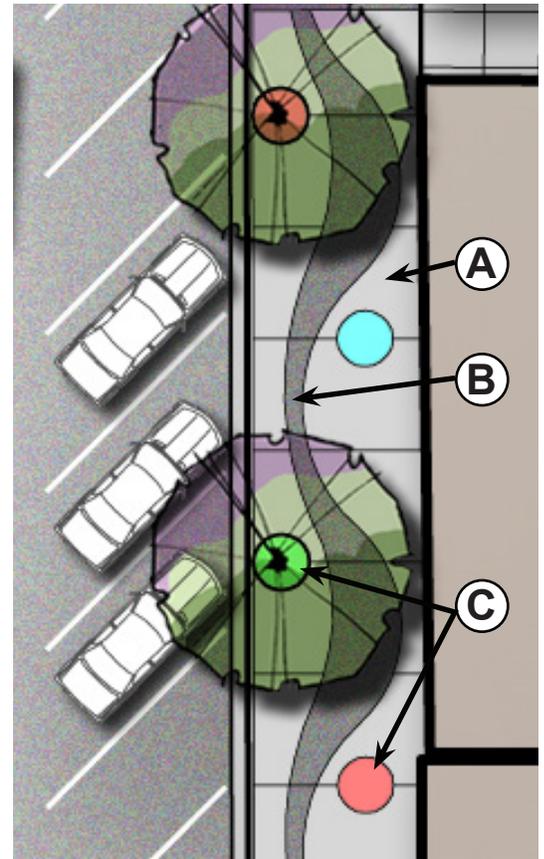
Zone 1 and Zone 2 streetscape treatments, as well as key intersections and nodes, include trees in tree grates.

- 1) These five foot diameter tree grates will be two-part steel tray-grates filled with a concrete accent paver similar to the system used in the secondary accent paver above.
- 2) The paving will be Lithocrete®, or approved equal, with natural gray concrete and a surface seeded aggregate of ¼" to ½" tumbled glass of varied color (figure 2.38 C). At key intersections where key accent paving occurs, tree grates will be filled with natural gray concrete and a surface seeded aggregate of black colored glass (figure 2.38 B).
- 3) Each tree grate will contain only one color of glass and no color shall be repeated within five consecutive tree wells.
- 4) Tree grates are shown for reference in figure 2.39.

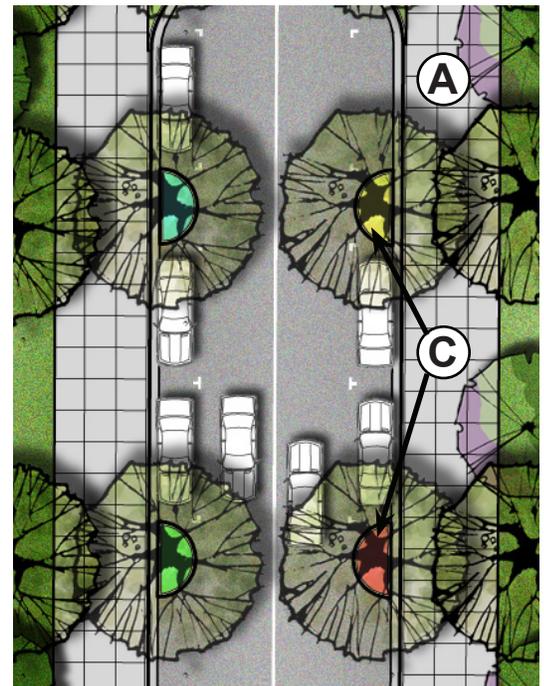
D. CURBED TREE WELLS

Zone 3 streetscape treatments include trees in tree wells, as shown in figure 2.40.

- 1) The wells will be shaped in a half circle with a six foot radius and should be located at the edge of the concrete gutter to avoid disrupting the surface flow of storm water.
- 2) Tree wells will be spaced so that two parallel parking spaces can fit in between each well.
- 3) The tree wells will be constructed with a six inch curb and topped with a two inch layer of compacted chipped glass mulch of varied color (figure 2.38 C).
- 4) Particle size of the glass mulch will be small enough so that air gaps between particles are limited and 80% relative compaction is achievable.
- 5) Each tree well will contain only one color of glass and no color shall be repeated within five consecutive tree wells.



Trees in Tree Grates g.2.39

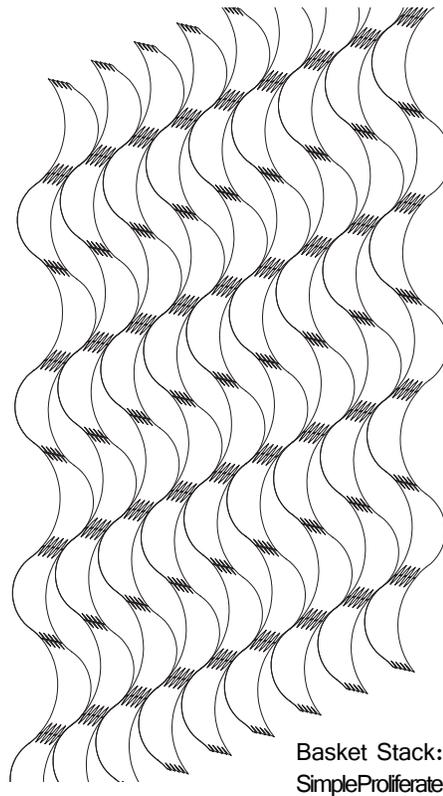
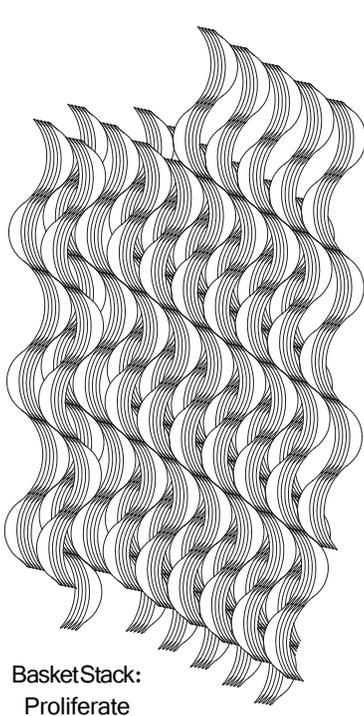
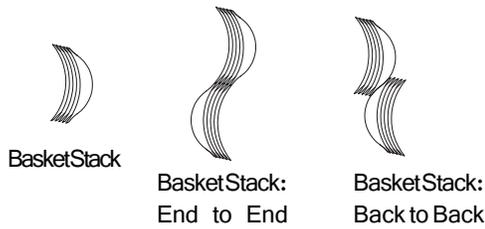


Curbed Tree Wells g.2.40

E. KEY ACCENT PAVING

Key intersections and nodes, as identified above, will be treated with a complementary accent paving system to those described for Pacific Boulevard with an enhanced degree of intricacy in the paving patterning.

- 1) The patterning identified for these areas is derived from images of cultural relevance to the Hispanic population prevalent in the City of Huntington Park.
- 2) The forms of the stacked baskets shown in figure 2.42 are simplified into a distinguishable line pattern of the “basket stacks” as shown in figure 2.41.
- 3) The line pattern is designed so that the “basket stacks” can be given both an end to end and a back to back relationship. Given the opportunity to proliferate endlessly, the basket pattern will continue to grow as shown in figure 2.41.
- 4) A simplified pattern is culled from the basket proliferation for the purpose of a paving template.



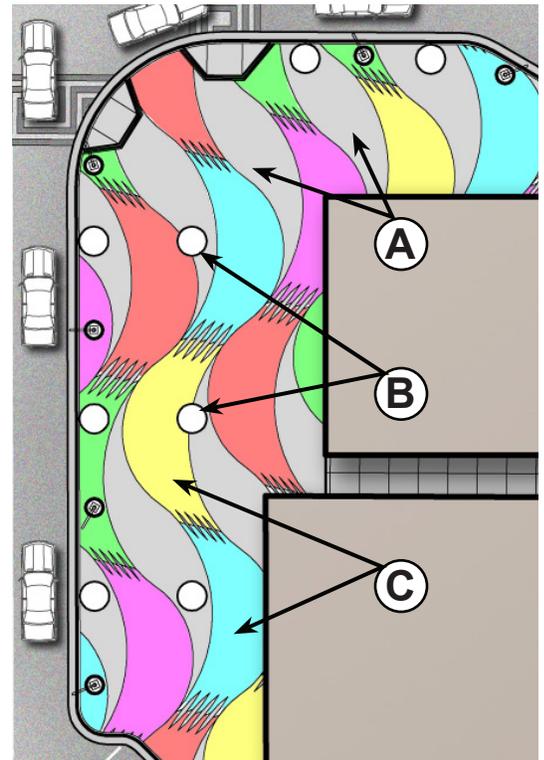
fg.2.41 | BasketWeaveAccentPaving

- 5) In application, the template will be projected into the flatwork through concrete scoring and form work.
- 6) Each basket stack will be a separate concrete pour of natural gray concrete (figure 2.38 A) with a surface seeded aggregate of colored glass (figure 2.38 C). This enhanced paving area will be Lithocrete® or approved equal. Glass will be tumbled glass of varied color in ¼" to ½" particles.
- 7) Each basket stack will contain only one color of glass while no stack will be directly adjacent to another with the same color.
- 8) There will be a total of five different colors at each key intersection.
- 9) The interstitial space between basket stacks will be natural gray concrete with a quarried stone aggregate as shown in figure 2.38 (A).
- 10) Where key accent paving occurs at key intersections, tree grates will be filled with natural gray concrete and a surface seeded aggregate of black colored glass (figure 2.38 B).



Basket Stacks

fig.2.42



Key Intersection Pattern

fig.2.43

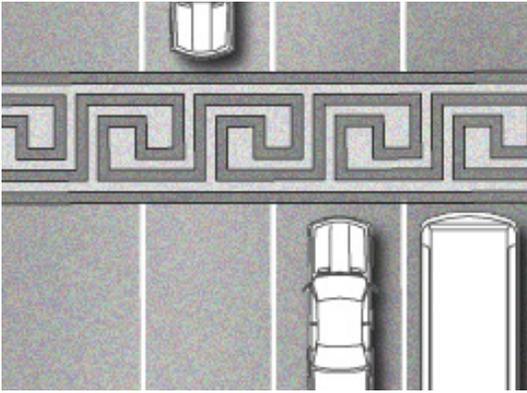
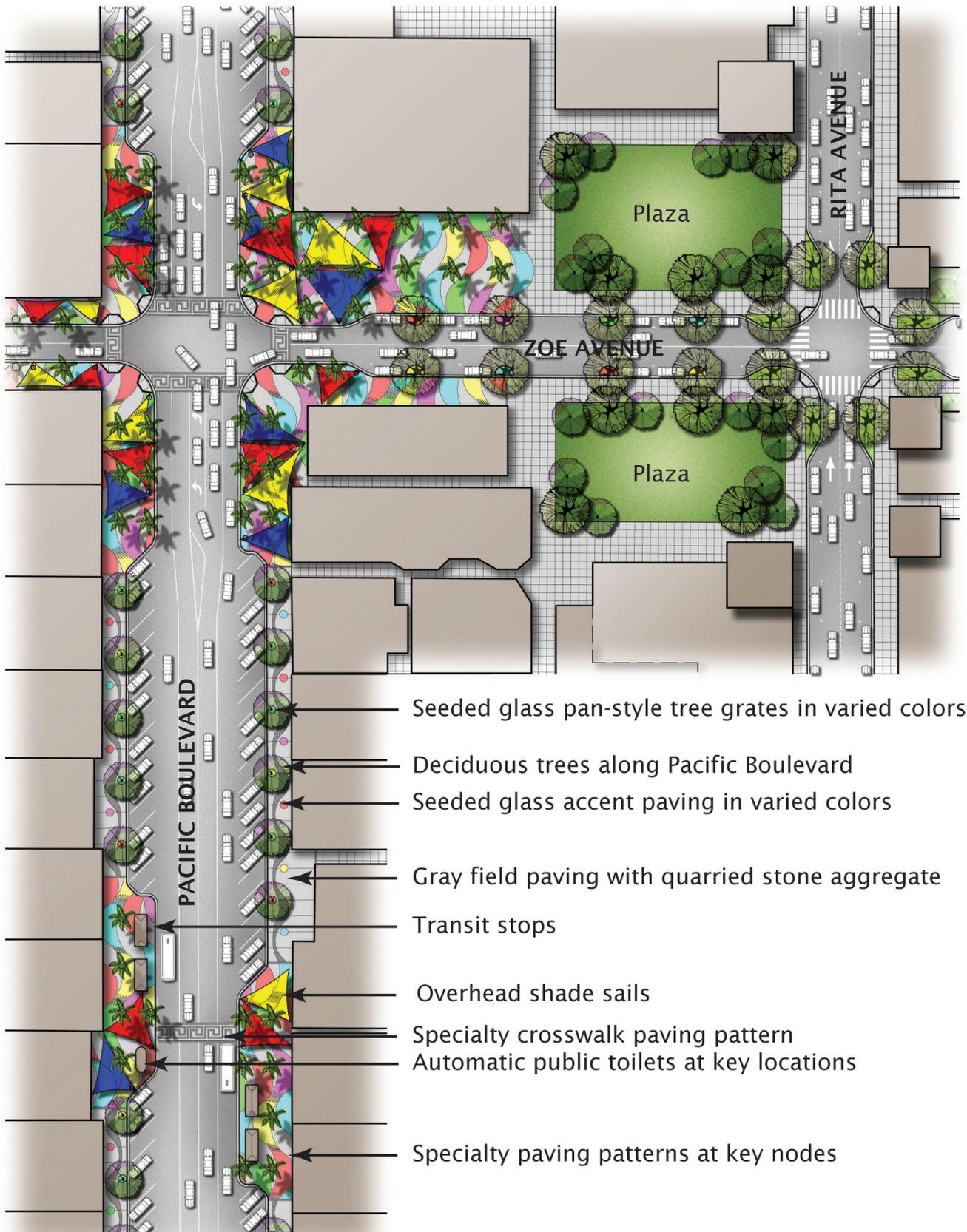


fig.2.44 Crosswalk Paving Pattern

F. CROSSWALKS AND PASEOS

The crosswalk paving will be created by heating existing or new asphalt and inlaying a decorative thermoplastic pattern into the asphalt.

- 1) The crosswalk treatments will be StreetPrint DuraTherm Pavement Texturing™ or approved equal.
- 2) Patterns of the thermoplastic inlays is a method of treatment that is cost effective and has a low impact on traffic controls during construction but may require additional long term maintenance, as asphalt is inherently flexible and may cause disruptions in the patterning that require attention.
- 3) As a longer term application, the same patterns can be formed in concrete using two colors as shown in figure 2.44. In this case the two concrete types will be natural gray concrete with a quarried stone aggregate as shown in figures 2.38 (A) and (B) and charcoal gray concrete also with a quarried stone aggregate (figure 2.38 B).
- 4) The contrast between the two concrete colors must provide enough contrast to achieve necessary traffic safety.



- Seeded glass pan-style tree grates in varied colors
- Deciduous trees along Pacific Boulevard
- Seeded glass accent paving in varied colors
- Gray field paving with quarried stone aggregate
- Transit stops
- Overhead shade sails
- Specialty crosswalk paving pattern
- Automatic public toilets at key locations
- Specialty paving patterns at key nodes



fg.2.46 Jacaranda



fg.2.47 Holly Oak



fg.2.48 Mexican Fan Palm

2-5 LANDSCAPE ELEMENTS

2-5.1 TREES LIST

A. DECIDUOUS TREES (ZONE 1 AND PARK AREA)

- Jacaranda mimosifolia. Jacaranda
- Pistacia chinensis. Chinese pistasche
- Platanus racemosa. California Sycamore
- Pyrus calleryana 'Bradford'. Bradford Pear

B. EVERGREEN TREES (ZONE 2, 3, AND PARK AREA)

- Cupaniopsis anacardioides. Carrotwood
- Magnolia grandiflora 'Majestic Beauty'. Southern Magnolia
- Pinus canariensis. Canary Island Pine
- Quercus ilex. Holly Oak

C. ACCENT TREES (KEY INTERSECTIONS AND PLAZA)

- Fraxinus oxycarpa 'Raywood'. Raywood Ash
- Ginkgo biloba. Maidenhair Tree
- Lagerstroemia indica. Crepe Myrtle
- Washingtonia robusta. Mexican Fan Palm

2-5.2 SUGGESTED SHRUB AND GROUNDCOVER LIST

- *Agave americana*. Century Plant
- *Arctostaphylos* 'Howard McMinn'. Manzanita
- *Arctostaphylos uva-ursi*. Bearberry
- *Cistus purpureus*. Orchid Rockrose
- *Convolvulus cneorum*. Bush Morning Glory
- *Convolvulus sabatius*. Ground Morning Glory
- *Festuca ovina glauca*. Blue Fescue
- *Helictotrichon sempervirens*. Blue Oat Grass
- *Hemerocallis* hybrids. Daylily
- *Lavandula stoechas*. French Lavender
- *Pennisetum setaceum* 'rubrum'. Fountain Grass
- *Pennisetum alopecuroides*. Fountain Grass
- *Perovskia atriplicifolia*. Russian Sage
- *Phormium tenax rubrum*. New Zealand Flax
- *Rosmarinus officinalis*. Rosemary
- *Salvia leucantha*. Mexican Bush Sage
- *Trachelospermum jasminoides*. Star Jasmine
- *Tulbaghia violacea*. Society Garlic



French Lavender

g.2.49



Fountain Grass

g.2.50

2-6 PUBLIC SIGNAGE AND WAYFINDING SYSTEM

An effective wayfinding and public signage system is a very important component to a successful downtown. Easy to read and visually attractive directional signage facilitates easy movement of pedestrians and vehicles alike to different areas within the downtown. A unified signage program also creates a visual identity for an area. The following conceptual signage program developed by Graphic Solutions was created to build off of the existing art deco theme in the area. Examples shown will need to be detailed further as an implementation item but are intended to illustrate different sign types and potential design characteristics for the purposes of this document.



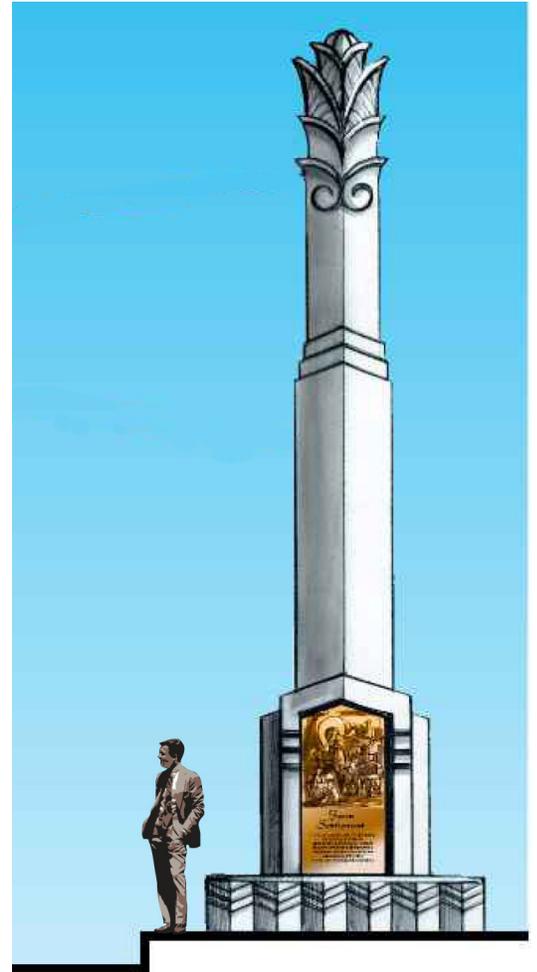
fg.2.51 Huntington Park Logo

2-6.1 LOGO

The creation and repeated use of a new logo is one of the fastest ways to make an immediate impact and “brand” an urban area. A logo and sign program shall be established to help distinguish the Downtown from other areas of town. The logo shall be placed on gateways, signs, and banners to develop both a sense of place and an identity for the Downtown.

2-6.2 GATEWAYS SIGNAGE

New gateway signage will be instrumental in providing a sense of arrival and transition into the Downtown, specifically Pacific Boulevard. Gateways announce entry into the Downtown area and set the tone for improved streetscapes, wayfinding systems, and the overall character of the downtown. The gateway treatment shown here is reminiscent of the Art Deco style commonly found in Huntington Park. The suggested gateway pillar contains an historical anecdote on the pillar base. Gateway treatments are proposed to span across Pacific Boulevard near Florence Avenue and Randolph Street.



Gateway Pillar

g.2.52



Gateway Sign

g.2.53



fg.2.54 Directional Sign

2-6.3 DIRECTIONAL SIGNS

A clear and attractive directional sign system is an important component of the public signage program. These signs are intended to provide direction to important services and destinations such as public parking (figure 2.54), city hall, library, performance venues, parks, transportation facilities, etc. The following are guidelines for the development of a directional sign program for the Downtown.

- A. The sign program shall include a common directional sign with directional arrows and labeling to denote key shopping areas, public parking, civic buildings, and tourist attractions (figure 2.54).
- B. Directional signs shall be oriented to vehicular traffic. Selected signs should be lit, landscaped, and placed permanently at roadsides at key locations around the Downtown.
- C. The directional signs shall reflect design materials and components of the gateways and street signs to provide consistency and unity.



fg.2.55 Vehicular Directional Sign

2-6.4 STREET SIGNS

Street signs are one of the best opportunities to provide a unifying element in the urban environment. Street signs shall be as specified by the Manual on Uniform Traffic Control Devices (MUTCD) or by special request, subject to the review and approval of the City Engineer. New street signs should be installed within the Specific Plan area on Pacific Boulevard and Rugby, Rita, Seville, Clarendon, Gage, Zoe, and Saturn Avenues. This will provide a recognizable sense of repetition that clearly enables a motorist, bicyclist, or pedestrian to identify the Downtown as a special destination. The street sign program (figure 2.56) should include the following, as possible:

- A color unique to all Downtown signs,
- A font selection consistent with the desired traditional Downtown character, and
- A design that reflects design components of the other Downtown signs.



fg.2.56 Street Sign

2-6.5 ADDITIONAL SIGNAGE

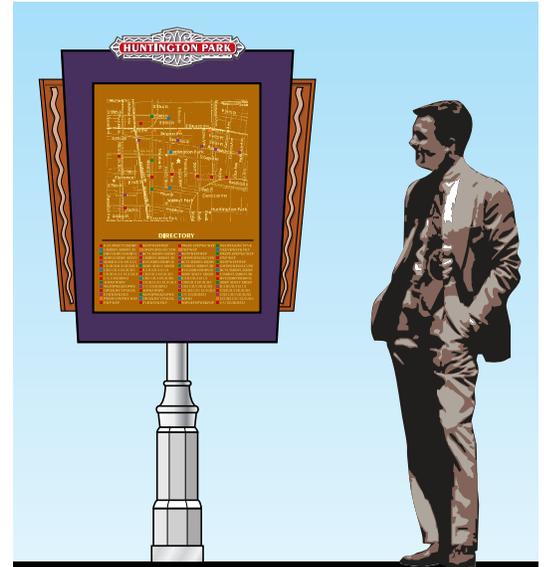
Additional signage that should be incorporated into a signage program should include interpretive signage to highlight key buildings with historical or architectural significance, pedestrian directories, temporary projects, public parking, and facility identification signage (figures 2.57-2.60).



Temporary Project Sign g.2.57



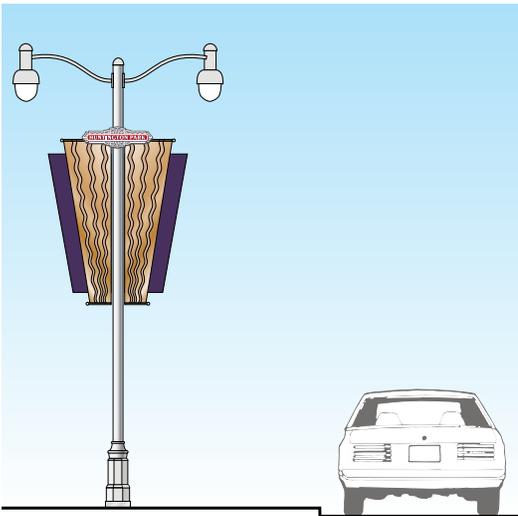
Architectural Significance g.2.58



Pedestrian Directory Sign g.2.59



Facility Identification Sign g.2.60



2-6.6 STREET BANNERS

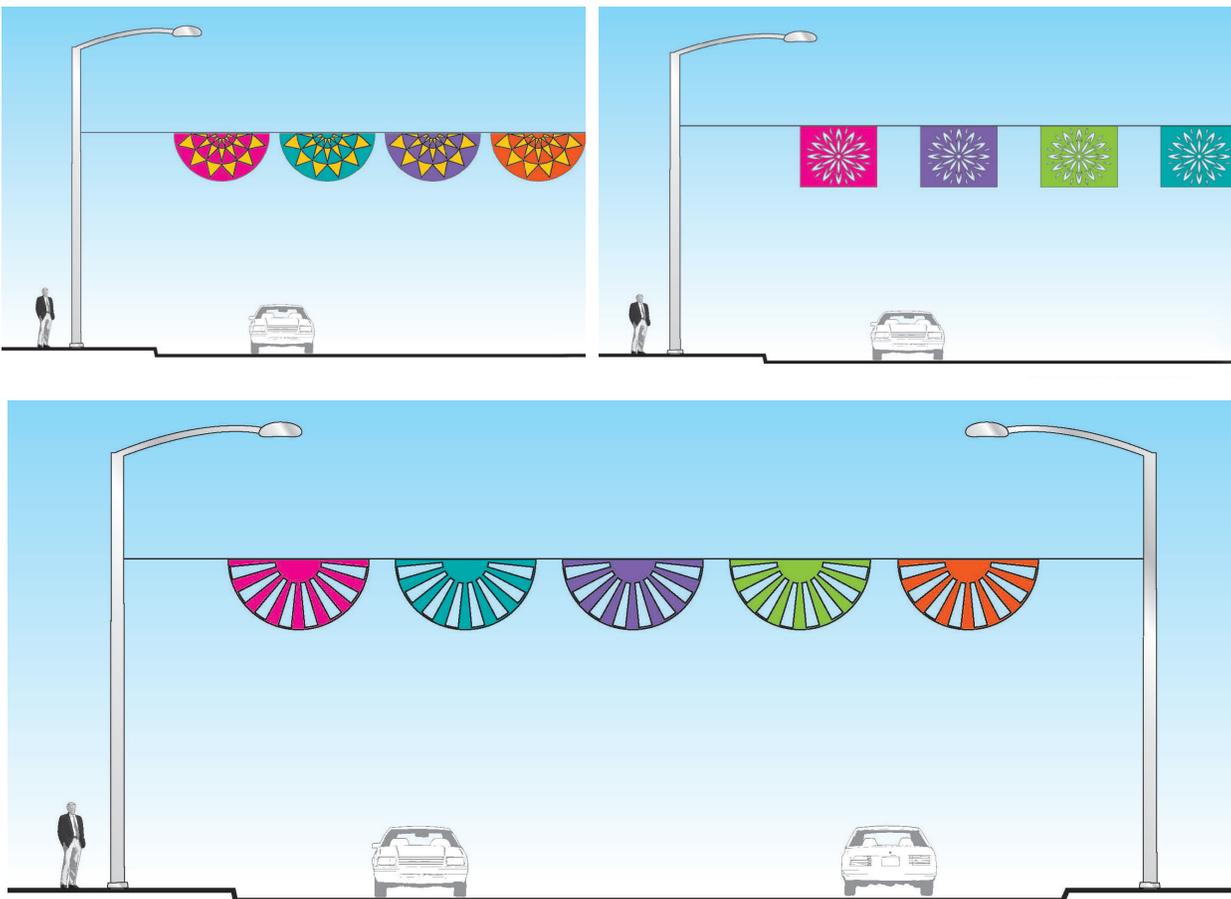
A. LIGHT STANDARD BANNERS

Banners or flags for use on area light standards shall be included in the sign program. Banners should include the Downtown logo and graphic and should be designed to complement the vibrant colors depicted in the Mercado style streetscape improvements. These banners should primarily be located on Pacific Boulevard.

B. OVERHEAD BANNERS

New overhead decorative banners may be located along Pacific Boulevard that are in keeping with the Mercado style streetscape improvements. The banners may contain seasonal messages or may be similar to any one of the following styles.

fg.2.61 Light Standard Banners



fg.2.62 Overhead Banners

CHAPTER 3

CIRCULATION AND MOBILITY

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3 – CIRCULATION AND MOBILITY

3-1 INTRODUCTION

This chapter of the Specific Plan discusses the roles of mobility to support the vision and goals for the Specific Plan area. This chapter presents improvements for the main thoroughfares and other streets within the Specific Plan area, including vehicular access, parking, transit and bicycling opportunities. The Specific Plan intends to increase the pedestrian nature of the Downtown and suggested mobility improvements are recommended to enhance both the vehicular and pedestrian experience.

3-2 STREET CONFIGURATION

3-2.1 EXISTING CONDITIONS

A major four-lane thoroughfare, Pacific Boulevard is the primary spine of the Downtown. Pacific Boulevard is currently four lanes with diagonal parking on both sides. The angled parking drops off at intersections to create room for a left-turn lane.

Rita Avenue and Rugby Avenue form a one-way couplet on either side of Pacific Boulevard; Rita Avenue currently carries south flowing traffic while Rugby Avenue conveys northbound traffic. The extreme southern portion of Rita Avenue within the Specific Plan area is currently a two-way street for approximately 270 feet. Seville Avenue, to the east of Rita Avenue, is a minor two-way north-south street.

The northern boundary of the Specific Plan area is formed by Randolph Street and the southern boundary by Florence Avenue, both also four lane, two-way streets. Randolph Street and Florence Avenue form Downtown gateways at the streets' intersections with Pacific Boulevard. Notably, Randolph Street has a train line that extends between the easterly and westerly traffic lanes.

The Specific Plan area is crossed east to west by Gage Avenue, a prominent four-lane City thoroughfare. Clarendon Avenue, Zoe Avenue, and Saturn Avenue are all minor two-way east-west cross streets within the Specific Plan area. Zoe Avenue provides an important link from the Civic Center/City Hall complex and adjacent middle school and elementary school to the Downtown.

Alleys currently divide blocks in many areas of the Downtown. These passageways are primarily for the benefit of service vehicles.



Existing Pacific Boulevard | fig.3.1



Existing Rita Avenue | fig.3.2



Existing Randolph Street | fig.3.3



Existing Clarendon Avenue | fig.3.4



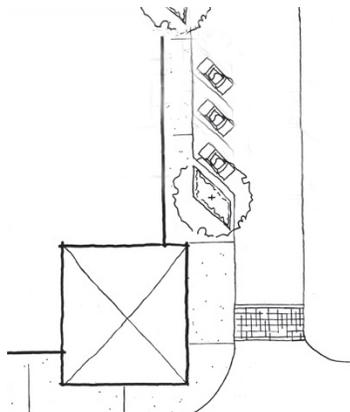
fg.3.5 Reversal of One-way Couplet

3-2.2 PROPOSED CONDITIONS

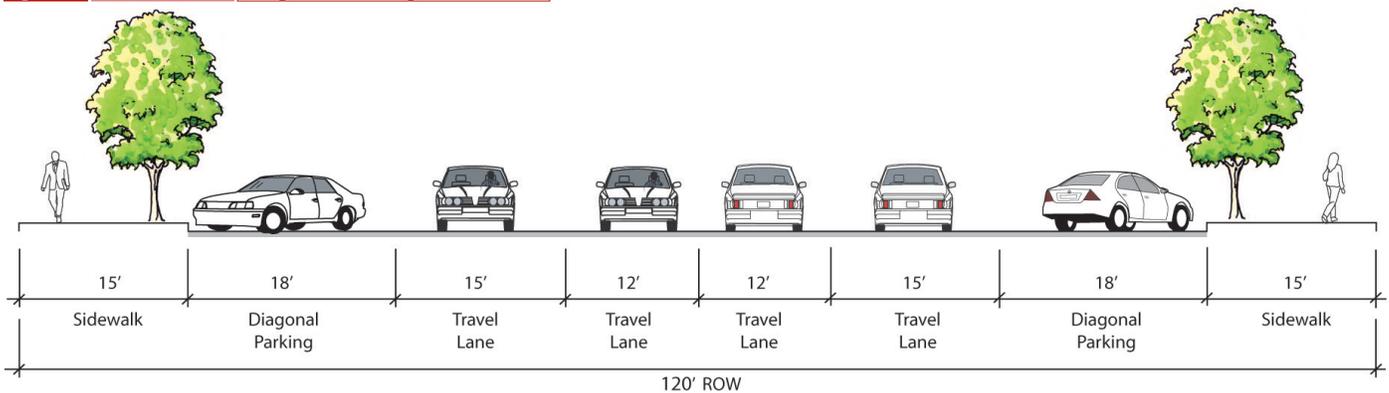
Pacific Boulevard will remain four lanes with diagonal parking on both sides of the street. Sidewalk width will be maintained as well. Additional bulbouts may be added at key intersections and mid-block crosswalks to provide for increased pedestrian connections and safety. All recommended changes to Pacific Boulevard take into consideration the multiple community festivals and parades held along the street throughout the year and will not negatively impact the City's ability to stage these events.

For Rita Avenue and Rugby Avenue, diagonal parking may be added on the side of the street closest to Pacific Boulevard.

One option to improve traffic flow in the area may be to reverse the direction of the one-way couplet on Rita Avenue and Rugby Avenue so that traffic on Rita Avenue flows north and traffic on Rugby Avenue flows south. Standard traffic engineering practices would suggest that Rugby Avenue be southbound and Rita Avenue be northbound, with the area between the two streets, including Pacific Avenue, functioning as a wide median. The flow reversal to standard practices would facilitate traffic flow during special events when Pacific Avenue is closed to traffic. The two-way configuration at the southern tip of Rita Avenue would also be removed.



fg.3.6 Diagonal Parking with Bulbout



fg.3.7 Pacific Boulevard Cross Section

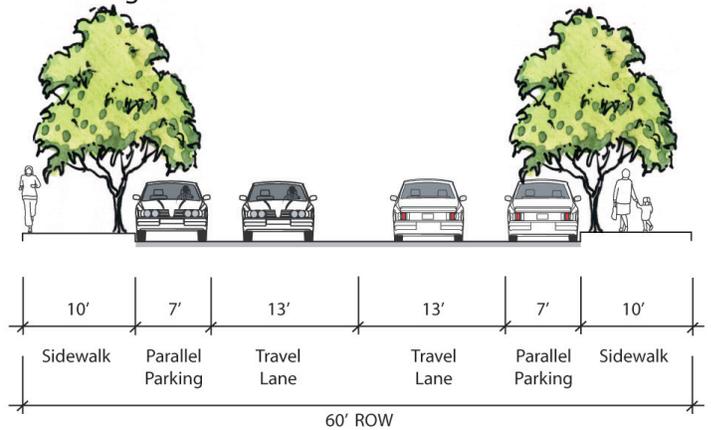
Additional improvements within the Specific Plan area include improving Zoe Avenue between Pacific Boulevard and the Civic Center to make the street more pedestrian friendly. The existing landscaped parkway on Zoe Avenue is over trodden and will therefore be eliminated so that the sidewalk can be increased. Trees will be planted in tree wells separating parallel parking spaces.

A ten-foot minimum setback from the sidewalk for new development along Zoe Avenue will allow the area to maintain the traditional residential neighborhood feel and create a transition to surrounding development. The addition of a public plaza at the intersection of Zoe Avenue and Pacific Boulevard will enhance the pedestrian nature of this street. Furthermore, improvements to Zoe Avenue could make the street suitable for holding a weekly farmer's market and other community events.

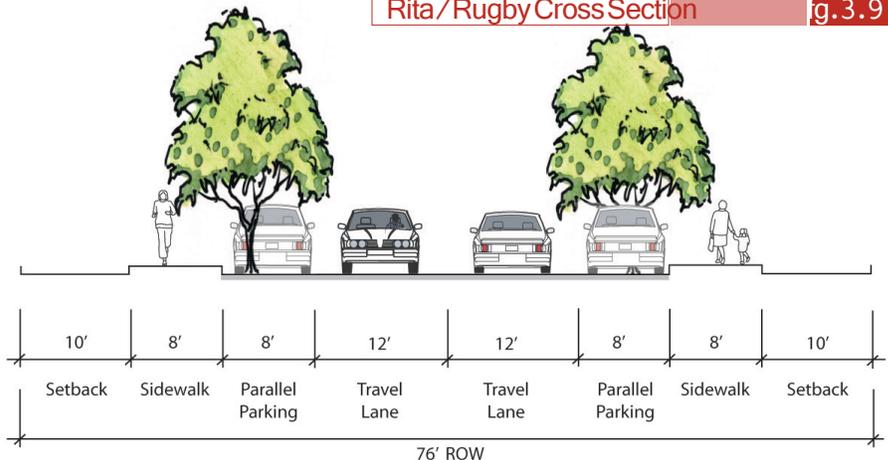
Under the Specific Plan, alleys will be improved primarily by undergrounding utilities, as discussed in Chapter 2 - Streetscape Improvements. For buildings fronting Pacific Boulevard, the primary vehicular access for loading and service vehicles will utilize the existing alleys rather than obstructing traffic along major streets.



Zoe Avenue Street Edge | fig.3.8



Rita/Rugby Cross Section | fig.3.9



Zoe Avenue Cross Section | fig.3.10



fg.3.11 Public Surface Parking

3-3 PARKING

3-3.1 EXISTING CONDITIONS

Parking is an important issue in the Downtown. Commercial uses within the Specific Plan area must provide on-site parking or must pay an in-lieu fee for each deficient parking space. The General Plan also calls for private, secured parking for residential uses.

There are currently four public parking structures in the Specific Plan area and multiple public parking lots along both Rita Avenue and Rugby Avenue. Pedestrian paseos provide links between the parking areas and Pacific Boulevard.

Metered diagonal parking exists along Pacific Boulevard and metered parallel parking is currently provided along most other streets within the Specific Plan area. Each individual parking space is currently covered by a separate parking meter.



fg.3.12 Public Parking Structure

3-3.2 PROPOSED CONDITIONS

More parking is critical to the success of the revitalized Downtown area. The diagonal parking provided along Pacific Boulevard will remain, except for a few spaces at key intersections that will be converted to bulbouts for pedestrian crossings. Diagonal parking is proposed for the one side of the street closest to Pacific Boulevard on both Rita Avenue and Rugby Avenue. Three opportunity sites along Rita Avenue and one location on Rugby Avenue were identified for new mixed-use buildings with parking structures (figure 4.1). These underutilized parcels are suitable for larger scale development. The new mixed-use parking structures will largely replace what is currently public surface parking and will provide adequate parking both to replace the former parking and to accommodate the new uses on the site. With the addition of new parking facilities, the connections between these facilities and Pacific Boulevard, specifically the existing pedestrian paseos, will be enhanced. More pedestrian paseos may be needed between Pacific Boulevard and Rita Avenue and Pacific Boulevard and Rugby Avenue. To greater alleviate the parking predicament, certain uses that require substantial parking, such as trade schools, will no longer be allowed within the Specific Plan area.

The current system of individual parking meters for each space creates a chaotic visual effect along the streets within the Specific Plan area, especially Pacific Boulevard. These individual meters will be replaced with multi-spot electronic parking meters. An eight-bay model is recommended in the streetscape improvements program. One meter will then replace eight of the current meters and thus reduced the visual clutter along the streets and create opportunities for unobstructed sidewalks and enhanced pedestrian traffic flow.



Existing Parking Meters

fig.3.13



Proposed Parking Meters

fig.3.14



fg.3.15 Existing Bus Stop

3-4 TRANSIT SERVICE

3-4.1 EXISTING CONDITIONS

The Specific Plan area is strongly supported by a well-developed transit system, including the Metropolitan Transit Authority bus service hub to the north of the Specific Plan area. Several Metropolitan Transit Authority bus lines run through the Specific Plan area along Pacific Boulevard, Florence Avenue, and Gage Avenue. The Huntington Park Combi Local Transit Bus also provides service in the Specific Plan area along Pacific Boulevard, Florence Avenue and Clarendon Avenue.

3-4.2 PROPOSED CONDITIONS

The Specific Plan area is currently well-served by public transportation. Existing bus service should continue at the current rate. In the future, the City may consider adding a trolley service to Pacific Boulevard that will link the Downtown with the Northwest Area Specific Plan location. This “Downtown Shopper Shuttle” will be a re-creation of the Pacific Electric Yellow Car line, which historically ran the red cars down Pacific Boulevard. The trolley will provide a desirable connection between the two areas of the City and greatly increase the mobility of the pedestrian.



fg.3.16 Proposed Trolley Design

3-5 BICYCLE CIRCULATION

3-5.1 EXISTING CONDITIONS

Although bicycle riding is common in this area, there are no dedicated bike lanes in Downtown Huntington Park. Bicycle racks are rare and cyclists must often find somewhere else to lock up their bicycle.

3-5.2 PROPOSED CONDITIONS

The addition of bicycle racks will greatly increase the desirability of bicycling as a mode of transportation within the Downtown. Effective and attractive horseshoe style racks will provide frequent and secure bicycle parking opportunities. Bicycle racks will be placed at key intersections and as needed along the street. The convenience and safety features will encourage using this method of travel for daily errands and other shopping needs.



Improper Bicycle Storage | g.3.17



Recommended Bike Rack | g.3.18



fg.3.19 Existing Zoe Avenue



fg.3.20 Proposed Zoe Avenue



fg.3.21 Existing Paseo



fg.3.22 Example of Upgraded Paseo

3-6 PEDESTRIAN CIRCULATION

3-6.1 EXISTING CONDITIONS

Pedestrian movement primarily occurs along the sidewalks of major streets within the Specific Plan area. In some areas, the sidewalk width and configuration is inadequate to serve the amount of pedestrian traffic. In particular, along Zoe Avenue, pedestrian traffic commonly spills over from the sidewalk into the landscaped parkway.

Additionally, there are five paseos connecting Pacific Boulevard to parking areas along Rita Avenue and three paseos connecting Pacific Boulevard to areas of Rugby Avenue. Currently, the paseos are not all well kept and many are underutilized.

3-6.2 PROPOSED CONDITIONS

The streetscape enhancements outlined in Chapter 2 - Streetscape Improvements will greatly augment the Downtown pedestrian environment. The addition of consistent and aesthetically pleasing elements along the sidewalks of the Specific Plan area will make the sidewalks more enjoyable. The cohesive streetscape furnishings will eliminate much of the current clutter along the sidewalk and create a less obstructed pathway for pedestrians. Standards and guidelines for outdoor signs and merchandise displays will also enhance the sidewalk atmosphere. Along Zoe Avenue, the sidewalk width will be increased to accommodate the heavy pedestrian traffic flow and support greater connections between the Civic Center/City Hall complex and the Downtown.

The paseo system will be enhanced along Pacific Boulevard through a variety of improvements consistent with the other streetscape upgrades along the street. An improved wayfinding program will direct pedestrians to the paseos and encourage the use of the paseos as connections between Pacific Boulevard and Rita Avenue and Rugby Avenue. Sufficient lighting and other safety mechanisms will increase the success of the paseos, as will the addition of the other aesthetically pleasing streetscape elements.

CHAPTER 4

PRIVATE REALM

DISTRICTS,

STANDARDS AND

GUIDELINES

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4 – PRIVATE REALM DISTRICTS, STANDARDS AND GUIDELINES

4-1 EXISTING CONDITIONS

4-1.1 GENERAL PLAN DESIGNATIONS

The City's General Plan envisions changes in the Central Business District (CBD) and provides a programmatic outline of land uses and policies. Currently, the General Plan designates the entire Specific Plan area as Central Business District/Residential. This designation allows General Commercial uses on the ground floor along Pacific Boulevard, with Residential uses and Commercial uses allowed above the ground floor. Along Pacific Boulevard, a maximum FAR of 4:1 is allowed. In areas other than Pacific Boulevard in the Central Business District, both Commercial and Residential uses are allowed on the ground floor, the maximum FAR is 2:1, and residential development is allowed at up to 70 units per acre. All residences in the Central Business District/Residential area are required to have private parking.

A Senior Citizen Housing Overlay designation exists on two portions of the Specific Plan area: an area along Rita Avenue between Gage Avenue and Zoe Avenue as well as an area along Rugby Avenue between Clarendon Avenue and Gage Avenue. The Senior Citizen Housing Overlay allows up to 225 residential units per acre.

Properties along Zoe Avenue near the Seville Avenue intersection are designated Professional-Commercial with a maximum allowed FAR of 1:1. All other properties along Zoe Avenue west to Miles Avenue are designated as High Density Residential with a maximum development density of 20 du/ac.

The current General Plan Land Use Element (adopted in 1996) permits new residential units in the CBD in an effort to reduce reliance on the automobile and provide housing that is convenient to shopping and employment opportunities. The General Plan shows the CBD as being 85 acres in area with 1,380 potential dwelling units (with a forecasted population of 4,554 residents) and 4,056,300 potential square feet of commercial development. Mixed-use development is encouraged by providing greater allowable intensity than for single-use projects. These programmatic features as well as other applicable General Plan policies such as those relating to urban design, secured parking, use compatibility, and historic preservation have been incorporated into the Specific Plan.



Land Use District Map **fig.4.1**

4-2 PROPOSED ZONING

The Specific Plan revises the existing zoning to divide the Downtown area into four Districts. Within each District there is particular vision for future development. Land use and development standards, as well as design guidelines, give direction for each of these Districts to achieve the future state envisioned by the community. The four Districts are listed below and are illustrated in figure 4.5 Land Use District Map on the following page:

- District A - Gateway
- District B - Festival
- District C - Neighborhood
- District D - Zoe

The following tables provide a comparison of development standards for the existing Zoning Code and the proposed Specific Plan.

Development Standard Comparison								
Zones	FAR	Density	Min. Lot Area	Min. Front Setback	Min. Rear Setback	Min. Side Setback	Max. Building Height	Residential Allowed on First Floor
Existing Standards								
PP - Residential	N/A	70 du/ac*	5000 sf	0'	0'	0'	40'	No
PP - Other	4:1	N/A	5000 sf	0'	0'	0'	40'	No
PV - Residential	N/A	70 du/ac*	5000 sf	0'	0'	0'	40'	Yes
PV - Other	2:1	N/A	5000 sf	0'	0'	0'	40'	No
C-P	1:1	N/A	5000 sf	5'	0'	0'	40'	No
R-H	N/A	20 du/ac	15000 sf	10'	10'	4' plus 1' for each additional story	45'	Yes

*When part of a mixed-use project

Existing Zoning Standards fig.4.3

Development Standard Comparison								
Zones	FAR	Max. Density	Min. Lot Area	Min. Front Setback	Min. Rear Setback	Min. Side Setback	Max. Building Height	Residential Allowed on First Floor
Specific Plan Standards								
A - Gateway	2:1 - 4:1	70 du/ac*	5000 sf	0'	0'	0'	84'	No
B - Festival	2:1 - 4:1	70 du/ac*	5000 sf	0'	0'	0'	60'	No
C - Neighborhood	0.5:1 - 2:1	70 du/ac	5000 sf	10'	10'	0'	35-60'	Yes
D - Zoe	1:1 - 3:1	30 du/ac*	5000 sf	10'	0'	0'	35'	No ⁺

*When part of a mixed-use project
⁺When fronting Zoe Ave; residential allowed on first floor if not fronting Zoe Ave

Proposed Zoning Revisions fig.4.4



fg.4.5 | Land Use District Map

4-3 USING THIS CHAPTER

This chapter provides direction for private property within the Specific Plan area with regulatory tools and guidelines established to shape development and redevelopment. These tools will help achieve the overall Downtown vision, and more specifically, will provide refined direction for the types of uses that should occur and how these uses will be allowed to develop in each Downtown District.

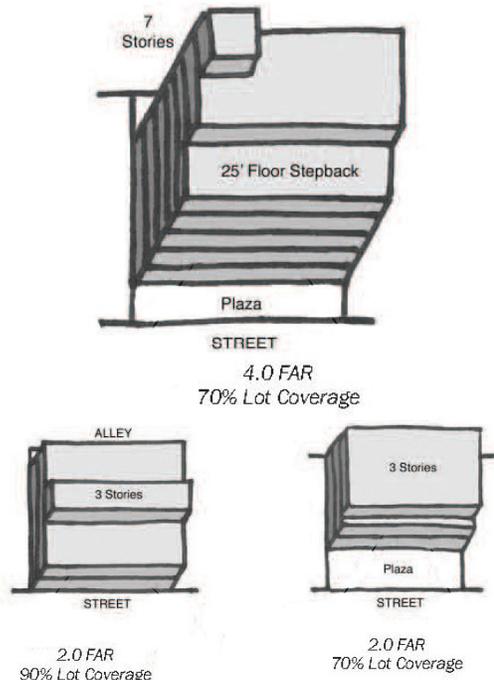
The standards and guidelines are intended to guide new development as well as the re-use of existing buildings. The provisions of this chapter apply to any addition, exterior remodel, relocation, or new construction requiring a building permit within the City.

For ease of use, the standards and guidelines are organized by area-wide and District specific standards and guidelines.

The area-wide standards and guidelines are found in sections 4-4 Area-Wide Development Standards and 4-5 Area-Wide Design Guidelines and cover regulations, standards, and guidelines applicable throughout the entire Specific Plan area.

The District specific standards and guidelines are found in sections 4-6 Allowable Land Uses by District and 4-7 District Specific Standards and Guidelines. Items in these sections apply on to properties within the specific District identified.

To use this chapter, one should reference both the area-wide sections and the particular District section applicable to the property in question.



fg.4.6 Floor Area Ratio Examples

4-4 AREA-WIDE DEVELOPMENT STANDARDS

The Specific Plan has been written to replace or modify specific regulations from the Zoning Code to promote investment and revitalization of property in the Downtown area. Where new standards are stated in this Specific Plan, these new standards shall take precedence. However, where conflict does not occur and where specific sections of the existing Zoning Code are referenced, development shall adhere to the existing Zoning Code.

The following development standards will provide direction to shape the urban form within the Specific Plan area. The corresponding “At-A-Glance” plates for each District, located in section 4-7 District Specific Standards and Guidelines, provide an At-A-Glance look at specific development standards, primary uses, and parking locations and requirements for each District. The standards on the At-A-Glance sheets are to be used in tandem with the following development standards descriptions.

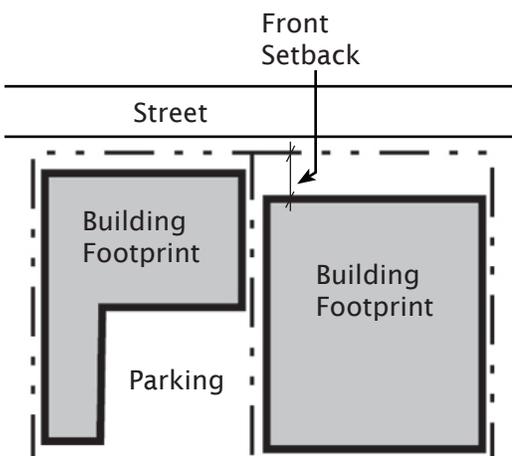
4-4.1 BUILDING INTENSITIES

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.

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

4-4.2 LOT AREA

Lot area provides a minimum size for a parcel of land. Minimum lot areas are necessary to ensure parcels remain large enough to viably support the allowed land use.

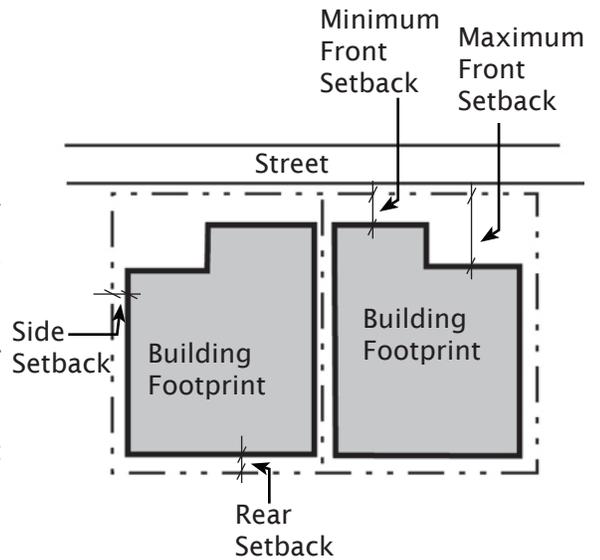


fg.4.5 Example Site Layout

4-4.3 SETBACKS

A. FRONT SETBACK

Front setback requirements for each building type are described in the corresponding At-A-Glance plates. Buildings shall be oriented toward the street with parking behind to create a vibrant and walkable pedestrian environment. Variable setbacks along Pacific Boulevard and Zoe Avenue are encouraged to establish spaces for outdoor seating areas, outdoor dining, and shopping. When buildings do setback from the sidewalk, allowable uses in the front of the building include plazas or pedestrian spaces, sidewalks, landscaping, retail display areas, and café or outdoor seating areas (Refer to the Outdoor Uses section of this section). To help define the corners of street blocks and to create a framework in which the variable setbacks will have an impact on the streetscape, corner buildings should be located closer to the street. Surface parking is prohibited in front setback areas.



Example Setbacks fg.4.7

B. SIDE SETBACK

Side setback requirements for each building type are described in the corresponding At-A-Glance plates. To help create a continuous built edge along Pacific Boulevard side setbacks should only be allowed to provide areas for public spaces such as sidewalks, paseos, outdoor seating areas, and courtyards.

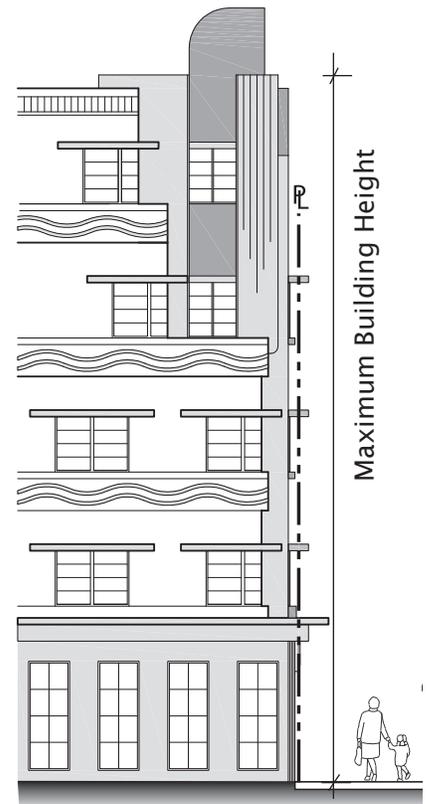
C. REAR SETBACK

Rear setback requirements for each building type are described in the corresponding At-A-Glance plates. In most cases rear setbacks are not required. However, they create a transition between adjacent property at the rear of the lot by allowing some open space and landscaping between parcels. Rear setbacks also create a place for vehicle access, utility services, and parking.

4-4.4 BUILDING HEIGHT

Building height is measured at the highest point on the primary street sidewalk, or front façade sidewalk, to the highest point of a building’s roof (parapet or ridgeline). Front façade is defined by any façade that faces a street, sidewalk, or paseo.

To help strengthen the pedestrian environment and create a balanced street to building proportion, building recommendations include both minimum and maximum heights. The maximum height requirements vary depending on the district in which the building is located. The maximum building height within the Specific Plan area is 84 feet, which equates to approximately seven stories. The minimum height for buildings is 25 feet, which is approximately two stories. Specific building height recommendations for each building type are described in the corresponding At-A-Glance plates.



Building Height Example fg.4.7

4-4.5 AREA-WIDE HEIGHT EXCEPTIONS

The Director of Community Development or the Planning Commission may approve architectural features such as tower elements, elevator service shafts, and roof access stairwells that extend up to 20 feet above the height limit. These features may not be habitable space and should not be used for commercial or advertising purposes.

Telecommunications antennas and service structures permitted with a Conditional Use Permit and may also exceed the maximum building height but shall be hidden using appropriate screening and “stealth” technologies.

The Planning Commission may consider buildings that exceed the maximum height adopted in any district via the Variance Process.

4-4.6 BUILDING FORM

Building form requirements for each District are described in the corresponding At-A-Glance plates. Building form describes the relationship of the building to the street. The buildings in these districts will primarily face the sidewalks of major streets and should relate to the pedestrian at the sidewalk-level. Upper stories may be recessed from the front facade to reduce the overall massing of the building. Additionally, dividing extended facades of large buildings into smaller elements to create the impression of individual buildings will help reduce the perceived mass of the structure.

4-4.7 STREET FRONTAGE REQUIREMENTS

Street frontage requirements for each District are described in the corresponding At-A-Glance plates. To ensure a pedestrian-oriented atmosphere along the streetscape, it is important for buildings to be located close to the sidewalk, unless innovations such as plazas are utilized. It is also helpful to creating a pedestrian atmosphere if large buildings utilize architectural methods to break up the storefront and replicate traditional 20 to 40-foot facade widths. To facilitate commercial development on the ground floor, ground floor plate heights should be between 14 feet and 16 feet in height.

Additionally, windows and doors make up a large part of a storefront. The amount of windows and doors in a commercial space should harmonize with the architecture of the building while allowing space for attractive merchandise display. In District B, along Pacific Boulevard, a minimum of 65% of the ground floor wall area shall be storefront openings or window glazing. Window glazing shall be clear and view into the store should not be overly obstructed. Opaque or reflective glazing is not permitted.

All new fencing along the street frontage shall be constructed of decorative wrought iron.

4-4.8 OPEN SPACE REQUIREMENT

The Specific Plan governs two types of open space: common open space and private open space. Common open space refers to an outdoor area that is centrally located and improved for common recreational purposes, active or passive, and is accessible to each parcel or dwelling unit within a development through a system of walkways. Private open space refers to open space not within an enclosed building that is for the private use of a particular individual dwelling unit.

Regulations for the amount of each type of open space are provided on the corresponding At-A-Glance sheets. For each District, it is possible to satisfy a portion of the common open space by paying an open space in-lieu fee. Additionally, it is possible to satisfy a portion of the private open space required by contributing that equal amount in additional common open space. If the case that private open space is provided in the form of common open space, this transferred portion of common open space may not be satisfied by the open space in-lieu fee.



Off-Street Parking | fg.4.10

4-4.9 OFF-STREET PARKING STANDARDS

Where the following off-street parking standards conflict with the Zoning Code, the standards included in this Specific Plan shall apply. All other off-street parking shall be subject to the remaining applicable regulations of the Zoning Code including provisions located in Article 8 Off-Street Parking Standards.

A. NUMBER OF PARKING SPACES REQUIRED

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

USE	NUMBER OF REQUIRED PARKING SPACES
Residential	
Multi-family residential	<800 s.f. unit = 1.5 covered spaces per unit, plus 1 uncovered guest space for every 6 units. ≥800 s.f. unit = 2 covered spaces per unit, plus 1 uncovered guest space for every 4 units.
Residential day care	2 spaces in addition to those required for primary residence.
Retirement homes, senior housing, congregate care	1 space for every 2 guest rooms.
Single room occupancy	1 space for every 4 guest rooms.
Commercial/Office	
Administrative and professional offices (general)	1 space for each 400 s.f. of g.f.a.
Commercial, retail and service uses	1 space for each 400 s.f. of g.f.a.
Multi-tenant general	1 space for each 400 s.f. of g.f.a.

Parking Space Allocations | fg.4.11

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

USE	NUMBER OF REQUIRED PARKING SPACES
Commercial uses.	
Amusement/video arcade (games/pool)	1 space for each 500 s.f. of g.f.a.
Art/dance studio	1 space for each 500 s.f. of g.f.a.
Banks, savings and loans,	1 space for each 500 s.f. of g.f.a.
Barber shop, beauty salon	1 space for each 600 s.f. of g.f.a.
Hotels/motels	1 space for each guest room, plus requirements for any related commercial uses.
Laundry-coin operated	1 space for each 500 s.f. of g.f.a.
Mortuaries and funeral homes	1 space for every 100 s.f. of assembly room or floor area used for that purpose plus 1/400 for nonassembly.
Restaurants, dance halls, banquet halls and similar establishments with or without entertainment	1 space for each 100 s.f. of seating/assembly g.f.a.; 1 space for each 400 s.f. of nonseating g.f.a. No additional parking is required for outdoor dining
Retail nursery, garden shop	1 space for each 400 s.f. of indoor display area, plus 1 space for each 1000 s.f. of outdoor display area.
Commercial recreation uses.	
Bowling alley	2 spaces per lane, plus as required for incidental uses (pro shop, restaurant, bar).
Health clubs	1 space for each 400 s.f. of g.f.a. plus as required for incidental uses.
Educational uses.	
Nursery, pre-school, day care	1 space for every 10 children the facility is licensed to serve.
Martial arts school	1 space for each 500 s.f. of g.f.a.
Health related uses.	
Medical offices/clinics, dental offices/clinics, veterinary clinics	1 space for each 300 s.f. of g.f.a.
Places of assembly and institutional uses.	
Churches, conference/ meeting facilities, auditoriums, clubs, lodges, union halls	1 space for every 4 seats, plus 1 space for each 100 s.f. of g.f.a. planned for assembly purposes. For benches, 18 inches equals a seat.
Museums, art galleries	1 space for each 800 s.f. of g.f.a.
Theaters, movies	1 space for every 10 seats, plus 5 spaces (single screen) for employees. Add 2 spaces for each additional screen.
Wedding chapel	1 space for every 10 seats used for assembly purposes, plus 1 space for each 100 s.f. of g.f.a. planned for assembly purposes. For benches, 18 inches equals a seat.

fg.4.12 Parking Space Allocations

B. IN-LIEU PARKING FEES

Properties within 500 feet of the nearest point of a public parking lot/structure (measured between the property line of the subject parcel to the property line of the public parking lot/structure) may elect to satisfy all of the required off-street parking (except for residential and lodging) by paying a per space in-lieu fee.

For properties within 1,250 feet of a public parking lot/structure (measured between the property line of the subject parcel to the property line of the public parking lot/structure) may elect to satisfy 50% of the required off-street parking (except for residential and lodging) by paying a per space in-lieu fee.

The owner or occupant of the property on which the waiver is to be applied must pay to the City an amount to be determined by the Council. Upon the payment to the City Treasurer of the required sum to be placed in the Parking Fund, the Director of Community Development shall issue a permit waiving the specified parking spaces. All money given to the City pursuant to the provisions of this section shall be used for the purposes of providing for, or facilitating the use of, public off-street parking.



Off-Street Parking

fg.4.13



fg.4.14 Residential Use

4-4.10 RESIDENTIAL USES

All residential development (i.e. multi-family units, senior citizen housing and single room occupancy facilities) located in the Specific Plan area shall comply with the general, specific and property development standards outlined in Zoning Code Chapter 3, Article 1 (Residential Zoning).

4-4.11 COMMERCIAL USES

The following general standards shall apply to all commercial/office/mixed-use activities, except as otherwise provided in this Specific Plan.



fg.4.15 Commercial Use

- A. There shall be no visible storage, from adjacent public view, of motor vehicles, trailers, airplanes, boats or their composite parts; loose rubbish, garbage, junk or their receptacles; tents; equipment or building materials in any portion of a parcel. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel only during the time that a valid building permit is in effect for construction;
- B. All setbacks, parkways, open areas, and non-work areas that are visible from a public street or from a parking lot available to the general public shall be landscaped;
- C. Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with the Zoning Code Section 9-3.103. The Director of Community Development may require locks and/or roofs on the trash enclosures located in commercial zoning districts;
- D. All roof-mounted air conditioning or heating equipment, vents or ducts shall not be visible from ground level, any abutting parcel, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof or screened in a manner which is architecturally integrated with the main structure; and
- E. All elevations of all structures shall be architecturally treated to ensure compatibility with all neighboring structures and the established character of the City in compliance with the design guidelines contained in this document and the General Plan.

4-4.12 MIXED-USES

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

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

- A. The maximum number of dwelling units shall be based on the following densities:
 - 1) Senior citizen housing-225 units per gross acre and
 - 2) Multi-family, condominiums and single room occupancy projects-70 units per gross acre in Districts A, B, and C and 30 units per gross acre in District D.
- B. Residential uses shall not occupy first/ground floor space in Districts A and B and along the Zoe Street frontage in District D, except for entrances and lobbies. For projects under 10 units, the required ADA unit may be located at the ground floor in a non-street fronting location for Districts A, B, and D.
- C. Access to residential units shall be from a central lobby which may be located on the first/ground level or one story above. Lobby access shall be restricted to residents only.
- D. Special consideration shall be given to the location and screening of noise generating equipment (i.e., refrigeration units, air conditioning and exhaust fans). Noise reducing screens and insulation may be required if any equipment has the potential to create a negative impact on residential uses.
- E. Separate access drives and parking facilities shall be provided for residential uses and commercial uses except that residential visitor parking and commercial parking may be shared subject to the approval of the Director of Community Development.
- F. Commercial loading areas and trash/recyclable material storage facilities shall be located as far as possible from residential units and should be completely screened from view from the residential portion of the project.
- G. Lighting for the commercial uses shall be appropriately shielded so as not to spill over into the residential area or impact the residential units in any way.
- H. Private open space shall be provided for residential uses in a mixed-use project. Refer to the At-A-Glance sheets for specific development standards for each District.



Vertical Mixed-Use Project

fig.4.16



Residential/Office Mixed-Use

fig.4.17

4-4.13 MULTIPLE TENANTS

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

- A. There shall not be more than three business licenses issued within one retail tenant space or suite, based upon one additional license for every 1,500 square feet of retailing floor area.
 - 1) A tenant space with 1,500 square feet of retail space shall be allowed one business license.
 - 2) A tenant space with between 1,501 square feet and 3,000 square feet of retail space shall be allowed a maximum of two business licenses.
 - 3) A tenant space with greater than 3,000 square feet of retail space shall be allowed a maximum of three business licenses.
 - 4) Non-retail areas (e.g., storage, restrooms, offices, etc.) shall not be counted in the ratio.
- B. Any secondary tenant shall offer like products as determined by the Director of Community Development and the decision shall be appealable to the Planning Commission.
- C. Each tenant shall be guaranteed clear access from a public right-of-way.
- D. Each tenant must occupy a minimum of 400 square feet of floor space. Non-retail areas (e.g., storage, restrooms, offices, etc.) shall not be counted as part of the 400 square feet.
- E. All signage requirements as prescribed in the Zoning Code Chapter 3, Article 12 (Sign Standards) and in this Specific Plan shall apply regardless of the number of tenant businesses at any location.
- F. A Development Permit must be approved by the Community Development Department prior to zoning use approval and license issuance.

4-4.14 SPECIFIC USES

In addition to the standards and guidelines contained within this document, all future development and redevelopment integrating establishments serving alcoholic beverages, amusement/video arcades, convenience stores, multiple tenants within a single retail establishment, single room occupancy, vending machines, and/or cyber cafes must adhere to the following Zoning Code sections:

- 9-4.203.2.A - Establishments serving alcoholic beverages
- 9-4.203.2.B - Amusement/Video Arcades
- 9-4.203.2.F - Convenience Stores
- 9-4.203.2.P - Single Room Occupancy
- 9-4.203.2.R - Vending Machines
- 9-4.203.2.S - Cyber Cafes



fg.4.18 Outdoor Furniture on Display

4-4.15 OUTDOOR USES

Outdoor sales and uses are encouraged within the Specific Plan area provided that these uses enhance the pedestrian environment through the creative and appropriate use of outdoor spaces. The intent is to provide opportunities for businesses to display the products in a manner that enhances the public realm and creates an interesting, organized, and comfortable shopping and dining area.

Outdoor uses shall be reviewed via the Development Permit Process outlined in the Zoning Code. The following sections detail standards for various types of outdoor uses. These standards apply to all outdoor uses whether located on public or private property.

A. PURPOSE

The purpose of this section is to establish procedures to permit certain incidental outdoor uses in pedestrian environments. Creativity in the design of outdoor uses is encouraged and the quality, character and design of all items placed outside should contribute in a positive way to the visual appearance of the community.

The design, construction, content, and display of outdoor sales shall attempt to satisfy the following objectives:

- Create merchandise displays which are attractive, neat, organized, exciting, inviting, and interesting. Unprofessional, cluttered and unorganized display areas are prohibited.
- Outdoor display areas are not intended to provide additional retail space or locations for clearance and damaged items but to allow merchants the opportunity to attract the public by providing a sample of merchandise which is available inside.
- Outdoor display may provide an opportunity for merchandise that is intended to be used outside, such as gardening accessories, to be displayed outdoors.

The provisions of this section will assist in improving business, promotional, and pedestrian related activities in the City.

B. APPLICABILITY

In compliance with any other applicable provisions of the Zoning Code, the following uses may be permitted subject to the provisions of this section:

- Outdoor seating;
- Kiosks/vendor carts;
- Outdoor advertising; and
- Outdoor displays.



fg.4.19 Outdoor Items on Display

C. REQUIRED PERMIT FINDINGS AND OPERATING STANDARDS

No proposed outdoor use application shall be approved unless it can be reasonably expected over time to be consistent with the intent, purpose and all regulations of this section. The application shall contain sufficient information to determine substantial compliance with all conditions and regulations, and additional information may be required as deemed necessary by the Director of Community Development (e.g. material samples, photos, etc.).

D. PERMITTED OUTDOOR MERCHANDISE

Merchandise sold must be directly related to the retail establishment, such as:

- Flowers, plants, garden accessories
- Food products
- Handcrafted products and goods
- Artwork and pottery
- Clothing accessories
- Small retail items

E. TYPES OF OUTDOOR DISPLAY

Each business may have a maximum of one outdoor display for every 20 feet of street frontage, as defined below.

- Vending cart - limited to two wheels, must have an integral roof or umbrella, signage is limited to one three square foot area on each side of the cart, and must satisfy the requirement listed in section 4-4.16 Kiosks/Vendor Carts Standards of this Specific Plan.
- Specialized display rack - unique display structures on which products are placed and are limited to a two-foot by eight-foot area or a four-foot by four-foot area.
- Freestanding product displays - individual products, such as lawn and garden accessories, that are appropriately displayed as an individual item without needing to be placed on or supported by an additional structure. Display area may not exceed a four-foot by eight-foot area with a maximum of six individual products.

F. VENDOR RIGHTS

The owner or primary lessee of the private property that immediately abuts the sidewalk or pedestrian plaza is the only one who possesses the vending rights. Multiple occupancy buildings/tenant suites with two businesses or more are limited to one outdoor display. Vending rights may not be further sub-leased.



Specialized Display Rack fig.4.20



Outdoor Merchandise Display fig.4.21



fig.4.22 | Improper Storage of Boxes

G. GENERAL STANDARDS FOR OUTDOOR USES

All outdoor uses allowed by this section shall be subject to the following standards:

- 1) Outdoor uses shall require a Development Permit. Plans shall include measurements, as required, including, but not limited to, arcade widths, access clearance widths and dimensions.
- 2) All outdoor uses within the public right-of-way shall require the filing of a certificate of liability insurance evidencing coverage for bodily injury and property damage liability in an amount and form subject to the approval of the City Clerk.
- 3) No outdoor uses shall be permanently located within or affixed to any element of the public right-of-way.
- 4) All outdoor use areas shall be continuously supervised by management or employees of the respective business to which they are connected, to ensure required pathways are kept clear and that all City requirements are met.
- 5) All areas, uses, or items shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Section 8-9.02.1.
- 6) No use or item shall be located so as to be hazardous to pedestrian or vehicular traffic, or extend into the safe line-of-sight distances at intersections, as determined by the City Engineer.
- 7) Incidental outdoor uses shall not require additional parking beyond that which is otherwise required for the primary permanent use.
- 8) Outdoor uses shall be limited to the regular hours of operation of the respective business, and all items placed outside shall be removed each evening, unless otherwise approved.
- 9) Display merchandise shall not obscure or interfere with any official notice, public safety sign, or device.
- 10) Outdoor uses shall maintain a minimum distance from the curb of eight feet.
- 11) Where outdoor dining occurs, the 15-foot depth may be exceeded provided that a minimum 8-foot unobstructed clearance is maintained from any object or fixture to allow for pedestrian access and passage and the outdoor dining area meets all of the other requirements listed in the Specific Plan.

- 12) Outdoor uses shall maintain a minimum clearance of five feet from any other tenant storefront space, or as determined by the Director of Community Development or the Commission.
- 13) Outdoor uses shall maintain a minimum clearance of five feet from any stationary object or kiosk/vendor cart other than the storefront.
- 14) Outdoor uses shall be clear of any obstructions for access to any required fire exits or primary entrances.
- 15) All pathways shall have a clearance of not less than eight feet above the surface of the path.
- 16) Sidewalk area adjacent to the building should be kept clean and in good order by the owner or primary lessee.
- 17) Outdoor display area shall not exceed 25% of the building frontage length and shall be restricted to one building façade.
- 18) Outdoor display items shall be identical to items sold within the store.
- 19) No services shall be provided outdoors in conjunction with any outdoor use, except for table service of food in conjunction with approved outdoor seating, or as approved by the Director of Community Development.
- 20) Personal services such as tattoos, temporary tattoos, hair braiding, and hair wrapping are NOT permitted outdoors.
- 21) No outdoor storage shall be permitted in conjunction with any outdoor use.
- 22) No cardboard or other types of similar storage boxes shall be visible to the public.
- 23) Items shall not be displayed in bins, boxes, or on standard racks.
- 24) No damaged merchandise shall be displayed.
- 25) No display of merchandise is allowed from cars, trucks or other vehicles.
- 26) No more than two items may be stacked and stacked objects may not exceed six feet.
- 27) No use or item shall be in excess of six feet in height, unless approved by the Community Development Department and a building permit is obtained, if necessary.
- 28) Merchandise shall not be lit and no electricity shall be utilized by an outdoor merchandise display.
- 29) No noise shall be generated by outdoor merchandise.



Outdoor Display at Entrance

fig.4.23

H. APPLICABLE REGULATIONS

All outdoor uses shall be subject to the applicable regulations of the Zoning Code including provisions located in the following Articles:

- Article 11 of Chapter 4 Conditional Use Permits
- Article 4 of this Chapter Landscaping Standards
- Article 8 of Chapter 4 Minor Conditional Use Permits
- Article 7 of Chapter 4 Minor Variances
- Article 7 of this Chapter Off-Street Loading Standards
- Article 8 of this Chapter Off-Street Parking Standards
- Article 10 of Chapter 4 Development Permits
- Article 5 of Chapter 4 Special Event Permits
- Article 9 of Chapter 4 Variances

4-4.16 KIOSKS/VENDOR CARTS STANDARDS

All kiosks/vendor carts shall require a valid Development Permit be in compliance with the general standards for outdoor uses and the following additional standards:

- 1) The kiosk/vendor cart use shall maintain a minimum of five feet unobstructed clearance from any object, fixture, or storefront window to allow pedestrian access and passage.
- 2) A valid business license shall be obtained, with location approval per site plan review by the Community Development Department.
- 3) Kiosks/vendor carts shall be allowed based upon the standard of one kiosk/vendor cart for each 20 feet of street frontage.
- 4) No cardboard or other types of similar storage boxes shall be visible to the public.
- 5) Outdoor seating/eating may be allowed subject to the approval of a seating area plan.
- 6) Kiosk/vendor cart design shall be of a quality and appearance. Kiosk/vendor cart design approval shall be subject to submittal and review of a detailed cart design and/or photos via the Development Permit process.
- 7) Customer trash receptacles shall be provided as required by the Director of Community Development. The receptacles shall be a decorative design to complement or enhance the intended use.



Example Vendor Cart g.4.24



Example Vendor Cart g.4.25



Standardized Vendor Carts g.4.26



fg.4.27 | Path Unobstructed by Dining

4-4.17 OUTDOOR DINING

All outdoor seating shall require a valid Development Permit and be in compliance with the above general standards and the following additional standards:

- 1) A minimum eight foot unobstructed clearance shall be maintained from any object, fixture, or edge of curb to allow for pedestrian access and passage.
- 2) All tables and chairs shall be of sturdy construction, made of quality materials, and designed to complement the character of the streetscape. The maximum diameter of the tables shall be 48 inches.
- 3) No additional parking shall be required for outdoor seating.
- 4) Customer trash receptacles shall be provided as required by the Director of Community Development. The receptacles shall be a decorative design to complement or enhance the intended use.
- 5) Other conditions as determined by the Director of Community Development.



fg.4.28 | Outdoor Dining



fg.4.29 | Pedestrian Access by Tables

4-4.18 OUTDOOR ADVERTISING

A. OUTDOOR ADVERTISING REQUIREMENTS

Outdoor advertising requirements apply to signs associated with merchandise display and are not considered temporary signs. All outdoor advertising shall require a valid permit and shall be in compliance with the general standards for outdoor uses and the following additional standards:

- 1) Signs associated with merchandise display shall be located completely within the area of a sign frame or structure that is permanently installed and constructed of wood or metal.
- 2) The maximum size of the advertisement shall not exceed six square feet in surface area per side for a single- or double-sided advertisement. Multiple-sided advertisements, in excess of two sides, are prohibited.
- 3) The maximum height from the ground level to the top of any structure shall be six feet.
- 4) A maximum of one outdoor sign is permitted per business.
- 5) A freestanding advertisement shall not be located more than three feet from the storefront.
- 6) All advertisement structures and materials shall be maintained in good repair and in clean condition at all times and shall be constructed of high quality materials that possess a professional appearance and complement the permanent signage on site.
- 7) Hand-lettered signs on temporary materials (i.e., paper, cardboard) are not permitted.
- 8) Design, including materials, lettering and graphics, shall be of good quality and appearance and shall be subject to review and approval by the Community Development Department. Outdoor advertisements shall be constructed and lettered in a professional manner.
- 9) All materials and lettering finishes shall be durable and weather-resistant.
- 10) Any advertising sign that is significantly damaged, dilapidated, worn, weathered or not securely or properly attached shall be immediately removed or replaced.
- 11) Professional quality designs that incorporate colorful or interesting pictorial graphics or logos are encouraged and may be eligible for an additional two square feet of area per face (i.e. eight square feet maximum total area per side).

B. PERMITS

Permit requirements for outdoor advertisements shall be as follows:

- 1) Application for approval shall be completed in conjunction with a site plan review application and a sign design review application. The applicable site plan review and sign design



Appropriate Outdoor Advertising

fig.4.30

review fees shall be required prior to an outdoor advertising permit approval.

- 2) The applicant shall sign an affidavit that he or she is aware of and agrees to all of the requirements and conditions under which approval of the use is given, and that if any of the requirements or conditions are violated, the approval shall become null and void.
- 3) The outdoor advertisement shall comply with any additional condition(s) established by the Director of Community Development and made part of the record of the permit, as deemed necessary to carry out the purpose or intent of this chapter and to protect the health, safety, welfare and character of the community.
- 4) The permit may be transferred to a new, bona fide business owner at the approved location for the same business only, provided that there are no changes to the original advertisement.
- 5) Any changes or modifications to any approved outdoor advertisement shall require a new permit.
- 6) The City shall require as a condition to the issuance of a Sign Permit the filing of a certificate of liability insurance evidencing coverage for bodily injury and property damage liability in an amount and form subject to the approval of the City Clerk.

C. REVOCATION OR MODIFICATION FOR OUTDOOR ADVERTISING PERMITS

An outdoor advertising permit may be revoked or modified by the Director of Community Development, after notice and reasonable opportunity to comply is given, if any one of the following findings can be made.

- 1) The use has become detrimental to the public health, safety, welfare or character of a neighborhood, or constitutes a hazard or nuisance to pedestrian or vehicular circulation or parking.
- 2) The permit was obtained by misrepresentation or fraud.
- 3) The use for which the permit was granted has ceased or was suspended for 60 or more days.
- 4) The condition of the premises, or the area of which it is a part, has changed so that the use is no longer justified nor fully complies with the permit regulations or conditions under the purpose or intent of this section.
- 5) The use being conducted is different from that for which the permit was issued.
- 6) One or more of the standards or any special conditions of the permit are not being met.
- 7) Except as otherwise stipulated that the use or property is in violation of any statute, ordinance, law, or regulation.

4-5 AREA-WIDE DESIGN GUIDELINES

The Area-Wide Design Guidelines section is organized by the following topics:

- Site Planning and Design
- Parking Lot Design and Screening
- Lighting
- Building Design Principles
- Building Elements and Articulation
- Utilitarian Aspects of Buildings
- Signs



Buildings Oriented to Street | fig.4.31

4-5.1 SITE PLANNING AND DESIGN

Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces and landscaping, and how these features relate to one another. Site design addresses the scale and size of outdoor spaces, spaces between buildings and parking areas, and the relationship of site elements. These site layout elements are critical in capturing the desired feel, function, and pedestrian-friendly environment that will create a successful Downtown.

- A. Each project should be developed to integrate with adjacent properties. Reciprocal access is encouraged.
- B. Buildings should be sited close to, and oriented toward, the street. Building design should incorporate covered pedestrian walkways, outdoor seating, and landscape areas where possible.
- C. Plazas, courtyards, pocket parks, and outdoor cafés should be designed in an inviting manner that encourages pedestrian use through the incorporation of trellises, fountains, art, seating, and shade trees.
- D. Plazas and paseos should be designed to be inviting to people along the street. Paving accents, signs, and overhead structures should be used to denote paseo entrances.
- E. Plazas and paseos should incorporate focal point features to draw pedestrians into the space and should incorporate elements that define the space.
- F. Paseos should provide a heightened walking experience with well-designed landscaping, street furnishings, lighting, sound, materials, and textures.
- G. Shade and shelter from the sun and rain should be provided in portions of a paseo.
- H. Building and landscaping configurations that provide concealment or places hidden from public view should be avoided.



Courtyards are Encouraged | fig.4.32



fg.4.33 | Parking with Landscaping



fg.4.34 | Landscaping and Screen Wall



fg.4.35 | Parking Lot with Shade Trees



fg.4.36 | Trees Throughout Parking Lot

4-5.2 PARKING LOT DESIGN AND SCREENING

Adequate parking is necessary for a successful project; however, the parking does not need to be provided on-site in one large lot that can be characterized as “a sea of cars.” Parking lots should be located out of sight from the public right-of-way and should be clearly identifiable with directional signs located at the street edge. Landscaping within parking lots is important to provide shade as well as aesthetically pleasing parking areas. To this end, these guidelines should provide a parking lot designer with the direction needed to create a functional environment that will blend with the surrounding areas.

- A. Parking areas should be treated as well-defined spaces with landscaping, lighting, and pedestrian/vehicular circulation areas.
- B. Parking should be located behind structures in all Districts.
- C. Parking lots should provide areas for bicycle and motorcycle parking.
- D. Shared parking between adjacent businesses and/or developments is encouraged.
- E. Large areas of parking should be avoided. It is preferable to create small, connected parking lots utilizing shared driveways and located on side streets or alleyways.
- F. Site plans should balance the need to provide adequate vehicular access with the need to eliminate unnecessary driveway entrances. Reciprocal access should be provided so that vehicles are not required to enter the street in order to move from one area to another on the same site.
- G. Merchandise loading areas should be screened from public view and located at the rear or side of buildings when possible.
- H. Decorative lighting and landscaping are encouraged to enhance parking areas and reduce the visual impact. Shade trees and lamp posts reflecting the desired architectural style of the project or those used in the public ROW should be provided.
- I. Parking lots should be generously landscaped with shade trees.

- J. Trees should be located throughout a parking lot and not merely at the ends of parking rows. A minimum of one tree for every four parking spaces should be provided. Trees should be sized at 24-inch box or larger at the time of installation.
- K. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas.
- L. Automobile headlight illumination from parking areas should be screened from adjacent lots and the street.
- M. When an existing parking area abutting a public sidewalk or street is to be improved, provide one or more of the following buffers:
- 1) A landscaped strip or planter that is a minimum of five feet in depth and is planted with a combination of trees and shrubs,
 - 2) A decorative fence that has a maximum height of four feet with a four-foot landscaped planter on the street side,
 - 3) A planter that has a minimum width of three feet and a maximum height of three feet,
 - 4) Within a five-foot planter, a hedge that has a maximum height of four feet, or
 - 5) A maximum four-foot high site wall with a decorative finish and details and a four-foot landscaped planter on the street side.



Raised Planing Area g.4.37



Headlights Should be Screened g.4.38



fig.4.39

Security Lighting

4-5.3 LIGHTING

Effective lighting provides safety and direction for vehicles and pedestrians and provides visibility and security for businesses while enhancing architectural building and landscaping details.

- A. Sensitivity to the mix of residential/commercial uses should be considered in choosing light sources and footcandle power.
- B. Lighting should be designed to provide ambiance, safety, and security without unnecessary spillover or glare onto adjacent properties. This design is particularly important for the residential users who may be located on a second or third floor above a commercial use.
- C. Spotlighting or glare from any site lighting should be shielded from adjacent properties and directed at a specific object or target area. Exposed bulbs should not be used.
- D. Building light fixtures should be designed or selected to be architecturally compatible with the main structure, which should complement the theme of the surrounding area.
- E. Pedestrian areas, paseos, sidewalks, and building entrances should be adequately lit to provide safety and security.

4-5.4 BUILDING DESIGN PRINCIPLES

Several concepts contribute to pleasing building design, including architectural character, 360-degree architecture, continuity, massing, scale, and rhythm. The following descriptions help to define these design elements. Building forms and façades influence cohesiveness, comfort, and aesthetic pride and at the same time can encourage shopping, increase a sense of security, and generate pedestrian activity. Historic building forms also contribute to the character and identity of an area and should be preserved when possible.

- A. Key façade elements on an existing building (i.e. wall planes and modulation, window and door arrangements, entries, transom windows, awnings, and cornice treatments) should be considered in the design of a new neighboring building.
- B. Roof pitch, materials, size, and orientation are all important to the overall character of a building. New buildings should have basic roof forms that are similar to the historic roof forms of the area in order to maintain the traditional character of the street. Similar, repeated roof forms contribute to the sense of visual continuity.
- C. Parapets should have sufficient articulation of detail, such as precast treatments, continuous banding, or projecting cornices, lentils, caps, corner details, or variety in pitch (sculpted).
- D. Parapets should not appear “tacked on” and should convey a sense of permanence.
- E. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.
- F. Changes in vertical planes should be used to break up a boxlike appearance. Vertical elements such as pilasters help create “bays” to give the appearance of several smaller buildings.
- G. Minor surface detailing should not be substituted for distinctive building massing. Minor surface detailing includes score lines or changes in color, rather than a change or relief in the wall plane.
- H. Orient a primary entrance toward the street rather than an alley. While entrances off of alleys are strongly discouraged, if a secondary entrance is located off of an alley, the secondary entrance shall be articulated in a manner similar to that of the primary entrance.
- I. Recessed or projecting entries and articulation in the storefront mass is encouraged.



360-degree Architecture fig.4.40



Well-Articulated Parapets fig.4.41



Projecting Entry fig.4.42



fg.4.43 | Special Features on Corner



fg.4.44 | Non-corporate Architecture

- J. Varying setbacks on upper floors to accommodate balconies and other architectural treatments should be considered.
- K. Buildings located at key intersections should incorporate special architectural elements that create an emphasis on the importance of that location. Such elements may include vertical projections, such as clock towers, diagonal walls at the corner, taller, prominent rooftop elements, and/or a substantial art form or fountain.
- L. Special features that highlight buildings on corner lots may be considered, such as corner entrances, decorative windows, and towers.
- M. All sides of a building should be treated with variation in massing and articulation.
- N. The use of corporate “chain” architecture detracts from the unique character of the Downtown and is strongly discouraged. Corporate tenants should design the buildings to fit the scale and character of the Downtown. New development should express its own uniqueness of location, tenant, or structure, and should be designed especially for the particular building site and not as a copy of a generic building type that might be used anywhere.
- O. Preserve structures with notable historic or architectural value.
- P. Adhere to a high standard of quality when preserving, rehabilitating, and restoring historic structures.
- Q. Preserve the character-defining features of architectural styles.
- R. Protect the unique character and integrity of historic districts by maintaining existing architectural styles.
- S. Enhance the visual character of the area by encouraging the preservation of unique and established architectural traditions.

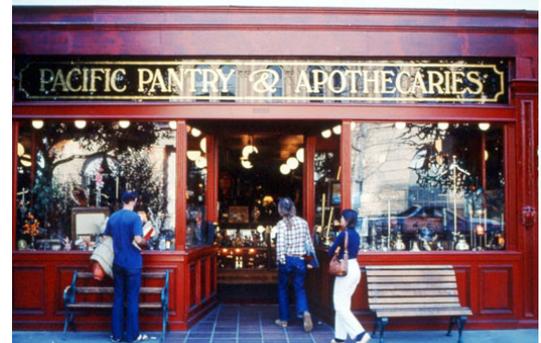
4-5.5 BUILDING ELEMENTS AND ARTICULATION

Architectural details should be used to enhance buildings by adding color, shadows, and interesting forms. They should not, however, be used as a substitute for genuine building massing and articulation. The selection and placement of building materials should provide visual interest at the pedestrian level. The similarity of window and door sizes and locations contributes to a sense of visual continuity along the street. It is important that the main entrance to a building be clearly identifiable and unique, as it is the primary point of arrival and should be treated as such.

- A. Human scale should be created through the use of awnings, arches, trellises, arbors, pergolas, and other architectural elements. These elements should be integrated into the building design to avoid the look of “tacked on” architectural features.
- B. Existing historic or older structures with architectural details or ornamentation should be retained, restored, or replicated whenever possible.
- C. One or more of the following methods should be incorporated in the entrance design:
 - 1) A change in wall / window plane
 - 2) Wall articulation around the door and projecting beyond the door
 - 3) Placement of art or decorative detailing at the entry
 - 4) A projecting element above the entrance
 - 5) A change in material or detailing
 - 6) Implementation of architectural elements such as flanked columns or decorative fixtures
 - 7) Recessed doors, archways, or cased openings
 - 8) A portico or formal porch projecting from or set into the surface
 - 9) Changes in the roof line, a tower, or a break in the surface to the subject wall
- D. A new building should maintain the basic window and door proportions and placement patterns seen traditionally in architectural styles.
- E. Storefront windows and doors should be of the same style. The line established by uniform storefront heights helps to establish a sense of scale for pedestrians.
- F. Storefront windows, display cases, and other elements that provide visual interest to façades should be provided along side streets.



Maintain Human Scale g.4.45



Clearly Identifiable Entry g.4.46



Well-Appointed Awnings g.4.47



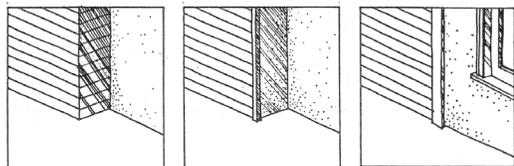
Awning Styles g.4.48



fg.4.49 | Interesting Storefront



fg.4.50 | Articulated Building Side



Preferred Acceptable Discouraged

fg.4.51 | Material Transitions



fg.4.52 | Murals Create Interest

- G. Clear glass is recommended on the street level to create interesting interior shop views for pedestrians. Heat gain can be limited by incorporating awnings, recessed storefronts, polarized glass, or professionally applied UV film. Reflective, mirrored, or tinted glass is discouraged.
- H. Windows on upper floors should relate to the window pattern established on the ground floor.
- I. Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.
- J. Natural materials, such as brick, stone, copper, etc., should be left the original color.
- K. Awnings should not be wrapped around buildings in continuous bands. Awnings should only be placed on top of doors, on top of windows, or within vertical elements when the façade of a building is divided into distinct structural bays.
- L. Awnings and umbrellas should be made of cloth, not plastic or vinyl, and should be high enough so as not to inhibit pedestrians.
- M. Awning maintenance should be in accordance with the awning manufacturer’s care instructions. The life of the awning is generally not expected to exceed eight to ten years. Property owners should not propose installing awnings unless they are prepared to replace the awnings every eight to ten years.
- N. Awnings should be lit with direct, architecturally interesting fixtures, such as goosenecks.
- O. Material changes should occur at intersecting planes to appear substantial and integral to the façade. Material or color changes at the outside corners of structures give an impression of thinness and artificiality and should be avoided.
- P. Blank walls on visible façades are strongly discouraged. Consider utilizing windows, display, trellises, arcades, changes in materials, or other features to add wall articulation.
- Q. Articulation, detail, and display windows, or a mural should be added to large expanses of blank walls at the rear or sides of buildings to soften the appearance and create interest.
- R. Marquis display cases may be provided between buildings in pedestrian linkage areas (paseos) to eliminate large blank wall surfaces. Such display cases may include theater movie posters, upcoming civic events, retail events (such as sidewalk sales, book signings, etc.), art displays, or shows.

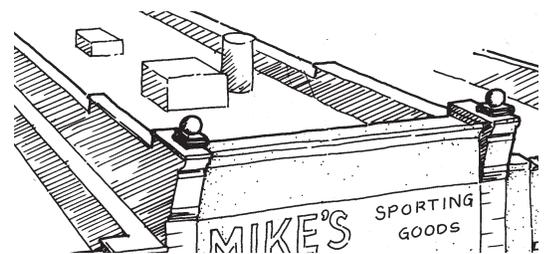
4-5.6 UTILITARIAN ASPECTS OF BUILDINGS

Utility service areas are building components or features that are necessary for the building's function. These elements should be incorporated as part of the early building design process, rather than as an afterthought at the construction document phase.

- A. Outdoor storage areas, including trash and recycling, should be located to the rear or sides of a building and should be screened from public view with walls, berms, or landscaping.
- B. Screen walls should be of similar materials and finishes as primary buildings.
- C. Noise and odor generating functions on any site that may create a nuisance for the adjacent properties should be avoided.
- D. All mechanical equipment on the roof or ground, including air conditioners and heaters, should be screened from public view. Buildings with flat or low-pitched roofs should incorporate parapets, pitched façades, or architectural elements designed to screen roof mounted mechanical equipment. The screening should be architecturally compatible in color, shape, size, and material with the primary building and should be carefully integrated into the overall building design.
- E. Utility service areas, such as electrical panels, should be placed within enclosures that are architecturally integrated into the building design. Utility companies should be able to access meters and utility equipment even when screened.
- F. Roof access should be provided from the interior of the building. Exterior roof access ladders should be avoided if possible.
- G. Chain link gates or fences are not appropriate for screening.
- H. Trash enclosures should be combined among parcels where possible, should be large enough to handle the refuse generated by the users, and should be accessible for service vehicles.
- I. A pedestrian entrance to the trash enclosure should be provided so that the large access gates are opened less frequently.
- J. Recycling bins should be integrated into the enclosure.
- K. Trash enclosures should be separated from adjacent parking stalls by minimum three-foot wide planters with low-growing plant materials to ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.



Complementary Trash Enclosure fig.4.53



Roof Equipment Is Screened fig.4.54



Screened Trash Enclosure fig.4.55



fg.4.56 Integrated Stairwell

- L. Gutters and downspouts on the exterior of the building should be decorative or designed to integrate with the building façade.
- M. Roof scuppers should not be used in areas visible to the street or public spaces.
- N. Sheet metal vents, pipe stacks, and flashing should be painted to match the adjacent roof or wall material.
- O. Common mailboxes should be designed similar in form, materials, and color to the surrounding buildings.
- P. Stairways should be constructed of smooth stucco, plaster, or wood, with accent trim of complementary colors. Thin-looking, open metal, prefabricated stairs are discouraged.
- Q. Stairways should be designed as an integral part of the overall architecture of the building and should complement its massing and form. Exterior stairwells should not appear as “tacked-on”.
- R. Guardrails should complement the architectural style of the building.
- S. Where possible, ramps should be integrated into the site design to create functional and unique spaces.
- T. Utility vaults, such as water, gas, and electric meters, should be architecturally treated to blend with the surrounding paving pattern.



fg.4.57 Screened Utilities

4-6 ALLOWABLE LAND USES BY DISTRICT

The Downtown vision creates a uniquely identifiable Downtown for Huntington Park that is an economically vibrant, pedestrian-oriented, and multi-cultural destination. An important objective of the Specific Plan process is to clearly spell out the desired mix of land uses and the location of these uses. Within this chapter, the list of uses outlined in the Zoning Code has been modified and reorganized by District in an effort to simplify, streamline, and customize the land use requirements. This reorganization will encourage reinvestment and revitalization of the Downtown area consistent with the Specific Plan vision.

The following Land Use Table, figure 4.58, identifies the uses proposed for each District within the Specific Plan area. It addresses permitted and non-permitted uses in the planning area, with the letter "P" designating permitted uses, the letter "D" designating uses subject to a Development Permit, and the letter "C" designating uses subject to a Conditional Use Permit. Where a use classification is not listed, that land use classification is not permitted. Any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit.

Per the Zoning Code, the Director of Community Development may determine that a proposed use fits within the purpose and intent of the zoning districts, in compliance with Zoning Code Section 9-1.106. For definitions of uses, refer to the Zoning Code Section 9-1.203.

Existing uses that are not permitted or not listed in the Land Use Tables contained in this document are declared nonconforming uses. Refer to the Zoning Code Chapter 3, Article 6 Nonconforming Structures and Uses for definitions and policies.

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
<p>P = Permitted; C = Conditional Use Permit; D = Development Permit; ¹ = Permitted Only Above First Floor on Pacific Boulevard; ² = Permitted Only Above First Floor; ³ = 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)</p>				
A. ADMINISTRATIVE AND PROFESSIONAL OFFICES				
Administrative, Business, Financial, Service and Public Utilities	p ¹	p ²	P	P
Accounting, Consulting, Counseling, Design, Legal	p ¹	p ²	P	P
Headquarters (Business, Corporate and Government)	p ²	p ²	P	P
Medical/Dental and Professional Offices	p ²	p ²	P	P
B. GENERAL COMMERCIAL USES				
Auditoriums/Concert/Convention Halls	C	C	-	-
Amusement/Video Arcades	C	C	-	-
Apparel/Shoe Stores	P	P	P	P
Appliance Stores	P	P	-	P
Art/Photography Shops, Studios, Galleries	P	P	P	P
Automobile Parts Supply	P	-	-	-
Automobile Rental Agencies	p ¹	-	P	-
Bakeries (retail only)	P	P	P	P
Banks	P	P	-	-
Banquet Halls, Lodges and Conference Halls ³	C	C ²	-	-
Barber/Beauty/Nail Shops	p ¹	p ²	P	P
Bicycle Shops (sales/service, non-motorized)	C	C	C	C
Billiard/Pool Centers	C ²	C ²	-	-
Book Stores (new/used)	P	P	P	P
Bowling Alley (with 50' maximum street frontage)	D	-	-	-
Camera Film Drop Off/Express Developing	P	P	P	P
Camera Shop (new/used)	P	P	P	P

fg.4.58 Land Use Table

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
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B. GENERAL COMMERCIAL USES (Continued)				
Candy, Confectionery/Ice Cream Stores	P	P	P	P
Catering Establishments	p ¹	-	-	-
Check Cashing Services	p ²	p ²	-	-
Churches	-	-	C	-
Commuter Bus Stations	-	-	C	-
Convenience Stores, Mini-Markets ³	D	D	-	-
Cultural/Community Facilities	C	C	C	C
Currency Exchanges	p ²	p ²	-	-
Cyber Café	C	C	-	-
Dance Hall/Club	C ²	C ²	-	-
Dance School/Studios	p ²	p ²	P	-
Day Care Center	C	C	C	C
Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars ³	P	P	P	P
Department Stores (greater than 5,000 sq. ft.)	P	P	-	-
Discount/Club Membership Stores	P	-	-	-
Drug Stores	P	P	P	-
Dry Cleaning/Dyeing (retail only)	p ¹	-	P	P
Electronic/Computer Stores	P	P	P	P
Floor Covering/Draperies Store	P	P	P	P
Florist Shops	P	P	P	P
Food Markets (including supermarkets) ⁴	P	P	P	P
Furniture Stores	P	P	P	P

Land Use Table

g.4.58

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
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B. GENERAL COMMERCIAL USES (Continued)				
Gift/Stationary Stores	P	P	P	P
Glass Shop (sales/service)	P	-	P	P
Hardware Stores (up to 10,000 sq. ft.)	C	C	P	P
Health/Athletic Clubs (excluding massage parlors)	C	C	P	-
Hobby Shops	P	P	P	P
Hotels/Motels	C	-	-	-
Ice Cream Parlors	P	P	P	P
Interior Decorating Shop	P	P	P	P
Jewelry Sales/Repair Stores	P	P	P	P
Laboratories (including film, medical and dental)	p ²	p ²	-	-
Laundromat (retail only)	-	-	P	-
Lighting Fixture Stores	P	P	P	P
Locksmith Shops	p ¹	p ²	P	P
Mortuaries	-	-	C	-
Museums	P	C	-	-
Music Stores	P	P	P	P
Newspaper/Magazine Stores	P	P	P	P
Nightclubs	-	C	-	-
Nurseries/Garden Supply Store	-	-	P	-
Office Supplies/Equipment (retail only)	P	P	P	C
Optical Shop	p ¹	p ²	P	P
Paint/Wallpaper Stores (retail only)	p ¹	p ²	P	P
Parcel Shipping/Copy/Fax Centers	p ¹	p ²	P	P

fg.4.58 Land Use Table

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
<p>P = Permitted; C = Conditional Use Permit; D = Development Permit; ¹ = Permitted Only Above First Floor on Pacific Boulevard; ² = Permitted Only Above First Floor; ³ = 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)</p>				
B. GENERAL COMMERCIAL USES (Continued)				
Parking Structures	-	-	C	-
Pet Shops	P	P	P	P
Plumbing Fixture Stores	C	C	P	P
Pool Supply (retail only)	-	-	C	C
Post Office Substation	p ¹	p ²	P	P
Printing/Blueprinting Shops	C ¹	C ²	C	C
Radio/Television Broadcasting Studios (no transmitting)	C ²	C ²	C	-
Recording Studios	p ²	p ²	C	-
Recycling Facilities	-	-	-	-
Restaurants (less than 4,000 sq. ft., excluding drive-thrus) ⁴	P	P	D	D
Restaurants (greater than 4,000 sq. ft., excluding drive-thrus) ⁴	P	P	-	C
Restaurants (where outdoor eating facilities are larger than 400 sq. ft.) ⁴	P	P	C	C
Saving and Loans	P	P	-	-
Shoe Repair	p ¹	p ²	P	P
Shuttle Stations	-	-	C	-
Sign/Lettering Shops with retail sales area	p ¹	p ²	-	-
Sporting Good Stores	P	P	P	P
Stamp/Coin Shops	P	P	P	P
Tailor Shops	p ¹	p ²	P	P
Theaters, Movie (excluding drive-in)	C	C	C	-
Ticket Sales	p ¹	p ²	P	P
Tobacco/Pipe Stores	P	P	P	P
Toy Stores	P	P	P	P

Land Use Table

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
<p>P = Permitted; C = Conditional Use Permit; D = Development Permit; ¹ = Permitted Only Above First Floor on Pacific Boulevard; ² = Permitted Only Above First Floor; ³ = 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)</p>				
B. GENERAL COMMERCIAL USES (Continued)				
Travel Agencies	p ¹	p ²	P	P
Veterinary Offices/Animal Hospitals	-	-	C	-
Video Machines (up to 5)	P	P	P	P
Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	P	P	P	P
Wedding Chapels	-	-	C	-
C. RESIDENTIAL USES				
Child Day Care Facility (in conjunction with residential use only) - Small Family Child Day Care Home (8 or less children)	P	P	P	P
Child Day Care Facility (in conjunction with residential use only) - Large Family Child Day Care Home (9 or more children)	C ²	C ²	C	C
Condominiums	C ²	C ²	C	C ²
Day Care Center	C ¹	C ²	C	C
Density Bonus/Affordable Housing	C ²	C ²	C	C ²
Group Homes (6 or less clients)	p ¹	-	P	p ²
Group Homes (7 or more clients)	-	C ²	C	C ²
Multi-Family Dwelling	D ²	D ²	D	D ²
Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	C ²	C ²	C	C ²
Single-Family Dwellings	-	-	C	-
Single Room Occupancy	C ²	C ²	C	-
Zero Lot Line/Small Lot Residential Development	-	-	C	-

fg.4.58 Land Use Table

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
<p>P = Permitted; C = Conditional Use Permit; D = Development Permit; ¹ = Permitted Only Above First Floor on Pacific Boulevard; ² = Permitted Only Above First Floor; ³ = 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)</p>				
C. RESIDENTIAL USES (CONTINUED)				
Recreational Accessory Uses				
Swimming Pool, Private	p ²	p ²	P	P
Tennis Court Private	D ²	D ²	D	D
Tree "Play" House	-	-	P	P
Accessory Uses				
Fences and Walls	P	P	P	P
Garage	p ¹	-	P	P
Keeping of Domestic Animals/Household Pets	P	P	P	P
Outdoor Play/Athletic Equipment	p ²	p ²	P	-
Patio (with or without cover)/Gazebo	p ²	p ²	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
D. OTHER USES				
Antennae (accessory only)	C	C	C	C
Wireless Communications Facilities	C	C	C	C

Land Use Table

4-7 DISTRICT SPECIFIC STANDARDS AND GUIDELINES

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

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

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

4-7.1 DISTRICT A - GATEWAY

A. VISION

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



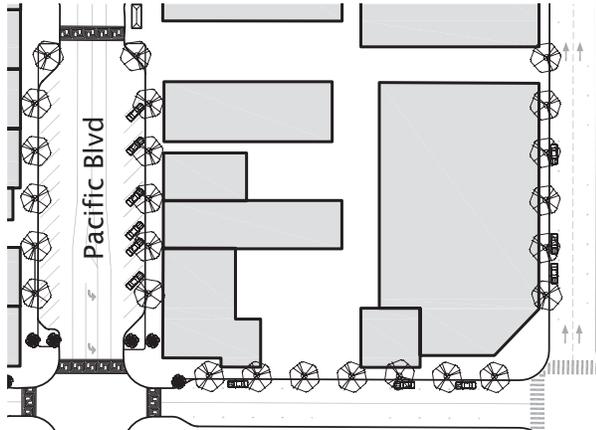
Typical Gateway Character fig.4.59

**DISTRICT A
GATEWAY**

B. AT-A-GLANCE SHEET

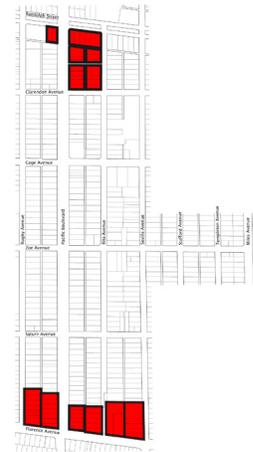


PLAN VIEW



PRIMARY USES & KEYMAP

Mixed-Use -
 Ground Floor:
 Commercial
 Office
 Above Ground Floor:
 Residential
 Office



SECTION VIEW



Floor Area Ratio (FAR):
 Min: 2:1 Max: 4:1
Density: Max: 70 du/ac

DEVELOPMENT STANDARDS

Lot Area: Min: 5,000 sf

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

Height: Max: 84'

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

Street Frontage: Min: 80%

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

Open Space Requirement:

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

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

Parking Location: Under/Behind/No Street Front Locations

Parking Ratios:

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

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

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

C. ARCHITECTURAL CHARACTER

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

D. DESIGN GUIDELINES

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



Modern Art Deco Style | fig.4.61



Variation in Wall Planes | fig.4.62



Roofs at Different Levels | fig.4.63



Create Focal Points | fig.4.64



fg.4.65 Art Deco Style

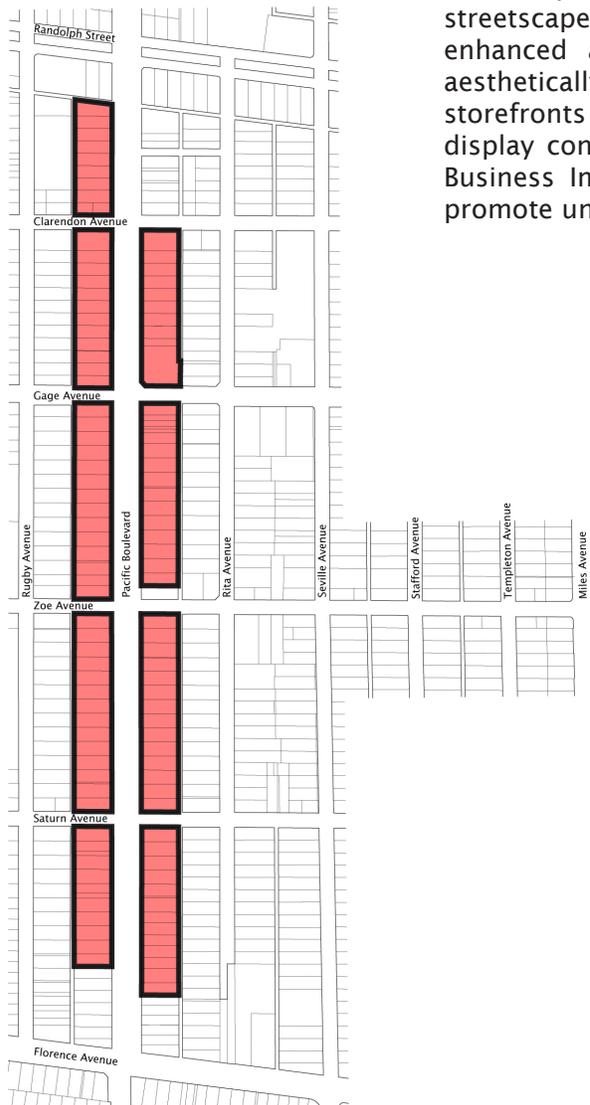
4.7.2 DISTRICT B - FESTIVAL

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.



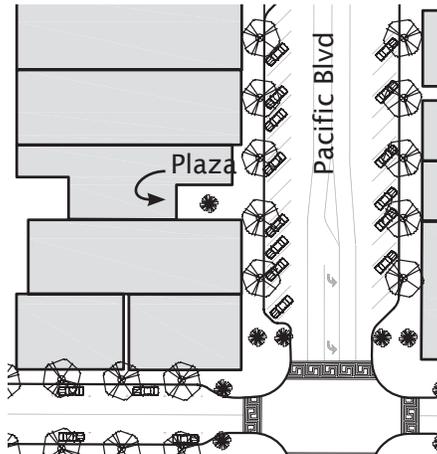
fg.4.66 District B

**DISTRICT B
FESTIVAL**

B. AT-A-GLANCE SHEET

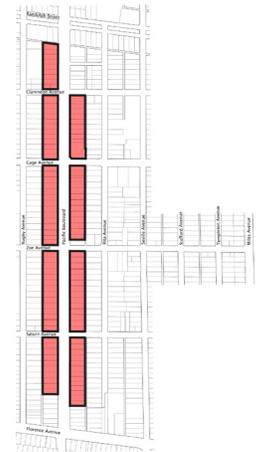


PLAN VIEW



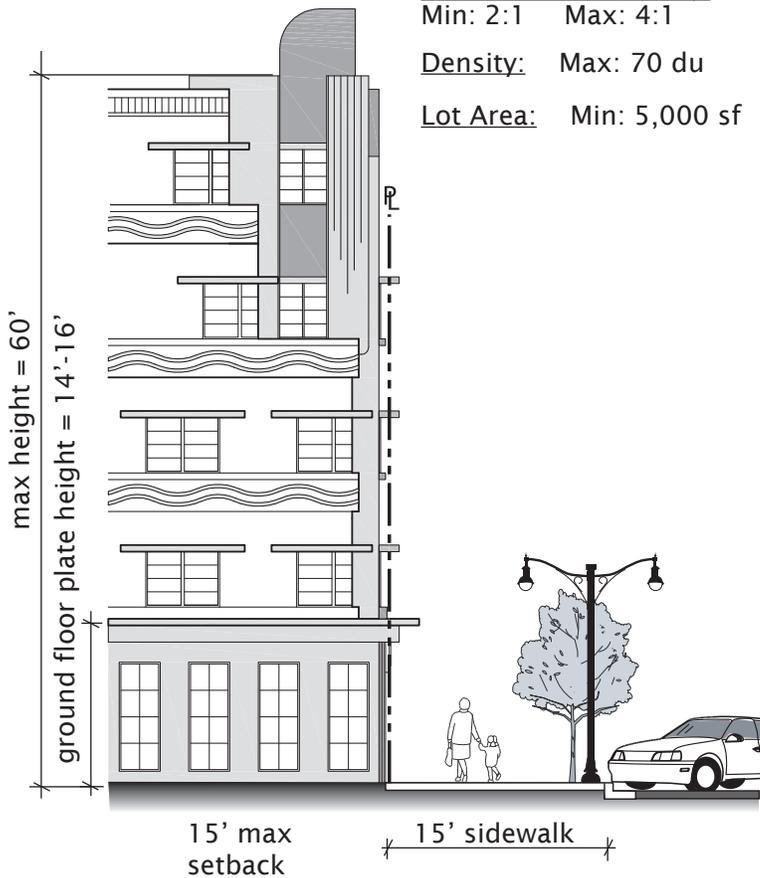
PRIMARY USES & KEY MAP

Mixed-Use -
 Ground Floor:
 Commercial
 Office
 Above Ground Floor:
 Residential
 Office



SECTION VIEW

DEVELOPMENT STANDARDS



Floor Area Ratio (FAR):
 Min: 2:1 Max: 4:1
Density: Max: 70 du
Lot Area: Min: 5,000 sf

Setbacks:
 Front: Min: 0' Max: 15'
 Side: Min: 0' Max: 15'
 Rear: Min: 0'
Height:
 Min: 35' Max: 60'

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

Street Frontage (Pacific Boulevard):
 Min: 100% (excluding paseos and pedestrian access)
 Buildings with more than 40' of linear street frontage shall be designed to replicate traditional 20' - 40' facade widths.
 Min storefront openings/glazing shall be 65% of the ground floor wall area; opaque or reflective glazing is not permitted; view into store area should not be overly obstructed.

Open Space Requirement:
 Common: 50 sf/du (50 sf/du may be satisfied by open space in-lieu fee)
 Private: 100 sf/du (100 sf/du may be satisfied by offering additional common open space)

Parking Location: Under/Behind/No Street Front Locations

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



fig.4.67 Residential Units Above



fig.4.68 Specialty Retail



fig.4.69 Residential 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:

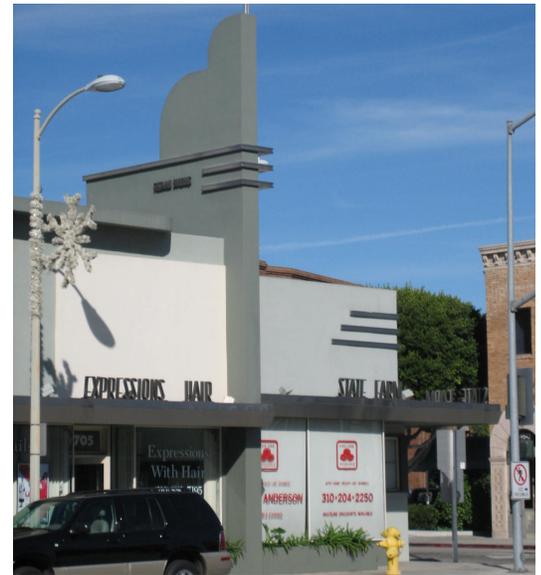
- Appropriate materials for walls and façades include, but are not limited to, stucco, tile, brick, glass block, neon lights, stainless steel, and aluminum trim.
- Architecture reflecting the old nostalgic diners with rounded corners, Art Deco style signs, and neon will reinforce the architectural theme 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 fig.4.70



Art Deco Detailing fig.4.71



Art Deco Design fig.4.72



fg.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.



fg.4.74 Clear Pedestrian Passage



fg.4.75 Outdoor Dining

4-7.3 DISTRICT C - NEIGHBORHOOD

A. VISION

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

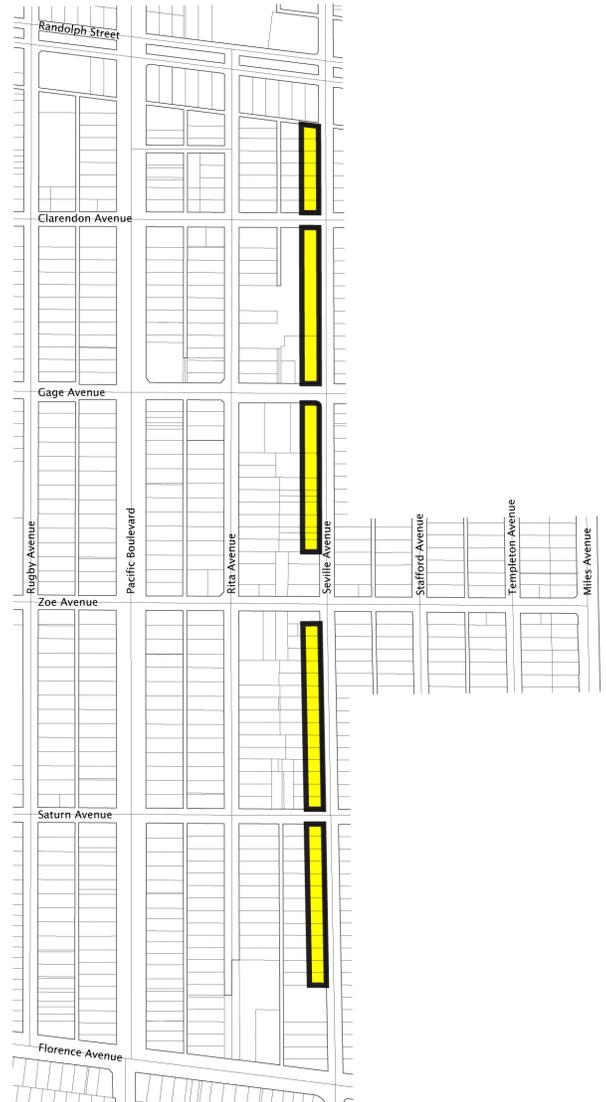
There are two sets of development standards for District C based on allowed building height. The properties fronting Seville Avenue will form a transition area to the more residential surroundings bordering the area. Therefore, lots fronting Seville Avenue are subject to lower height restrictions than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



Residential Development fig.4.76



District C fig.4.77



District C at Seville Avenue fig.4.78

DISTRICT C*

NEIGHBORHOOD

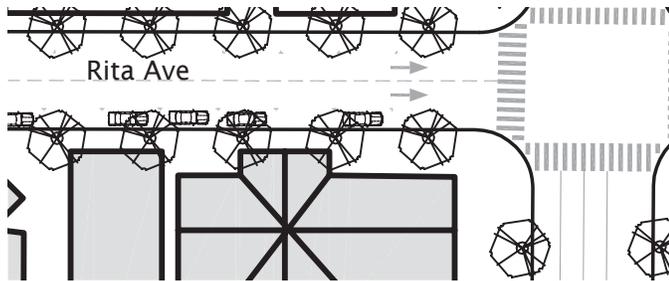
B. AT-A-GLANCE SHEET-1

*For lots not fronting Seville Avenue



PLAN VIEW

PRIMARY USES & KEYMAP

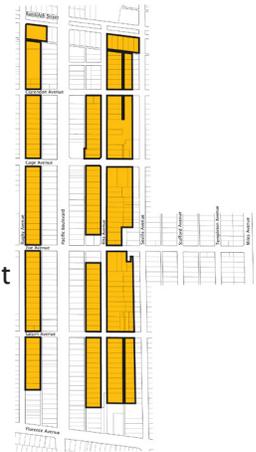


Mixed-Use -

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

+Not allowed on street front

- Above Ground Floor:**
 Multi-Family
 Residential
 Parking
 Structures



SECTION VIEW

DEVELOPMENT STANDARDS

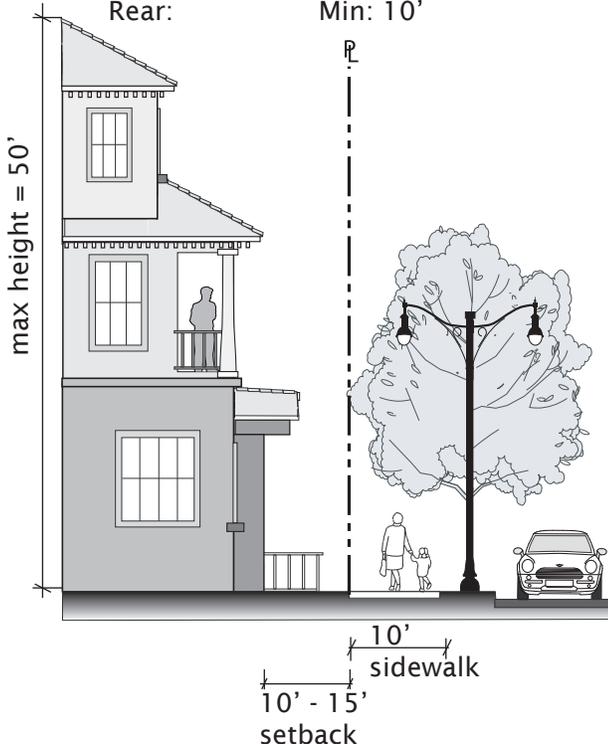
Floor Area Ratio (FAR): Min: 0.5:1 Max: 2:1

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: 60' on the west side of Rita Avenue
 Max: 50' all other areas

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

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

Street Frontage: Min: 60%

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

Open Space Requirement:

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

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

Parking Location: Under/Behind/No Street Front Locations

Parking Ratios:

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

District Boundary:

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

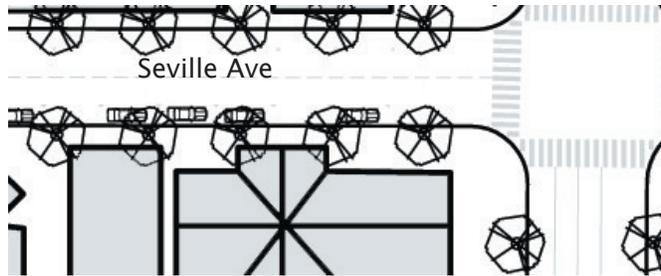
DISTRICT C*

NEIGHBORHOOD
C. AT-A-GLANCE SHEET-2

*For lots fronting Seville Avenue

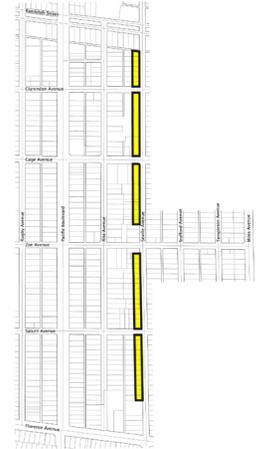


PLAN VIEW

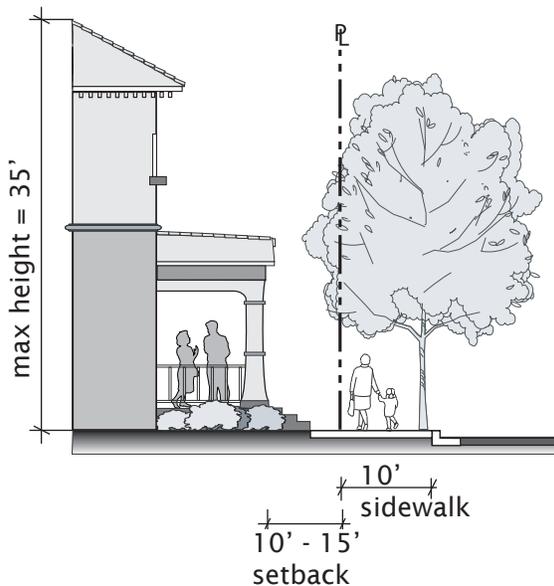


PRIMARY USES & KEY MAP

Mixed-Use -
 Ground Floor:
 Multi-Family
 Residential
 Commercial
 Above Ground Floor:
 Multi-Family
 Residential



SECTION VIEW



DEVELOPMENT STANDARDS

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

Density: Max: 70 du/ac

Lot Area: Min: 5,000 sf

Setbacks:

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

Height: Max: 35'

Street Frontage: Min: 60%

Open Space Requirement:

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

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

Parking Location: Under/Behind/No Street Front Locations

Parking Ratios:

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

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

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

District Boundary:

35' adjacent to Seville Avenue ROW



fg.4.79 | Defined Building Entries



fg.4.80 | Defined Residential Entries



fg.4.81 | Courtyards are Encouraged



fg.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



fg.4.86 Art Deco Style



fg.4.87 Substantial Corner Massing



fg.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

District D g.4.90

DISTRICT D

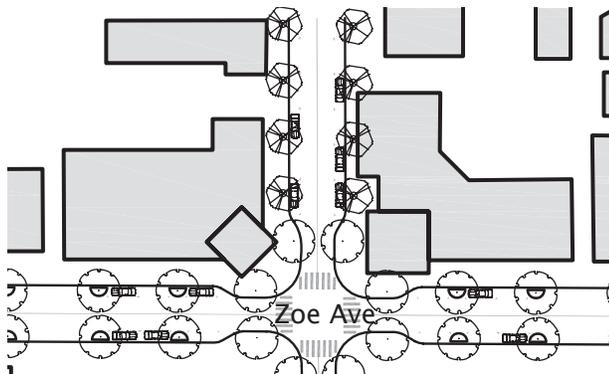
ZOE

B. AT-A-GLANCE SHEET



PLAN VIEW

PRIMARY USES & KEYMAP

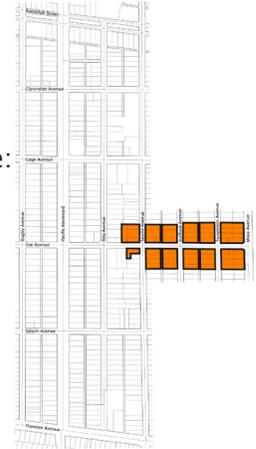


Mixed-Use -

Ground Floor Zoe Ave:
Commercial
Office

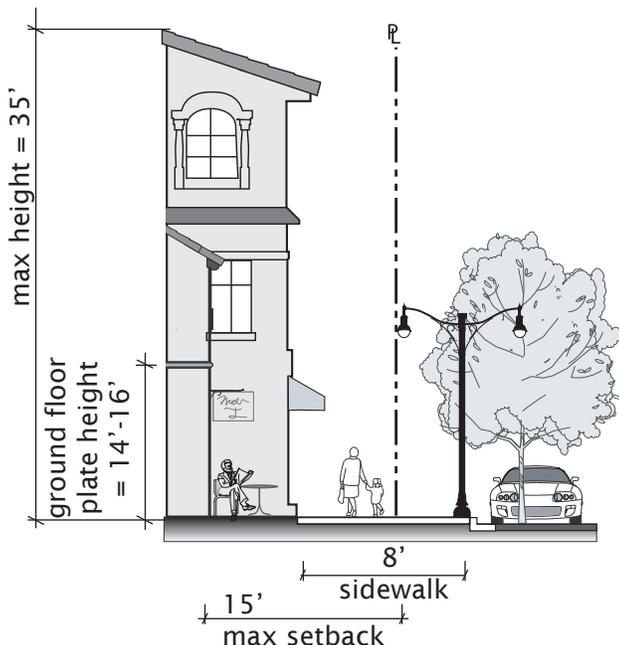
Ground Floor not Zoe Ave:
Commercial
Office
Residential

Above Ground Floor:
Residential
Office



SECTION VIEW

DEVELOPMENT STANDARDS



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

Density: Max: 30 du/ac

Lot Area: Min: 5,000 sf

Setbacks:

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

Height: Max: 35'

Street Frontage (Zoe Ave): Min: 80%

Open Space Requirement:

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

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

Parking Location: Under/Behind/No Street Front Locations

Parking Ratios:

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

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

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

C. ARCHITECTURAL CHARACTER

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

D. DESIGN GUIDELINES

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



Integrated Building Massing fig.4.91



Welcoming Retail Street fig.4.92



Integrated Architecture fig.4.93



Service and Residential Uses fig.4.94



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.

CHAPTER 5

SIGN GUIDELINES AND STANDARDS

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5 – SIGN GUIDELINES AND STANDARDS

5-1 PURPOSE AND INTENT

The intent of the Specific Plan is that the design and character of Downtown Huntington Park be of the highest quality and that accessory elements such as signs be compatible with the overall theme. The quality of signs plays a very distinctive role in achieving the above intent; when abused, signs can create a visual blight which detracts from the quality of the environment and an individual's visual perception of the Downtown.

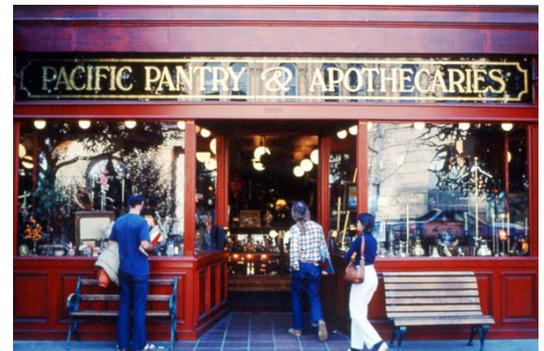
Signs play an important role in the success of any business by providing necessary identification. Signs integrated into the building design provide a personal quality that contributes to the ambiance of the commercial complex or streetscape, especially the more unique signs. Conversely, signs can intrude upon pleasant surroundings when applied as an afterthought, too frequently, or without possessing a professionally designed quality. The goals, guidelines and standards in this chapter are intended to balance the legitimate identification needs of businesses with the need to prevent visual clutter.

For ease of reference, relevant sections of the City's Sign Ordinance (Chapter 3, Article 12 of the City of Huntington Park Municipal Code) have been brought forward and tailored to the needs of the Specific Plan area. The portions of the City's Sign Ordinance that address the regulatory scope, purpose and intent, basic policies, definitions, Sign Permits, and exemptions from Sign Permits is hereby incorporated by reference in order to reduce duplication of existing regulations. Where there is a discrepancy between the City's Sign Ordinance and the Specific Plan, this Specific Plan takes precedence.



Distinctive Sign

fig.5.1

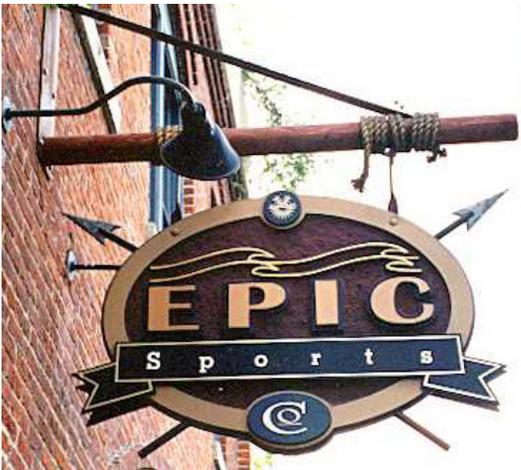


Appropriate Window Sign

fig.5.2



fg.5.3 Sign Identifies Business Only



fg.5.4 Sign Reflects Business Type

5-2 SIGN GOALS AND GUIDELINES

5-2.1 SIGN GOALS

Recognizing that the primary purpose of signs is proper business identification for the public, the procedures and regulations of this chapter are established to support the following goals:

- Ensure that signs erected are compatible with their surroundings and contribute positively to the character of the Downtown.
- Provide for the identification of business enterprises only and not for general advertising purposes.
- Promote traffic safety and community identity while also enhancing the quality of the visual environment.
- Establish procedures and design regulations which control the location, size, type, number of signs which may be permitted.
- Create effective business identification with simple, clean, attractive, easy-to-read uncluttered signs that convey a professional quality.

5-2.2 GENERAL GUIDELINES FOR ALL SIGNS

- A. Signs should be in scale with and in proportion to the primary building façade so that the signs do not dominate the appearance.
- B. Sign colors, materials, and design should be compatible with that of the primary building façade.
- C. Signs that reflect the type of business through design, shape, or graphic form are encouraged.
- D. The method of attaching the sign to the building should be integrated into the overall sign design.
- E. Signs should not cover up important architectural features.
- F. Flush-mounted signs should be positioned within architectural features, such as the window panel above the storefront or flanking the doorways.
- G. When a sign is lit, indirect illumination from an external, shielded lamp is preferred.
- H. Buildings with historical significance should use signs, lettering, and other accent features that are typical of the era of construction.
- I. Signs should not cause unnecessary distractions to motorists or differ aesthetically from the surrounding architecture.

5-3 SIGN STANDARDS

5-3.1 GENERAL PROVISIONS FOR ALL SIGNS

A. Maintenance of Signs

All signs, including temporary signs, shall be maintained in good repair and functioning properly at all times. Any repairs to signs shall be equal or better in quality of materials and design as the original sign. Dilapidated signs are deemed to be a public nuisance and may be abated in compliance with provisions of the Municipal Code. The Director of Community Development shall have the authority for determining the maintenance status of all signs in compliance with the following:

- B. Signs shall not be in a state of unsafe condition where any supporting structures or hardware is substantially corroded, loose or broken, or otherwise presents a threat to the public safety.

C. Measurement of Sign Area

The surface area of a sign shall be calculated by enclosing the extreme limits of any writing, logo, representation, emblem or other display, together with any frame, background area, structural trim or other material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or surface against which it is placed, within a single continuous perimeter composed of squares or rectangles.

- 1) Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.
- 2) If the sign consists of more than one section or module, all of the area, including the area between the sections or modules, shall be included in the computation of sign area.

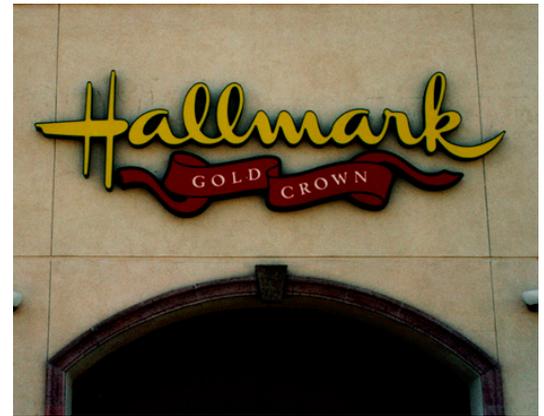
D. Sign Installation

Signs shall be constructed to conceal all supporting structures, fastenings and electrical connections unless designed as an integral design feature.

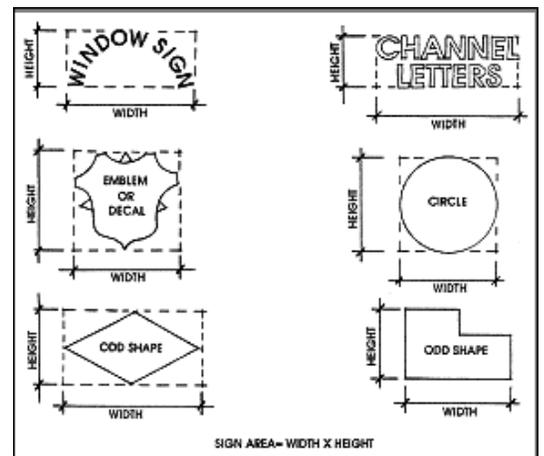
E. Sign Content

The policies and principles stated in this section apply to all signs within the regulatory scope of this chapter of the Specific Plan, and to all procedures set forth in, or invoked by, this chapter of the Specific Plan. These policies and principles prevail over any other provision to the contrary, even if more specific.

- 1) Enforcement Authority. The Director of Community Development is authorized and directed to enforce and administrate this chapter of the Specific Plan.



Well-maintained Sign fig.5.5



Measurement of Sign Area fig.5.6



fig.5.7 Limited Sign Content

- 2) Permit Generally Required. Unless expressly exempted by a provision of this Specific Plan or by other applicable law, signs within the regulatory scope of this Specific Plan may be erected, moved, altered, repaired, maintained, or displayed only pursuant to a permit issued by the City.
- 3) Message Neutrality. It is the City's policy to regulate signs in a constitutional manner, which is content neutral as to noncommercial signs and content neutral or viewpoint neutral as to commercial signs.
- 4) Regulatory Interpretations. All regulatory interpretations of this Specific Plan are to be exercised in light of the City's message neutrality policy. Where a particular type of sign is proposed in a permit application, and the type is neither expressly allowed nor prohibited by this Specific Plan, or whenever a sign does not qualify as a "structure" as defined in the Building Code, then the Director of Community Development shall approve, conditionally approve, or disapprove the application based on the most similar sign type that is expressly regulated by this Specific Plan.
- 5) Substitution of Messages. Subject to the property owner's consent, a noncommercial message of any type may be substituted for a any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Specific Plan. This purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, lot or land use; does not affect the requirement that a sign structure or mounting device be properly permitted; does not allow a change in the physical structure of a sign or its mounting device; does not allow the substitution of an off-site commercial message in place of an on-site commercial message, and does not allow one particular on-site commercial message to be substituted for another without a permit.



fig.5.8 Attractive Business Sign

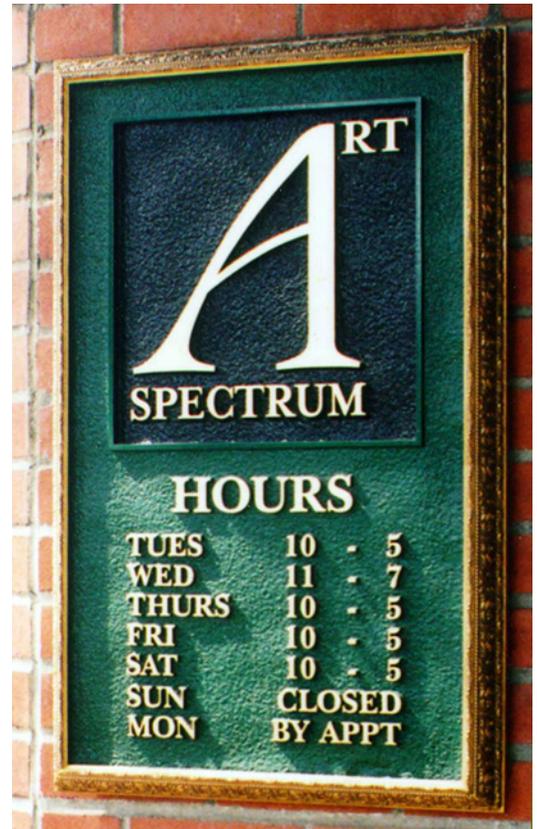
F. Illumination of Signs

- 1) Sign illumination shall be either from behind individually cut letters (backlighting), neon tubing or an indirect light source.
- 2) Illuminated signs shall be designed to fully shield their light source from view.
- 3) Illuminated signs shall be designed and placed so that no light is cast onto any property zoned/used for residential purposes.
- 4) Sign lighting shall be directional to illuminate the lettering or graphic but not produce glare on public areas or surrounding buildings.

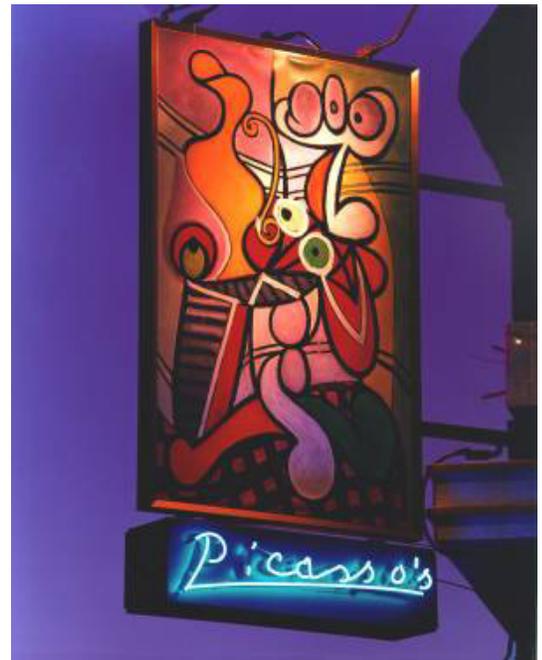
G. Use of Exposed Neon Tubing

The use of neon shall be allowed in Districts A and B of the Specific Plan and shall require the approval of a Sign Permit in compliance with Section 9-3.1204. The proposed use of neon lighting as an architectural element is subject to approval through a Development Permit (Article 10 of Chapter 2 of the Municipal Code). In addition, the following requirements apply:

- 1) Neon signs and linear tubing shall be UL (Underwriters Laboratories) listed with a maximum 20 amps per circuit and be designed to accommodate a dimmer in order to reduce the brightness of the sign.
- 2) Neon manufacturer shall be registered with Underwriters Laboratories.
- 3) Neon signs shall not be hung inside the storefront window.
- 4) When used as an architectural element, neon tubing shall be used only to reinforce specific architectural elements of the building.



Appropriate Sign Text fig.5.9



Proper Use of Neon Sign fig.5.10



fg.5.11 Similar Awnings on Businesses

5-3.2 PLANNED SIGN PROGRAM

A. Sign Program Required

In order to ensure that signs within multiple tenant projects and other special types of signs are in harmony with other on-site signs, buildings, and surrounding developments, a planned sign program shall be required when any of the following circumstances exist:

- 1) Multiple tenant developments of one or more separate businesses that share either the same lot or building and use common access and parking facilities.
- 2) Whenever three or more signs are proposed for a development.
- 3) Whenever wall signs are proposed on structures over two stories in height.

B. Intent of the Sign Program

The intent of a planned sign program is to integrate multiple signs with building design in a unified architectural statement. The sign program is not intended to limit the message content of signs, but rather to insure architectural harmony of sign structures, and to provide a means for flexible application of the sign regulations. The message substitution provision, stated in the Basic Policies section of the Sign Ordinance, applies automatically to all sign programs. The intent and goals of the sign program may be achieved by:

- 1) Using the same or similar type of construction and supports for signs of a same type; using the same type of construction material for components (i.e., sign copy, cabinets, and supports).
- 2) Using the same form of illumination for all signs, or by using varied forms of illumination that have been determined by the Review Authority to be compatible.
- 3) Permitting an increase in the number or types of signs normally allowed, provided that the design and placement of the signs provide a visual enhancement to the project and the total allowable sign area is not increased.
- 4) Ensuring that the sign program accommodates future revisions that may be required due to tenant changes.

C. Application Requirement

The following information is required for submittal of a planned sign program:

- 1) A description of the number and type of businesses on site;
- 2) A completed Sign Permit application form and fee;
- 3) Plans, to scale, to include the following:
 - a. Sign details indicating sign area, dimensions, colors, materials, letter style, proposed copy letter height and method of illumination;
 - b. Site plan indicating the location(s) of all existing and proposed signs with sign area dimensions, colors, materials, letter style, proposed copy if available, letter height and method of illumination;
 - c. Building elevation(s) with sign location depicted and dimensioned; and
 - d. Approval and Appeal of Planned Sign Programs. A planned sign program may be approved by the Director of Community Development provided that the proposed sign program is consistent with the intent and provisions of this section. The Director of Community Development at his discretion may refer the sign program to the Planning Commission for review where additional consistency evaluation may be warranted. Decisions on proposed sign programs are subject to the same procedures as Sign Permit applications, including time for decision and appeal rights.



Complementary Wall Signs

g.5.12

D. Review

- 1) Review of the planned sign program may include consideration of size, color, material, illumination, location, size and height, compatibility with building architecture and other elements of design, but shall not include review of the actual message or copy.
- 2) Major Revisions. Whenever major revisions are proposed for an approved sign program, the revisions shall be processed in the same manner as an original proposal.



fg.5.13 Wall Sign



fg.5.14 Wall Signs



fg.5.15 Window Sign

5-3.3 TYPE OF SIGN

A. Wall and Window Signs

- 1) For a business with less than 100 linear feet of street frontage:
 - a) One wall sign with a maximum area of 2 square feet for each linear foot of building frontage is permitted.
 - b) The total maximum area for all window signs on each window shall be 25% of the window area.
 - c) The total combined wall and window sign area may not exceed 2 square feet for each linear foot of building frontage.
- 2) For a business with greater than or equal to 100 linear feet of street frontage:
 - a) One wall sign per entrance shall be allowed for a maximum of two entrances per street frontage, subject to requirements (c) and (d) below.
 - b) The total maximum area for all window signs on each window shall be 25% of the window area, subject to requirements (c) and (d) below.
 - c) The total wall and window sign area combined shall not exceed 2 square feet for each linear foot of building frontage.
 - d) If two wall signs are used, the signs must be placed above building entrances. If windows signs are used in combination with two wall signs, the total combined sign area shall not exceed 2 square feet for each linear foot of building frontage.
- 3) Business establishments on the second floor shall be allowed one of the following types of signs per building frontage with a maximum area of 2 square feet for each linear foot of building frontage: wall sign, window sign, or awning sign.
- 4) Signs directly on buildings shall consist of individual letters or panels attached onto the structure.
- 5) Mounted signs shall be attached flat against the wall and shall not extend over eight inches off the wall surface.
- 6) Signage shall be limited to an awning or wall mounted sign, but not both.
- 7) Lighting may be provided for wall signs but shall not produce any unnecessary glare.
- 8) Signs mounted on raceways and signs painted directly on the wall surface are prohibited.

B. Projecting and Hanging Signs

1) Quantity.

No more than one (1) projecting sign shall be allowed for any leasable tenant space.

2) Location.

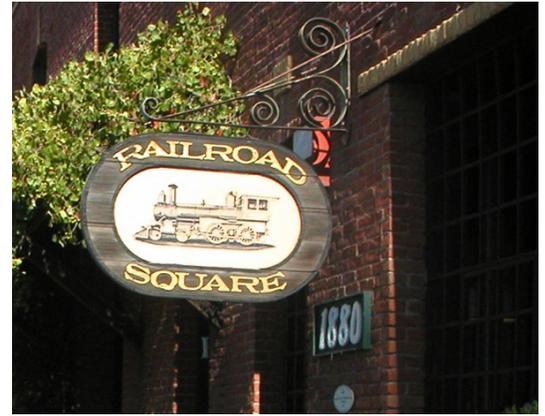
- No part of any projecting sign shall be located lower than eight (8) feet above ground level.
- No projecting sign shall be located within twenty-five (25) feet of another projecting sign.
- No projecting sign shall be located higher than the ground level of occupancy of the building.
- No projecting sign shall extend more than one-foot (1) beyond the roofline of the building.

3) Structure.

- A projecting sign shall be perpendicular to the building wall to which it is affixed.
- No face of any projecting sign shall exceed twenty-four (24) square feet in area.
- A projecting sign shall not exceed twelve (12) inches in thickness.
- No face shall project more than four (4) feet from the wall to which it is attached.
- No face shall exceed eight (8) feet in vertical dimension.

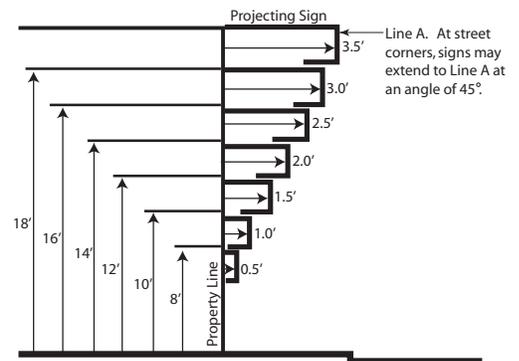
4) Design.

- Sign copy area shall not exceed fifty (50) percent of the sign face.
- The design of any projecting sign shall be architecturally compatible within the building on which it is located.
- No projecting sign shall be wholly or partially illuminated by unshielded lighting of any type, including exposed fluorescent or incandescent bulbs, except exposed neon. No sign shall use mirrors reflecting a direct light source or utilize flashing, blinking or sequenced lights.
- Projecting signs shall be for identification of the business(es) or use(s) located on the site subject to the following:
 - The sign shall have no more than five (5) words describing products, services or brands available on the premises where the sign is located in addition to the business identification. No face shall exceed eight (8) feet in vertical dimension.



Projecting Sign

fig.5.16



Projecting Sign Widths

fig.5.17



Awning Sign

fig.5.18



fg.5.19 Consistent Awning Style



fg.5.20 Monument Sign

2. The sign shall not advertise or display the name, brand name or manufacturer's name of any product, article or service, unless these names are included in the name identifying the business.

C. Awning and Canopy Signs

- 1) The surface area of an awning or canopy sign shall be calculated by enclosing the extreme limits of any writing, logo, representation, emblem, border, or other display on the awning's canopy within a perimeter composed of squares or rectangles. Any text on the valance text shall be calculated within an independent perimeter composed of squares or rectangles. The total area of signage on the awning's canopy and the valance shall be considered the total square footage of the awning or canopy sign.
- 2) One awning or canopy sign with a maximum area of 2 square feet for each linear foot of building frontage is permitted, subject to requirement (3) below.
- 3) Total awning or canopy sign and window sign area combined shall not exceed 2 square feet for each linear foot of building frontage.
- 4) Business establishments on the second floor shall be allowed one awning or canopy sign per window with a combined maximum area of 2 square feet for each linear foot of building frontage. The awning must be placed above the window.
- 5) Signage shall be limited to an awning or wall mounted sign, but not both.
- 6) Awning signage shall be limited to a graphic or decorative logo placed on an awning's canopy and/or text located on an awning's valance, or as determined by the Director of Community Development. Logos may be allowed on other portions of the awning as an integrated design as approved by the Director of Community Development.
- 7) Signage shall be restricted to the front facing awning panel.
- 8) All awnings on a single building shall be a consistent material, color, size, and style regardless of a difference in tenant or use.
- 9) Awnings shall be opaque, durable cloth material.
- 10) Where lighting is provided underneath an awning, light positioning and shielding and awning material shall be provided to prevent light emission through the canopy.
- 11) Signs for multiple tenants on one continuous awning shall be placed centered on the portion of the valance that corresponds to the individual storefront and be a uniform color.

- 12) For purposes of this section, a valance is defined as that vertical portion of the awning that hangs down from the structural brace.
- 13) Awnings shall be well maintained at all times and immediately replaced when in a worn or torn condition, as determined by the Director of Community Development.

D. Monument Signs

- 1) Monument signs may be allowed for properties with at least 100 feet of street frontage and a minimum 10-foot setback.
- 2) All signs shall be double faced.
- 3) Signs shall not project beyond any property line. Any supporting structure shall be set back a minimum of five feet from any property line.
- 4) A landscaped area shall be provided at the base of each sign equal to the area of one sign face.
- 5) Monument signs are not permitted in Districts A and B of the Specific Plan.
- 6) Monument signs shall be a maximum of four feet in height.

5-3.4 INFORMATIONAL SIGNS

Signs within the Specific Plan area are regulated by the purpose of the sign, including business identification, building identification, business or building directories, center or project identification, and type of temporary use.

A. Building Identification

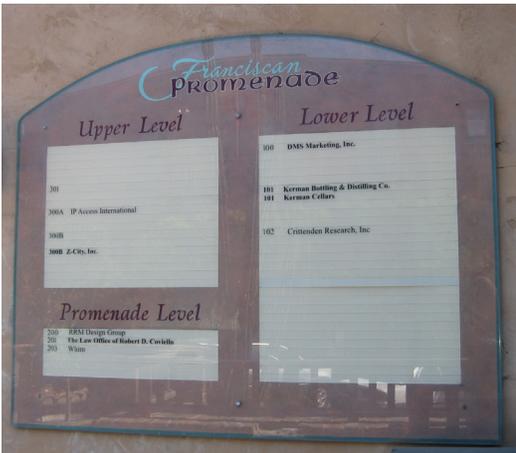
Building identification signs are usually used for several story structures and display the name of the building, rather than the name of an individual business.

- 1) For building identification, company logos may be used in combination with wall-mounted letters displaying the building name.
- 2) For buildings three, four, or five stories high, the following standards shall apply:
 - a) Two wall signs are permitted, with a maximum of one sign per frontage.
 - b) Maximum total sign area is 60 square feet.
 - c) Maximum sign height is 30 inches.



Building Identification

Fig. 5.21



fg.5.22 Business Directory Sign

- 3) For buildings six or seven stories high, the following standards shall apply:
 - a) Two wall signs are permitted, with a maximum of one sign per frontage.
 - b) Maximum total sign area is 75 square feet.
 - c) Maximum sign height is 36 inches.
- 4) Building identification signs shall be placed above the windows of the highest floor and below the eave line.

B. Business or Building Directories

Business or building directories list all of the businesses within a building, usually with a location, such as Suite 101 or Second Floor.

- 1) Signs used for business or building directories shall be uniform in color and design for all tenant identification within the center or building.
- 2) Only wall signs are allowed for business or building directories.
- 3) Business and building directory signs are restricted to 40 square feet.
- 4) Business and building directory wall sign area shall not count towards total wall sign area allowed for any individual business.

C. Center or Project Identification

Center or project identification signs detail all of the businesses or tenants within a single project location but not necessarily within the same building.

- 1) Signs used for business or building directories shall be uniform in color and design for all tenant identification within the center or building.
- 2) Signs used for business and building directories shall not exceed 40 square feet.



fg.5.23 Center Identification Sign

5-3.5 TEMPORARY SIGNS

A. General Standards for all Temporary Signs

The following types of signs are considered temporary signs: advertising signs, special event signs, real estate signs, construction signs, future tenant signs, and subdivision directional signs.

- 1) Only one temporary sign shall be allowed for each business frontage.
- 2) The total area of all temporary advertising, special event, construction, and future tenant signs combined shall not exceed 50% of the maximum sign area allowed for the business or 36 square feet, whichever is less.
- 4) Temporary signs shall not be attached to the exterior of windows or doors, except painted on signs.
- 5) Any sign that is significantly damaged, dilapidated, worn, weathered or not securely or properly attached shall be immediately removed or replaced.
- 7) Permits shall not be required for temporary window signs that cover less than 25% of any individual window. No time limit is placed on temporary signs that do not require a permit.
- 8) Temporary signs shall be constructed of high quality materials that possess a professional appearance and complement the permanent signage on site.
- 9) Hand-lettered signs on temporary materials (i.e., paper, cardboard) are not permitted.
- 10) The permit fee for all temporary signs that require a permit shall be established by a City Council resolution.

B. Advertising Signs

An advertising sign is intended to inform the public of specific products or services offered on-site for a limited period of time. Temporary advertising signs shall require the approval of a Sign Permit in compliance with Section 9-3.1207 of the Sign Ordinance. Temporary advertising signs are subject to the following standards:

- 1) Temporary advertising signs may be displayed for a maximum of 30 days within a 90-day period.
- 2) Signs shall only be attached to the exterior flat wall surface of a building or other structure.

C. Special Event Signs

A special event sign is intended to inform the public of a unique happening, action, purpose, or occasion (i.e., community event) and must be granted a Special Event Permit by the City. Temporary special event signs require the approval of a Sign Permit in compliance with Section 9-3.1207 of the Sign Ordinance.

Special event signs are subject to the following standards:

- 1) Special event signs shall be limited to banners or other similar objects. When a special event sign qualifies as a "structure" within the meaning of the Building Code, then a building permit is required.
- 2) Temporary special event signs shall not require a permit during periods of official public events (e.g., sidewalk sales, street fairs, etc.). Exempted signs shall be removed within five days of the closing of the public event.
- 3) Temporary special event signs may only be displayed during the special event period as authorized by the Special Event Permit granted.
- 4) Temporary special event signs shall only be attached to the exterior flat wall surface of a building or other structure.

D. Real Estate Signs

Real estate signs are exempt from the requirements of Sign Permits subject to the following limitations:

- 1) For individual residential dwellings, one sign per street frontage, not exceeding six square feet in area and seven feet in height.
- 2) For apartment units, 1 unlit sign per street frontage, not to exceed 16 square feet in area and seven feet in height.
- 3) Individual commercial and office properties, 1 sign per street frontage, not exceeding 32 square feet in area and eight feet in height.
- 4) Multiple tenant commercial centers and office buildings, 2 signs per street frontage not to exceed a total of 50 square feet in area and 8 feet in height. In addition, one sign for each tenant space available, not to exceed six square feet in area to be located at the individual space for rent or lease.
- 5) Freestanding signs shall not be located closer than five feet to any property line. If no space is available, no real estate signs may be displayed.
- 6) Signs shall not impede drivers' sight lines along the street.

E. Construction Signs

Construction signs are exempt from the requirements of Sign Permits subject to the following limitations:

- 1) For residential projects greater than 4 dwelling units and commercial projects, 1 sign per street frontage not to exceed 16 square feet each.

- 2) Maximum height shall be 8 feet.
- 3) Signs shall not be located in any way that limits traffic visibility.
- 4) Construction signs must be removed within ten calendar days of the earliest of issuance of a final inspection, notice of completion, or certificate of occupancy, or the functional equivalent of any of them.

F. Future Tenant Signs

Future tenant identification signs that advertise the future use of a property are exempt from the requirements of Sign Permits subject to the following limitations:

- 1) One sign per street frontage for projects with less than 600 linear feet of street frontage.
- 2) Two signs per street frontage for projects with greater than or equal to 600 linear feet of street frontage.
- 3) Signs shall be limited to a maximum of 32 square feet.
- 4) Freestanding signs exceeding 8 feet in height shall require a building permit.
- 5) Future tenant signs may be displayed for a maximum of 30 days within a 90-day period.
- 6) Future tenant signs must be removed within ten calendar days of the issuance of a certificate of occupancy by the City.
- 7) Signs shall only be attached to the exterior flat wall surface of a building or other structure.

G. Subdivision Directional Signs

Apartment and group housing complexes of 30 units or more shall be considered within the definition of a "subdivision". Signs giving directions to subdivisions may be displayed on private property, subject to the following:

- 1) There shall be no more than ten signs located within the City limits for each subdivision.
- 2) Total sign area shall not exceed 100 square feet.
- 3) Sign height shall not exceed 15 feet.
- 4) Signs shall not be illuminated.
- 5) Signs may be displayed during the 2 years following date of recordation of the final map, or until 90% of the units have been sold or rented, whichever occurs first.

5-3.6 SIGN REGULATIONS TABLE

Figure 5.26 identifies the signs permitted for commercial, mixed use, and residential developments by sign purpose. All signs must comply with all regulations contained in figure 5.20 and be in compliance with all other provisions of this chapter of the Specific Plan and all applicable sections of the City’s Sign Ordinance.

SIGN REGULATIONS TABLE					
CLASS	TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	LOCATION	REMARKS
A. SIGNS PERMITTED FOR COMMERCIAL AND MIXED USE PROJECTS					
1. Business or Establishment Identification, for Ground Floor Buildings with Less Than 100 Linear Feet of Street Frontage	Wall	One per building frontage	2 s.f. of sign area for each linear foot of building frontage for all wall and window signs combined		a. Wall signs shall consist of individual wall mounted letters, logos, and/or panels b. Mounted signs shall be attached flat against the wall and shall not extend over 8 inches off the wall surface c. One wall or awning/canopy sign plus one hanging or projecting sign and window signs are allowed as long as the maximum permitted sign area is not exceeded d. Signs shall be uniform in color and design for all tenant identification within the center or building
	Projecting/ Hanging	Refer to Section 5-3.3(B)			
	Window		For each window, 25% of the window area		a. One wall or awning/canopy sign plus one hanging or projecting sign and window signs are allowed as long as the maximum permitted sign area is not exceeded b. Signs shall be uniform in color and design for all tenant identification within the center or building
	Awning/ Canopy	One per awning canopy and one per awning valance	2 s.f. of sign area for each linear foot of building frontage for all awning/canopy signs and window signs combined		a. Awning/canopy signage shall be limited to a graphic or decorative logo placed on an awning's canopy and text located on the valance b. One wall or awning/canopy sign plus one hanging or projecting sign and window signs are allowed as long as the maximum permitted sign area is not exceeded c. Signs shall be uniform in color and design for all tenant identification within the center or building

fg.5.24 Sign Regulations Table

SIGN REGULATIONS TABLE					
CLASS	TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	LOCATION	REMARKS
2. Business or Establishment Identification, for Ground Floor Buildings with Greater Than or Equal To 100 Linear Feet of Street Frontage	Wall	One per entrance; up to two entrances per street frontage	2 s.f. for each linear foot of building frontage for all window and wall signs combined	If two signs are used, the signs must be located above the building entrances	a. Wall signs shall consist of individual wall mounted letters, logos, and/or panels b. One wall or awning/canopy sign plus one hanging or projecting sign and window signs are allowed as long as the maximum permitted sign area is not exceeded c. Signs shall be uniform in color and design for all tenant identification within the center or building
	Window		For each window, 25% of the window area; the total square footage of all window and wall signs must not exceed 2 s.f. for each linear foot of building frontage		a. One wall or awning/canopy sign plus one hanging or projecting sign and window signs are allowed as long as the maximum permitted sign area is not exceeded b. Signs shall be uniform in color and design for all tenant identification within the center or building
	Projecting/Hanging	Refer to Section 5-3.3(B)			
	Awning/Canopy	One per awning canopy and one per awning valance	2 s.f. for each linear foot of building frontage for all awning/canopy signs and window signs combined		a. Awning/ canopy signage shall be limited to a graphic or decorative logo placed on an awning's canopy and text located on the valance b. Signs shall be restricted to the front-facing awning panel only c. One wall or awning/canopy sign plus one hanging or projecting sign and window signs are allowed as long as the maximum permitted sign area is not exceeded d. Signs shall be uniform in color and design for all tenant identification within the center or building

Sign Regulations Table g.5.24

SIGN REGULATIONS TABLE					
CLASS	TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	LOCATION	REMARKS
3. Business Identification, for Second Floor	Wall	One per building frontage	2 s.f. for each linear foot of building frontage		a. Wall signs shall consist of individual wall mounted letters, logos, and/or panels b. Each primary tenant is allowed either a wall sign, window sign, or awning/canopy sign
	Window		2 s.f. for each linear foot of building frontage		a. Each primary tenant is allowed either a wall sign, window sign, or awning/canopy sign
	Awning/Canopy	One per awning canopy and one per awning valance; one awning per window	2 s.f. for each linear foot of building frontage for all awning/canopy signs	Above the windows	a. Each primary tenant is allowed either a wall sign, window sign, or awning/canopy sign
4. Building Identification, for High Rise Buildings of 3-5 Floors	Wall	Two per building, maximum of one per	60 s.f. maximum area; maximum sign height is 30 inches	Above the windows of the highest floor and below the	a. Signs shall be composed of individual wall mounted letters only b. Company logos may be used in combination with letters
5. Building Identification, for High Rise Buildings of 6-7 Floors	Wall	Two per building, maximum of one per	75 s.f. maximum area; maximum sign height is 36 inches	Above the windows of the highest floor and below the	a. Signs shall be composed of individual wall mounted letters only b. Company logos may be used in combination with letters
6. Business or Building Directory	Wall	One per building frontage	40s.f. maximum area, in addition to any other maximum sign regulations		a. Signs shall be uniform in color and design for all tenant identification within the center or building b. Intended to list only the names and locations of site occupants
7. Center or Project Identification, for High Rise Buildings of 4 or More Floors (Not Permitted in Districts A and B)	Monument	One per street frontage	40 s.f. maximum area	Near main entrance to center or project	a. Maximum height is 6 ft. above grade or maximum of 4 ft. above top of planter or landscape mound b. Landscaped planter base is required equal to or greater than the area of one sign face
8. Temporary Signs, Advertising	Wall or Window		Total area of all temporary signs not to exceed 50% of the maximum sign area allowed for the business or 36 s.f., whichever is less		a. A business or commercial center may display temporary advertising signs but in no case shall the combined time period exceed 30 days per 90-day period b. Temporary signs shall be constructed of high quality materials of a professional appearance and shall complement permanent signage on site c. Hand-lettered signs on temporary materials (i.e., paper, cardboard) are not permitted
9. Temporary Signs, Special Event	Wall or Window		Total area of all temporary signs not to exceed 50% of the maximum sign area allowed for the business or 36 s.f., whichever is less		a. A business or commercial center may display temporary advertising signs but in no case shall the combined time period exceed 45 days per year b. Temporary signs shall be constructed of high quality materials of a professional appearance and shall complement permanent signage on site c. Hand-lettered signs on temporary materials (i.e., paper, cardboard) are not permitted

fig.5.24 Sign Regulations Table

SIGN REGULATIONS TABLE					
CLASS	TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	LOCATION	REMARKS
10. Temporary Signs, Real Estate	Wall or Freestanding	One per street frontage	32 s.f. maximum area; maximum height of 8 ft.; total area of all temporary signs not to exceed 50% of the maximum sign area allowed for the business or 36 s.f., whichever is less	5 ft. setback from property line	
11. Temporary Signs, Construction	Wall or Freestanding	One per street frontage	16 s.f. maximum area; maximum height of 8 ft.; total area of all temporary signs not to exceed 50% of the maximum sign area allowed for the business or 36 s.f., whichever is less		
12. Temporary Signs, Future Tenant, for Projects with Less Than 600 Linear Feet of Street Frontage	Wall or Monument	One per street frontage	32 s.f. maximum area; Total area of all temporary signs not to exceed 50% of the maximum sign area allowed for the business or 36 s.f., whichever is less		
12. Temporary Signs, Future Tenant, for Projects with Greater Than or Equal To 600 Linear Feet of Street Frontage	Wall or Monument	Two per street frontage	32 s.f. maximum area of each; Total area of all temporary signs not to exceed 50% of the maximum sign area allowed for the business or 36 s.f., whichever is less		
B. SIGNS PERMITTED FOR RESIDENTIAL USES					
1. Nameplate	Wall or Door	One per dwelling unit	1 s.f. maximum area	Wall or door	a. Used to identify the name and/or address of the occupant
2. Apartment Complex	Wall or Monument	One per street frontage	30 s.f. maximum area; 4 ft. maximum height for monument sign	5 ft. setback from property lines	a. Signs shall not be internally lit b. A wall or monument sign may be used but not both.
3. Temporary Signs, Real Estate, for Individual Residential Dwellings	Wall or Freestanding	One per street frontage	6 s.f. maximum area; maximum height of 7 ft.	5 ft. setback from property line	
4. Temporary Signs, Real Estate, for Apartment Units	Wall or Freestanding	One per street frontage	16 s.f. maximum area; maximum height of 7 ft.	5 ft. setback from property line	
5. Temporary Signs, Construction	Wall or Freestanding	One per street frontage	16 s.f. maximum area; maximum height of 8 ft.		
6. Temporary Signs, Subdivision Directional	Monument	No more than 10 signs within the City limits	Total sign area shall not exceed 100 s.f.; maximum height of 15 ft.		

Sign Regulations Table g.5.24



fig.5.25 Billboards Are Not Allowed



fig.5.26 Homemade Signs are Prohibited



fig.5.27 Flag Pennants Are Prohibited



fig.5.28 Inflatable Signs Not Allowed

5-3.7 PROHIBITED SIGNS

The following signs are prohibited in all Districts:

- A. Any sign not in compliance with the provisions of the City's Sign Ordinance and the Specific Plan or which were not in compliance with the laws and rules in effect at the time of original construction or mounting (disregarding any rules making reference to message content).
- B. Abandoned signs and sign structures.
- C. Bench signs, except at approved bus passenger loading areas.
- D. Light bulb strings used as part of commercial advertising.
- E. Signs on roofs, including mansard-type roofs.
- F. Billboards, as defined within the City's Sign Ordinance.
- G. Portable signs, A-frame signs, or "human" signs, other than outdoor advertising signs permitted by Section 4.16 - Outdoor Advertising.
- H. Signs emitting audible sounds, odors, or visible matters.
- I. Signs placed in a manner so that they interfere with the free use of any fire escape, exit or standpipe, or obstruct any required ventilator, door, stairway or window.
- J. Signs that obstruct traffic visibility or cause a hazardous distraction to motorists as determined by the City Engineer, without consideration of copy or message displayed.
- K. Painted wall signs and murals when not part of a comprehensive sign program and where not located on permanent materials or building walls.
- L. Styrofoam or similar nondurable material signs. Styrofoam core (or similar material) individual channel letter signs may be approved by the Director of Community Development if enclosed with a durable exterior finish and part of an integrated sign design. A durable finish shall provide good weather resistance.
- M. Can signs, cabinet signs, or internally illuminated box signs.
- N. Painted or handmade signs on temporary material (paper, cardboard, etc).
- O. Rotating, revolving, flashing, animated, blinking, gyrating or moving signs.
- P. Signs on vehicles, trailers or other mobile devices when used exclusively or primarily as advertising displays.
- Q. Flags, pennants, streamers, spinners, festoons, windsocks, balloons or other inflatable devices.
- R. Freestanding pole signs.

5-3.8 SIGNS FOR LEGAL NONCONFORMING USES AND LEGAL NONCONFORMING SIGNS

- A. Except as otherwise provided herein, nonconforming signs which are damaged by any cause may be repaired if the cost of repair does not exceed 50% of the current replacement value of the sign. Such repairs shall be limited to routine painting, repair and replacement of electrical components; change of copy shall not be permitted. Notwithstanding this provision, signs painted directly on the surface of a building or painted directly on a flat surface affixed to a building may only be repainted to conform to all requirements of the Specific Plan.
- B. The copy or content of nonconforming roof signs or pole signs may not be altered. Such signs shall be removed if ownership or use of the advertised building or business changes. However, nonconforming roof signs and pole signs which were installed at the time of a building's or structure's initial construction, and which have retained their original copy and which are located on buildings or structures classified as contributing in the City's historical database or which have been designated as historic signs may be repaired or restored regardless of cost and may be retained regardless of change in ownership; however the copy shall not be changed.
- C. Signs that were installed at the time of a building's or structure's initial construction, but were subsequently removed or altered, and such building or structure is classified as contributing in the City's historic database, may be restored or replicated subject to the provision of historical evidence of the original configuration of such sign which meets the approval of the Director of Community Development or Review Authority. Such renovation or replication, inclusive of change of copy as may be approved the Director of Community Development or Review Authority, shall not be required to meet existing sign regulations as long as the resulting sign replicates the original one. If the original sign copy is retained, the sign shall not be construed as additional signage, but rather the preservation of original historic elements of a building or structure.



Legal Sign

g.5.29

5-3.9 ABATEMENT OF ILLEGAL AND ABANDONED SIGNS

- A. Public Nuisance. Illegal, abandoned, unsafe and improperly maintained signs and supporting structures are deemed to be public nuisances and are subject to abatement under the procedures outlined for the abatement of public nuisances. The determination of “unsafe” or “improperly maintained” conditions shall be made by the Building Official in consultation with the Director of Community Development, who shall base the decision on the physical attributes of the sign, and not on the message or image displayed thereon.
- B. Vacated Premises. Any sign previously associated with a vacated premises shall either be removed from the premises by the owner or lessee not later than six months from the time such activity ceases to exist, or such signs shall be altered or resurfaced by the owner or lessee within the same six month period, so that the sign no longer displays letters numeral, symbols, figures, designs, or any other devices for visual communication that pertain to the activity formerly associated with the vacated premises.
- C. Authority to Abate. The Director of Community Development is authorized to abate all illegal and abandoned signs not in compliance with the procedures and regulations contained in this Specific Plan and in Article 35 of Title 5 of the Zoning Code for the abatement of public nuisances.
- D. Recovery of Costs. When the City is required to remove illegal or abandoned signs in compliance with this section, the reasonable cost of the removal may be assessed against the owner or occupant of the property upon which any sign abatement occurs. The cost of removal shall be determined in compliance with Article 35 of Title 5.

CHAPTER 6 INFRASTRUCTURE AND PUBLIC FACILITIES

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6 – INFRASTRUCTURE AND PUBLIC FACILITIES

6-1 INTRODUCTION

This chapter addresses issues concerning water, wastewater, solid waste, stormwater, solid waste, natural gas, police and fire protection, schools, libraries, parks, hospitals, and other public services within the Specific Plan area. Existing conditions are described and recommendations are proposed for each service element. Information on infrastructure was provided by Rincon Associates.

6-2 WATER

Water for Huntington Park is supplied from both groundwater and imported sources. Presently, the City owns and operates six water wells, which draw from the Coastal Plain of Los Angeles Groundwater Basin, Central Sub-basin. Water pumped from these wells is supplemented by the Metropolitan Water District of Southern California (MWD) with water from both the Colorado River and the State Water Project in northern California. The City of Huntington Park delivers approximately 6,000 acre-feet per year via 6,600 service connections.

Water mains in the Downtown area are generally located under the main streets and alleys. Main sizes range from 4 to 16 inches, with the largest water main typically serving fire protection facilities such as hydrants. The City's water supply system contractor, Eco Resources, is in the process of replacing several water lines and conducting scheduled maintenance of two City reservoirs. According to the City's contract public works engineer, deficiencies and improvement needs exist in the City's water production, storage and delivery infrastructure. Through its contractor Eco Resources, the City conducts ongoing replacement and repair of water lines, primarily to improve inadequate capacity and repair broken or frozen valves. In addition, reservoir repair and maintenance is scheduled to upgrade the facilities to meet seismic safety requirements and reverse general physical deterioration. The City's pump stations, primarily the electric components, are also in need of upgrading. These repairs are undertaken on an ongoing basis as funding becomes available, primarily through connection and service fees.

6-3 WASTEWATER

Wastewater in the Downtown area is collected in a 12 to 24 inch sewer main running beneath Seville Avenue. This sewer line is part of the Los Angeles County Sanitation District's Huntington Park Trunk line, which continues east along Florence Avenue from Seville Avenue. The City conducts all maintenance on the City-owned and operated local sewer system that discharges into the County trunk. Wastewater from the city is treated at the County Sanitation District's Joint Water Pollution Control Plant (JWPCP) located in the City of Carson, after which it is released into the Pacific Ocean off of the Palos Verdes Peninsula. The JWPCP has a design capacity of 385.0 million gallons per day (mgd) and currently processes an average of 332.4 mgd.

The sewer system, which is gravity-fed, is currently in satisfactory condition and has adequate capacity to serve the City's current needs. No major repairs are scheduled.

6-4 STORMWATER

The City lies within the Los Angeles-San Gabriel Rivers Major Drainage Area. The prevalent pattern of drainage within the Downtown area is towards the southeast. Storm drains cross the Downtown area's east-west streets and collect at a drain running north-south along Seville Avenue. Storm water flows from the Seville Avenue drain to a Los Angeles County Flood Control drain on Florence Avenue and eventually discharges into the Los Angeles River channel approximately three miles southeast of the City.

The combined downtown storm drains are approximately 1,000 feet in length. Drains under the east-west streets range from 21 to 33 inches in diameter, with the exception of the Randolph Street drain which is 60 inches; the Seville Street drain is 63 inches in diameter. Although much of the system dates to the 1930s, the main storm drains are in adequate condition to meet current City drainage needs. However, in a 100-year or greater storm event, if the Los Angeles River is unable to contain flood waters, portions of the city may be exposed to shallow flooding in some areas.

6-5 SOLID WASTE

Solid waste and recycling pick-up and disposal in the City of Huntington Park are provided through contracts with the Waste Management (residential waste) and Consolidated Disposal Service (commercial and industrial waste) corporations. Within the Downtown area, the majority of solid waste is handled by Consolidated Disposal Service, which hauls Huntington Park's solid waste to the American Waste Systems transfer station in Gardena where the waste is transferred to the Chiquita Canyon Sanitary Landfill in Valencia. On average, 2,000 tons of waste per day is transferred from the station in Gardena to the Chiquita Canyon Sanitary Landfill, which receives between 5,000 and 6,000 tons of waste each day. The Chiquita Canyon facility is permitted to receive 6,000 tons of material per day through 2019.

6-6 NATURAL GAS

Natural gas service in the area is provided by the Southern California Gas Company. Connections within the Downtown area are to gas mains that range in size from two to six inches in width and generally run beneath the north-south trending streets, with the exception of Pacific Boulevard, which is served by mains in the alleys on either side of the main thoroughfare. A gas main also crosses the Downtown area at Clarendon Avenue. Natural gas infrastructure and supply is adequate to serve the Downtown area.

6-7 POLICE PROTECTION

The Huntington Park Police Department provides police protection and services within the city, along with a mutual aid agreement with neighboring law enforcement agencies. The Police Department is located at 6542 Miles Avenue, three blocks (less than ¼-mile) east of the Downtown area. The department is in the process of opening a smaller substation in the Downtown area on Pacific Boulevard. The department employs 70 sworn law enforcement officers, not including jail staff, parking enforcement, animal control, or code enforcement personnel, resulting in an allocated level of service of about 1.1 officers per 1,000 residents.

According to department staff, existing facilities are adequate to meet the needs of the city and, with the new substation, of the evolving Downtown area.

Average response times for police services within city limits are approximately 13 minutes, 18 seconds for routine calls; 8 minutes 52 seconds for priority calls; and 4 minutes, 36 seconds for emergency calls.

Discussions in the outreach meetings for both the Strategic Plan and the Specific Plan identified the needs for additional security and sense of safety in the area. Parking structures and public lots were highlighted as locations that would benefit from additional security patrols. The Implementation Action Plan, in Chapter 7 - Implementation, calls for evaluation of increased police or security services in the Downtown area. Although adequate police service is currently provided, enhanced security is desired by business owners and visitors alike.

6-8 FIRE PROTECTION

Huntington Park is serviced by Battalion 13 of the Los Angeles Fire Department. Battalion 13 includes two fire stations in Huntington Park, at 6301 South Santa Fe Avenue (Battalion 13's headquarters), approximately ¼-mile west of the Downtown area, and at 3255 Saturn Avenue, approximately ¾-mile east of downtown. Neither station is within the Specific Plan area. The Santa Fe Avenue station is staffed by 11 full-time firefighters and the Saturn Avenue station is staffed by 4 full-time firefighters. The battalion has seven additional stations surrounding Huntington Park, in the cities of Los Angeles, South Gate, Lynwood, and Bell, all of which are also available to serve the community if necessary.

In urban areas, five minutes or less is generally considered the optimal emergency response time. In 2005, the average response time for first-arriving units in Huntington Park, including the Downtown area, was approximately 4 minutes, 30 seconds. The department is adequately staffed and equipped in the Huntington Park area, and no deficiencies have been identified.

6-9 SCHOOLS

Local District 6 is located in the eastern portion of the Los Angeles Unified School District (LAUSD) and serves the communities of Bell, Cudahy, Huntington Park, Maywood, South Gate, Vernon, and Walnut Park. Approximately 62,000 students attend 26 comprehensive elementary schools, 3 comprehensive middle level schools, 3 comprehensive high schools, 1 pre K-12 grade school, 1 primary center, 3 children's centers, 2 continuation high schools, and 1 Special Education Center. District 6 also includes two adult schools.

Approximately 19,000 students are enrolled in the approximately 15 public and magnet schools that primarily serve Huntington Park's residents. Several public, private, and charter schools are within ½-mile of downtown, but only the private Antonio Maria Lugo Academy, an Aspire public school on Rita Avenue, is located within the Specific Plan area.

Figure 6.1 provides enrollment and capacity information for Huntington Park's main public schools. As demonstrated in the table, most schools are operating at or near capacity. The enrollment at Huntington Park Elementary School #3 and Huntington Park High School currently exceeds the schools' capacity.

Several new schools are scheduled to open within and adjacent to Huntington Park in the next five to six years. These schools are anticipated to help alleviate over-enrollment in the high schools and middle schools, where greater capacity is currently needed.

SCHOOL ENROLLMENT			
School <i>(Italics indicate school operating at or over capacity)</i>	Total Enrollment	Capacity	Utilization
Florence Avenue	1014	1125	90%
Holmes Avenue	380	549	69%
Lillian Street	672	726	93%
Middleton Street	1390	1778	78%
Middleton PC	249	320	78%
Miles Avenue			
Miles Math/Science Magnet	2143	2155	99%
<i>Huntington Park Elementary School # 3/Pacific Boulevard</i>	<i>681</i>	<i>596</i>	<i>114%</i>
San Antonio Math/Science Magnet			
San Antonio Elementary School	785	819	96%
State Street	1195	1311	91%
State Street New # 1	525	693	75%
Vernon City	222	288	77%
Walnut Park	1183	1273	93%
<i>Gage Middle School</i>			
<i>Gage Middle School Math/Science Magnet</i>	<i>3903</i>	<i>3920</i>	<i>100%</i>
<i>Huntington Park High School</i>	<i>4582</i>	<i>4380</i>	<i>105%</i>
San Antonio Cont. High School	73		N/A

Source: LAUSD Local District 6, 2005.

6-10 LIBRARIES

The Huntington Park Library is a Community Library of the County of Los Angeles Public Library system. Located three blocks east of the Downtown area on Miles Avenue, the library supports a collection of approximately 141,000 books in addition to magazine subscriptions, audio and video recordings, local history clippings, and reference materials. Specialized collections include a Spanish book collection and the American Indian Resource Center. The library is housed in a three-story, 35,384 square-foot building, which is scheduled for thorough interior renovations during winter 2005/2006.

Standards for library services vary between jurisdictions; however, the Huntington Park Library's approximately 2.3 books per capita falls within common library standards. The library's size provides slightly more than half of the commonly targeted space of one square foot per capita; however, in the most recent survey of library usage (City of Huntington Park, Master Environmental Assessment, 1990), library staff reported that the facility was operating under capacity.

6-11 PARKS

The City of Huntington Park's Parks and Recreation Department maintains 6 City parks comprising approximately 31 acres. There are no parks within the Specific Plan area; however, two City parks are within walking distance ($\frac{1}{2}$ -mile or less). Civic Center Park, on Miles Avenue approximately $\frac{1}{4}$ -mile east of Pacific Boulevard, is a 2 acre park providing a playground, picnic areas, and gardens. Westside Park, a 2.5 acre park on East Gage Avenue approximately $\frac{1}{2}$ -mile west of downtown, provides a playground and basketball courts, game tables, picnic tables with grills, and soccer and baseball fields.

National Parks and Recreation standards for recreational space recommend 8.5 acres of parks per 1,000 population. Using this standard, Huntington Park, with a population of over 61,000, has a park deficiency of approximately 30 acres. However, large regional parks, such as the several-hundred acre Baldwin Hills area approximately eight miles to the west and the 1,400 acre Whittier Narrows Recreation Area approximately ten miles to the east, supplement existing local parks.

Also, the public plaza and green space area to be added along Zoe Avenue between Pacific Boulevard and Rita Avenue will create additional park space within the Downtown.

6-12 HOSPITALS

Community Hospital of Huntington Park, at 2623 East Slauson Avenue, and Mission Hospital of Huntington Park, at 3111 East Florence Avenue, are the two hospitals located in Huntington Park. The hospitals are independently operated and provide a total of 190 hospital beds. The combined facility is currently operating below capacity.

6-13 ELECTRICITY, CABLE TELEVISION, AND TELEPHONE

Electricity is provided to the area by Southern California Edison. Cable service is available from Adelphia Communications. Telephone service and high-speed internet service area available from SBC Communications.

CHAPTER 7

IMPLEMENTATION

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7 – IMPLEMENTATION

7-1 INTRODUCTION

This chapter outlines the implementation program for the Specific Plan. The implementation section includes the following components:

- An overview of the ways that a Specific Plan can bring about economic investment and desired physical improvements;
- A summary of recommended marketing approaches to attract desired development;
- A summary of the private sector's involvement in carrying out Specific Plan initiatives;
- A review of potential funding sources for implementation of key Specific Plan initiatives;
- An "Action Plan" matrix summarizing all of the Specific Plan recommendations and improvements including: recommended public improvements and programs, timing of projects and programs, responsible agency and potential funding sources; and
- A summary of key short-term demonstration projects.

7-2 HOW A SPECIFIC PLAN CAN BRING ABOUT PRIVATE INVESTMENT

An effective Specific Plan typically involves both the public and private sectors in the Specific Plan implementation. Whereas development of the specific allowable land uses and creation of selected development standards envisioned for a Specific Plan area is often initiated by the public sector, the ultimate goal of this type of planning effort is to attract desired private investment. Broadly speaking, there are two major ways that a municipality can facilitate private development:

- By creating a “conducive development environment” that is consistent with prevailing market demand for various land uses. This may include the following types of actions or policies:
 - Zoning that is responsive to market needs;
 - Allowing increased density through specialized “form and standard based” development standards to encourage underutilized and dilapidated properties to redevelop;
 - Streamlined permitting and entitlement processes;
 - Area-wide infrastructure and “amenity” (e.g., streetscape and landscape) investments;
 - Marketing of the Specific Plan area both to consumers and prospective business tenants;
 - Technical assistance to Specific Plan area businesses; and
 - Enhanced code compliance to improve the visual appeal and function of the urban environment.
- By providing direct or indirect financial incentives to area businesses, property owners, and key development projects. This can involve the following types of initiatives:
 - Waiving or reducing various local fees and taxes;
 - Providing loans and/or grants for various business and property improvement purposes such as building façade renovations;
 - Investing in site- or project-specific infrastructure; and
 - Creating “opportunity sites” by making City-owned properties in the Specific Plan area available for appropriate private development. The City is already considering the use of this financial incentive. In its recent request for proposals (RFP) for a downtown area mixed-use redevelopment project, the City indicated that several of the City-owned parking facilities could be incorporated into potential development sites.

Each of these items is described further below.

7-3 AVAILABLE IMPLEMENTATION APPROACHES OR “TOOLS”

This section of the Implementation Plan provides a series of recommended approaches and “tools” to attract new development to the Downtown. As described above, there are two basic categories of actions the City can take to implement the Specific Plan:

- Actions that relate to creating a “conducive development environment” that is consistent with prevailing market demand for various land uses; and
- Actions that relate to providing direct or indirect financial assistance to area businesses, property owners, and key development projects.

7-3.1 “DEVELOPMENT ENVIRONMENT”

IMPROVEMENTS

A. ZONING

From an economic perspective, allowable densities is a key issue that needs to be addressed as it relates to zoning within the Specific Plan area. Allowable densities need to be high enough to facilitate market-driven redevelopment of selected parcels given the prevailing land values in the Specific Plan area. Within an area such as downtown Huntington Park that is largely built out with existing land uses, land values tend to be relatively high. As a consequence, increased densities are often necessary to make new development (or redevelopment of existing uses) financially feasible.

B. STREAMLINED PERMITTING AND ENTITLEMENT

A key advantage of adopting a Specific Plan is that it provides a vehicle for expedited approval of development proposals that are consistent with the community vision established by the Specific Plan. Developers consistently cite this type of provision as a key factor in selecting the communities where they will pursue projects. In this regard, it is essential that the adopted Specific Plan remove to the maximum degree possible the need for discretionary approvals for projects that fall within the development “envelope” established by the Specific Plan.

C. AREA-WIDE INFRASTRUCTURE INVESTMENTS

Most infrastructure facilities are adequate to serve the Huntington Park area at this time. Specific infrastructure improvements proposed as part of this Specific Plan are identified in Chapter 6 - Infrastructure and Public Facilities. The water supply system is undergoing scheduled upgrades and maintenance to ensure adequate and efficient supply for the future. Local elementary and high schools are approaching capacity; however scheduled construction of new middle schools and high schools is expected to alleviate over-enrollment issues. Also, there is currently a lack of adequate park space within the Downtown area. The Specific Plan recommends creating a public plaza along Zoe Avenue between Pacific Boulevard and Rita Avenue. This new park space would increase the amount of open space available in the Downtown.

D. AREA-WIDE "AMENITY" INVESTMENTS

The specific amenity upgrades proposed in this Specific Plan are identified in Chapter 2 - Streetscape Improvements. Streetscape improvements and public amenities create a unique and inviting atmosphere that will unify and highlight the distinctive characteristics of the Specific Plan area. A coordinated streetscape and landscaping program was devised to integrate a new gateway and signage program, street furnishings, unique paving treatments, enhanced pedestrian connectivity, new public gathering spaces, and public art. Streetscape elements will include prominent and frequent items, such as benches, trash receptacles, tree grates, bike racks, and potted planters as well as less frequently placed elements, such as bus shelters, newspaper racks, multi-spot electronic parking meters, public restrooms, bollards, drinking fountains, potted plants, and banners.

E. PROGRAM IMPROVEMENTS - MARKETING AND IMPROVED SECURITY

The specific program improvements, including marketing and improved security in the Specific Plan are identified in section 6-7 Police Protection. In addition, the "Strategic Plan for Downtown Management" provides detailed suggestions and strategies for marketing the downtown and improving security-related issues.

F. TECHNICAL ASSISTANCE PROGRAMS

Consistent with the emphasis on revitalization of existing facilities and with the desire to retain the “mom and pop” character of the Specific Plan area’s business base, technical assistance programs for small businesses should be an explicit part of the Specific Plan implementation. This will especially be important as other parts of Huntington Park focus on new development with national chains that could potentially provide a competitive impact to small, independent businesses. These programs should be carried out by the existing Southeastern Los Angeles County Small Business Development Corporation (SBDC). As indicated in the City’s Economic Development Plan, the SBDC already provides the following services out of its offices (located in the City of Commerce) to businesses with 50 employees or less:

- Stimulating one-on-one business counseling to help entrepreneurs start and/or manage their business better.
- High-powered educational workshops that can help business owners operate more effectively and profitably.
- Critical support and coaching to assist business owners with decision making and strategic planning.
- The SBDC also has available a business resources center with periodicals, books, and videos. A computer and color printer are also available for client use at no cost.

As noted in the Downtown Strategic Plan, a key obstacle in utilizing these resources is convincing merchants of the value of these services. As this study noted, one way to address this obstacle is to survey merchants about their training needs and to use the findings to increase merchants’ perception of the value of existing training programs. In addition, the BID, in conjunction with the Chamber, should implement a business outreach program to increase the business community’s awareness of available assistance programs and to encourage business owners to contact a business assistance specialist (from the BID or Chamber) if they are facing any specific problems that may threaten the viability of their business. One potential training program that downtown businesses might find valuable would be one designed around remaining competitive in the retail marketplace. With the pending entrance of “big box” retailers in the City and surrounding communities, a number of downtown merchants have expressed concern about their ability to compete against large-format national retailers. Given their immediate concern regarding this new competition in the marketplace, downtown retailers might be especially interested in training programs that specifically address this issue.

7-3.2 FINANCIAL INCENTIVE/ASSISTANCE PROGRAMS

A. REDUCTIONS OF LOCAL TAXES/FEEs

Consistent with the desire to retain small, independent businesses in the Specific Plan area, the City should review its existing business tax structure to identify potential incentives that could be offered to small businesses in the Specific Plan area. To the degree it is not fiscally feasible to offer a reduction in business license taxes to all small businesses in the area, the Specific Plan should at a minimum offer specific, one-time reductions to businesses that participate in other facility improvement programs included in the Specific Plan. For example, businesses using building facade improvements from grant funds described below could be exempted from business license fees.

B. LAND ASSEMBLY

Often development in a largely built-out Specific Plan area is facilitated by land assembly efforts of the public sector. That is, a public entity purchases small parcels of land and assembles them into market-ready development sites that can be resold to private developers. In most cases this function is carried out by a redevelopment agency using its powers of eminent domain. Given that the Merged/Santa Fe Redevelopment Project Area (which includes the Specific Plan area) is unable to invest in projects in the Specific Plan area, opportunities for land assembly in the Specific Plan area are likely to be very limited. Notwithstanding the above, the City and the Community Development Commission (CDC) have an existing inventory of parking facilities in the Specific Plan area. To the extent that these facilities could be consolidated and/or relocated, these sites could potentially be marketed as development opportunities. This is an approach that the City is currently considering. In its recent RFP for a mixed-use project in downtown, the City has offered to incorporate some of the City-owned parking lots into potential development projects.

C. LAND COST "WRITE-DOWNS"

In some instances, land assembly efforts are enhanced by land cost "write-downs." In these cases, the public agency resells the acquired land to private developers at a price lower than the agency paid. Again, given the lack of redevelopment funds available in the Specific Plan area, this strategy is not a viable option for this Specific Plan.

D. LOAN/GRANT PROGRAMS

One of the most important programs the City could implement to facilitate desired physical improvements to existing structures in the Specific Plan area would be a loan and/or grant program to assist property owners in making external improvements to their buildings consistent with the design guidelines articulated in the Specific Plan. The grant program should be modeled after the City's existing Commercial Rehabilitation Program, which provides grants to renovate buildings.

Ideally, an additional pool of funds earmarked specifically for Downtown businesses should be established as part of the Specific Plan implementation. To complement the grant program, the City should also consider establishing a revolving loan fund to assist property owners making more costly (i.e., structural) improvements to their buildings.

E. PROJECT-SPECIFIC INFRASTRUCTURE ASSISTANCE

In addition to area-wide infrastructure improvements, there may be specific development projects for which it is advantageous for the City to provide financial assistance for the development of on-site or project specific infrastructure. A common example of this arrangement is the development of a public/private parking structure to serve a private retail shopping center. This could be particularly relevant for the Downtown area given that development assumptions contained in the Specific Plan will require approximately 2,000 additional parking spaces. These arrangements are typically negotiated on a case-by-case basis (reflecting the specific public benefits that can justify the public investment) and subject to a development agreement.

**7-3.3 POTENTIAL PRIVATE SECTOR INVOLVEMENT
IN CARRYING OUT SPECIFIC PLAN INITIATIVES**

There are several key roles the private sector can play in the implementation of this Specific Plan:

1. Development of key opportunity sites in response to market demand and the various incentives offered by the City of Huntington Park. A potential catalyst for the development of key opportunity sites is a mixed-use commercial, retail, and/or housing development located on and/or behind Pacific Boulevard. The Community Development Commission (CDC) recently solicited proposals for this type of development, and plans to negotiate exclusively with a chosen developer to develop such a project.
2. Improvement of existing buildings in the Specific Plan area consistent with the design guidelines included in the Specific Plan and utilizing the financial assistance programs offered by the City.
3. Playing an active role in implementing the comprehensive marketing effort for the Specific Plan area as described in Chapter 3 of the Downtown Strategic Plan. Although promoting and marketing the Specific Plan area are key functions of the BID (and to a lesser extent the Chamber), it will be important for individual Specific Plan area merchants to be continually involved and consulted in order to guarantee their support and backing of these efforts.
4. Leadership in the management of the existing Downtown Business Improvement District (BID) for the Specific Plan area. Given the BID's role in carrying out many of the Specific Plan's recommended program improvements (improved security, marketing, etc.), the Specific Plan area's merchants support for these improvements is critical to the success of the program portion of the Specific Plan.

7-3.4 POTENTIAL FUNDING MECHANISMS

Several major categories of funding mechanisms are potentially applicable to the Specific Plan area and are described below.

A. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

A Property and Business Improvement District (PBID) – authorized by the Property and Business Improvement District Law of 1994 – would augment the existing merchant based BID and would be more ideally suited to fund the planned physical improvements in the Specific Plan area. Whereas the existing BID assesses merchants in the Specific Plan area – for purposes of marketing and other programmatic activities that serve to directly benefit area businesses – a PBID assesses the owner of the real property. In this respect, the PBID would be a more appropriate means of funding permanent physical improvements that stand to improve property values in the area. A PBID is limited to a maximum of five years of assessments.

While it is beyond the scope of this Specific Plan effort to conduct a feasibility study for the formation of a PBID, it is recommended that this step be pursued during the initial stages of the Specific Plan implementation. As a first step, the City would propose the new district by adopting a resolution of intention, which would identify the types of improvements and activities to be financed. The City would then be required to send notices to all affected property owners publish public notices in local newspapers, and to hold a public hearing. If not protested by a majority of property owners, the PBID is established and an advisory board is appointed.

B. VEHICLE PARKING DISTRICT

A Vehicle Parking District is a mechanism local government agencies use for financing the acquisition of land, the construction, operation and maintenance of facilities and garages. This is one potential financing approach that would be examined by the comprehensive parking management and facility study (refer to the Implementation Action Plan “Programs, Studies, and Initiatives”). With this approach, to finance the costs of a parking structure project, the City would levy assessments and may issue bonds.

Given that a Vehicle Parking District is a form of a benefit assessment and a type of assessment district, only properties that directly benefit from the parking structure are assessed the fees. In this case, the District would be formed and would include property only in the Specific Plan area, given that these are the properties that would benefit from a potential parking structure.

The following outlines the steps to create a parking district (or any other type of benefit assessment. The first step would require the City to prepare a detailed engineer’s report, which would include: a) a report outlining the proposed area; b) proposed parking structure costs; c) the annual cost to each property; and d) the benefit formula used to determine each property’s share of the cost.

All landowners in the proposed Vehicle Parking District are sent a ballot and notice of public hearing. The City must consider all protests at the public hearing. A majority of the ballots must vote in favor of the District to approve its formation. In addition, ballots are weighted according to the proportional financial obligation of each property. Once approved, the assessment is created and is billed on property tax bills each year.

As opposed to traditional property taxes, benefit assessments, by law (Prop. 13), cannot be based on property value. In this case, each parcel in the District is assessed according the specific benefit it receives, as determined by the engineer’s report, from the Parking structure.

C. UPDATE EXISTING PARKING IN-LIEU FEE

A fee study should be conducted regarding the adequacy of the City’s existing parking in-lieu fee. This fee has been in place as a flat fee for several years and may need to be increased to reflect current market rates.

D. LOCAL GASOLINE TAX REVENUES

A local gasoline tax could be instated that would be collected and used only for improvements to local roads and streets. The City would need to study the feasibility of this source of revenue and adopt the additional local gas tax to utilize this revenue source.

E. GENERAL FUND

General Fund allocations are used for planning efforts, capital improvement projects and program administration. General Fund revenues are monies collected by the City from property taxes, sales and use tax, transit occupancy tax, and other forms of revenue and are used by the City to fund municipal operations such as fire, police, development services, public works, recreation, and a wide variety of other municipal services.

F. GRANTS

A number of grants from both private and public sources are available to fund many of the recommended Specific Plan improvements. Given the existing Downtown BID's pending reorganization as nonprofit 501(c)3 organization, a number of grant sources of funding would be available. Exhibit D of the Downtown Huntington Park Strategic Plan provides a number of resources the BID could use to pursue various grant funding sources. To start, the Center for Nonprofit Management, located in Los Angeles, provides a comprehensive database on current local, state, and federal grant sources for community development projects. In addition, the center provides additional resources for nonprofit organizations, such as workshops on grant seeking, proposal writing, financial management, etc. A valuable online source of grant information is the Catalog of Federal Domestic Assistance (CFDA), which provides access to a database of all Federal programs available to State and local governments and private profit and nonprofit organizations and institutions.

In addition to grant sources available to the nonprofit organizations, the City is also eligible to apply for a number of funding sources itself as a local government agency. One example of this type of funding would be the new federal transportation act - Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). Enacted in August 2005, this act will provide \$23.4 billion in federal funds to California through 2009 for highways, transit, and transportation safety. Most of the discretionary funds from this act will be available from competitive grant applications administered by the Southern California Association of Governments (SCAG), Caltrans, and the Federal Transit Administration (FTA).

Two potentially relevant programs for transportation-related improvements authorized under SAFETEA-LU are the Congestion Mitigation and Air Quality (CMAQ) and the New Starts programs. CMAQ funds transportation projects or programs that contribute to air quality improvements and reduce congestion. Specific Plan improvements to increase the pedestrian-orientation of the downtown and bicycle use would potentially be eligible for CMAQ funding. The New Starts program will begin awarding grants to smaller transit projects requiring less than \$75 million in federal funds. It is envisioned that low-cost trolley projects – such as the proposed downtown shopper shuttle/trolley (refer to the Implementation Action Plan, “Programs, Studies, and Initiatives”) – would benefit from this new source of funds.

Given the inherent uncertainty in obtaining grant funding, based on the competitive application process, the City may wish to consider hiring a dedicated staff person for grant writing and applications. Another potential option would be to contract with the existing Downtown BID personnel for City grant application purposes, given that the reorganized nonprofit BID will have dedicated staff for grant application/writing purposes.

G. DEVELOPMENT IMPACT FEES

Development impact fees (DIFs) are used by local government agencies to finance public facilities to accommodate new growth, based on the premise that new development should pay for the costs associated with growth. The “Mitigation Fee Act” (Government Code §§ 66000-66025) sets out the legal requirements for enactment of a DIF program, the majority of which were adopted in 1987’s AB 1600 (commonly referred to as “AB 1600 requirements”). Many of the proposed Specific Plan improvements qualify as public facilities, but the key distinction that will need to be made is how much of these improvements are required to correct existing deficiencies as opposed to accommodating new growth. That is, new development cannot be required to pay for existing deficiencies, and the amount of the fee must bear a reasonable relationship to the actual cost of providing the public services needed to serve the development on which the fee is imposed.

Before implementing a legally defensible DIF program, it is strongly recommended that the City consider preparing a fee study in conjunction with a capital improvements plan (CIP) to establish new or revise existing necessary impact fees. The fee study serves two purposes: 1) demonstrating the required nexus between the impact created by new development and the amount of the fee and 2) quantifying the projected impact that new development will create on the City's public facilities. The purpose of the CIP – often prepared by jurisdictions in conjunction with a fee program – is to establish a schedule of improvements necessary to accommodate the projected growth. As part of this process it will also be important to consider the impact of new development in different areas of the City. It is very likely that the impact of new development in the downtown area will be much greater on necessary infrastructure improvements in the Specific Plan area than development in other parts of the City. That is, the area serviced and the new development to be charged fees for improvements must coincide. Thus, fee levels would likely be higher in the downtown area or only apply in this area.

While it is beyond the scope of this Specific Plan effort to conduct a fee study, the following recommended Specific Plan improvements appear to be potential candidates for DIF funding.

<u>Recommended Improvement</u>	<u>Measurement Criteria</u>
Street Trees/Median Landscaping	Traffic Generation Rates
Utility Undergrounding	Number of Meters/ Service Connections
Public Plaza	Population
Downtown Shopper Shuttle	Traffic Generation Rates

H. DEVELOPMENT AGREEMENTS (CONTRIBUTIONS)

As a form of a contractual arrangement between the local government and the developer, development agreements have the advantage in that they are not subject to AB 1600 requirements, unlike development impact fees, which are subject to those requirements. One particular form of a development agreement would require a developer of a project in the Specific Plan area to pay fees or donate infrastructure (related to the physical improvements proposed in the Specific Plan) in return for some form of assistance from the City. As an example, a “bonus density” agreement would allow a developer to build a residential or commercial project at higher densities in exchange for the developer donating infrastructure that is part of the recommended physical improvements in the Specific Plan area. In the case of the Specific Plan area, which is largely built out with existing uses, land values tend to be relatively high. As a consequence, increased densities are often necessary to make new development (or redevelopment of existing uses) financially feasible. In addition to increasing allowable densities, zoning should allow the flexibility to develop desired land uses, since the future market is uncertain (e.g., live/work space).

I. COMMUNITY SAFETY ENHANCEMENT MEASURE

In 2004, Huntington Park residents voted, by more than the required two-thirds margin, to repeal the City’s street lighting and landscaping assessment and to impose in its place an annual charge upon property in the City to fund maintenance and improvement of street landscaping, streetlights and parks through the Community Safety Enhancement Measure. According to the City’s 2005-06 adopted Budget, approximately \$1.55 million in funds from this program will be available in 2006. These funds could be used to pay for many of the recommended Specific Plan streetscape improvements.

J. CITY ART FUND

The City has an existing City Art Fund which requires new development to provide public visible artwork or pay fees in the amount of 1% of total construction valuation to the fund. This fund could be used to pay for public art that might ultimately be recommended by the Public Art program/study.

K. OPEN SPACE IN-LIEU FEE

As part of the Specific Plan's proposed regulatory actions, it is recommended that the City establish an "Open Space In-lieu Fee". This would be a similar financing mechanism as the City's Art Fund. For this program, in-lieu of supplying the amount of open space required by zoning regulations (refer to section 4-7 District Specific Standards and Guidelines) in the various land use Districts of the Specific Plan area, new development projects could pay a fee into an "open space" fund. The funds collected for this fee could be used to finance the development of open space areas such as the proposed downtown plaza. A fee study should be conducted to determine the appropriate amount for the fee.

L. PARKLAND FEES

The City has an existing in-lieu parkland fee program collected from new residential units to fund the development of park or recreation facilities. The flat fee for in-lieu parkland fee payments is \$5,500 per residential unit constructed within the City, not exempt pursuant to Section 9-3.1605 of the Huntington Park Municipal Code. The money collected from the parkland fee could potentially be used to finance the development of the Public Plaza, given that it could be classified as parkland.

M. RULE 20A FUNDS

Rule 20A undergrounding projects are financed by SCE ratepayers through the Rule 20 tariff approved by the California Public Utilities Commission (PUC). Undergrounding projects qualifying for funding must meet one or more of the following criteria:

- The location has an unusually heavy concentration of overhead facilities.
- The location is heavily traveled.
- The location qualifies as an arterial or major collector road in a local government's General Plan.
- The overhead equipment must be located within or pass through a civic, recreational or scenic area.

Given that the Area meets many, if not all, of the criteria described above, Rule 20A funds would be a viable source of financing the recommended undergrounding of utilities.

N. COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

As a designated Community Development Block Grant (CDBG) entitlement community, CDBG funds are a source of annual entitlement money that accrue to the City on annual basis for the purposes of investing in a variety of community projects from street improvements to façade rehabilitation to housing projects. Unfortunately, at this time City staff has indicated that the bulk of these funds (in the form of Section 108 loan proceeds) have been allocated to improvement projects in the Northwest Area Specific Plan, so it is unclear as to when this funding source would be available in a meaningful way for downtown improvement projects.

O. TAX INCREMENT FUNDS

These funds would be available through the Community Development Commission (administrator of the City's two redevelopment project areas). These funds would typically be used to fund redevelopment projects as specified in the adopted redevelopment plan. However, according to City staff, preexisting debt obligations - including to the Housing Set Aside Fund and the County of Los Angeles - have encumbered redevelopment funds for the foreseeable future. Thus, it is unclear at this time the amount of tax increment funds, if any, that would be available for the CDC to invest in the Specific Plan area.

7-4 KEY SHORT-TERM DEMONSTRATION PROJECTS

The following important, high profile projects are key elements that should be undertaken as soon as possible upon adoption of the Specific Plan to demonstrate the potential to make positive changes in the Downtown. These measures will provide a visual impact to further spur economic and physical development in the Downtown area. Projects and actions shall be guided by the directives of this Specific Plan.

- Replace existing parking meters with multi-spot electronic parking meters.
- Install automatic self-cleaning public restrooms at key locations in the Downtown.
- Consolidate newspaper racks.
- Develop and install new gateway signs, as well as the other coordinating elements of the signage program.
- Enhance facade improvement program.
- Create public and private development opportunities at City-owned parking facilities.

7-5 IMPLEMENTATION ACTION PLAN

The vision and goals presented in the Specific Plan are supported by the following Implementation Action Plan. The Implementation Action Plan provides a summary of Specific Plan recommendations and is presented in a table format providing a clear listing of the major actions needed for implementation. The table also identifies the responsible agency or party, suggested timing of the actions and a list of potential funding sources to assist in implementing each action. It should be noted that all actions listed in figure 7.1 below must be authorized and initiated by the City Council and/or Community Development Department by policy decision.

IMPLEMENTATION ACTION PLAN				
	Timing Priority: 1 = Short Range (1st year) 2 = Mid-Range (2-5 years) 3 = Long-Range (5+ years)	Responsibility		Potential Funding Sources Potential Funding Sources: BID = Business Improvement District, DIF = Development Impact Fee, PBID = Property and Business Improvement District, SAFETEA-LU = Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (Funding sources in italics are very limited at this time)
		Lead	Support	
REGULATORY ACTIONS				
Adoption of Specific Plan and Mitigated Negative Declaration: Adoption of the Specific Plan is the catalyst for Downtown Huntington Park's redevelopment; recommended land uses and intensities, development standards, design guidelines and other proactive policies designed to spur economic investment and visual enhancement of the area.	Now	CD	R&ED	General Fund/Tax increment
Code Enforcement: Increase Code Enforcement focused on signage and beautification.	1	CD	FS	General Fund
Development Review and Monitoring Program: Ensure Specific Plan regulations and guidelines are carried out pursuant to City procedures. Prepare a system to monitor and track the quantity of new development in the Specific Plan area such that target densities specified in the Specific Plan are maintained and deviations are evaluated and approved.	1	CD	FS	N/A
Establish Open Space In-Lieu Fee: Develop a program to capture an in-lieu fee for a developer that wishes to satisfy the open space requirement in fee. The funds collected for this fee will be used to fund public open space areas within the Specific Plan area, such as the proposed downtown plaza.	1	CD	FS/PR	N/A
Adoption of Consolidated Newspaper Racks Permit: Develop a permitting process to address the rental of space within consolidated newspaper racks. The amount and location of racks should be sufficient to handle the volume of publications available and the permit cost shall address the cost and maintenance of the consolidated newspaper racks.	1	CD	FS	N/A
Increase Street Cleaning Services: Increase frequency of street cleaning in the Downtown.	1	FS		BID
Increased Police Service: Increase police service to promote a safe and 24 hour environment.	1			BID
Notice Property Owners: Create a summary of changes that the resulting Specific Plan has on Property and Business Owners and work with the BID/Chamber to distribute the information.	1	CD	FS	General Fund
Improve Access Between Parcels: Create policy requiring reciprocal access agreements between parcels for the entire Specific Plan area.	2	FS	CD	N/A
Paseo Location and Property Owner Coordination: Identify paseo locations (existing and proposed), and work with property owners and interested developers to assist new development of paseo.	2	FS	CD	N/A

IMPLEMENTATION ACTION PLAN				
	Timing Priority: 1 = Short Range (1st year) 2 = Mid-Range (2-5 years) 3 = Long-Range (5+ years)	Responsibility		Potential Funding Sources Potential Funding Sources: BID = Business Improvement District, DIF = Development Impact Fee, PBID = Property and Business Improvement District, SAFETEA-LU = Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (Funding sources in italics are very limited at this time)
		Lead	Support	
Responsibility: CD = Community Development, FS = Field Services, R&ED = Redevelopment and Economic Development, PR= Parks and Recreation, Con= Consultant				
IMPROVEMENT PROJECTS				
Pacific Boulevard and Other Zone 1 Improvements: Survey, design development, and selected improvement plans as coordinated with adjoining private development.	1	FS	CD/R&ED	Development contributions/ Community Safety Enhancement Measure/ SAFETEA-LU/Gas
Prepare Gateway Monuments at Randolph and Florence: Survey, design development, and selected improvement plans as coordinated with adjoining private development.	1	FS	CD	BID/General Fund
Prepare New Downtown Logo: Create Downtown Huntington Park Logo for use on signs, banners, monuments, marketing, and promotional materials and other media.	1	CD	FS	BID/General Fund
Zoe Avenue Improvements: Survey, design development, and selected improvement plans as coordinated with adjoining private development.	1	FS	CD/R&ED	Development contributions/ Community Safety Enhancement Measure/PBID/SAFETEA-LU/Gas Tax/DIF/ <i>CDBG/Tax Increment</i>
Paseos: Prepare conceptual design with similar design elements used in all paseos, quantify site requirements, determine infrastructure needs, review and assist in preparing design and development plans.	2	FS	CD	General Fund
Public Plaza: Preliminary facility program, conceptual design, quantify site requirements, determine infrastructure needs, define precise site location within the selected Site Development area, review and assist in preparing design, and development plans.	2	CD	FS/PR/R&ED	Development contributions/DIF Community Safety Enhancement Measure /Donor/ General Fund/Parkland Fees
Rugby, Rita, Seville, and Other Zone 2 Improvements: Survey, design development, and selected improvement plans as coordinated with adjoining private development.	2	FS	CD/R&ED	Development contributions/ Community Safety Enhancement Measure/PBID/DIF SAFETEA-LU/Gas Tax/ <i>CDBG/Tax Increment</i>
Underground Overhead Utilities: Prepare studies and engineering for the covering over of overhead utilizes concurrent with adjoining private development activity.	2	FS	CD/R&ED	Development contributions/Gas Tax /Rule 20A funds/DIF

fg. 7.1 Implementation Action Plan

IMPLEMENTATION ACTION PLAN				
	Timing Priority: 1 = Short Range (1st year) 2 = Mid-Range (2-5 years) 3 = Long-Range (5+ years)	Responsibility		Potential Funding Sources Potential Funding Sources: BID = Business Improvement District, DIF = Development Impact Fee, PBID = Property and Business Improvement District, SAFETEA-LU = Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (Funding sources in italics are very limited at this time)
		Lead	Support	
PROGRAMS, STUDIES AND INITIATIVES				
Beautification Awards Program: Create a Pacific Boulevard beautification awards recognition program for excellent façade improvement or storefront design.	1	CD	R&ED	BID/General Fund
Development Incentives: Investigate possible incentives to spur development investment with elements such as: permit streamlining, selected processing and permit fee adjustments, façade improvement loans/grants, etc.	1	CD	R&ED /FS	General Fund/Tax Increment
Prepare a Capital Improvement Plan (CIP) in Conjunction with Fee Study: Provides a schedule of improvements necessary to accommodate the projected growth, including the approximate size, location, time of availability, and estimated costs of all improvements to be financed through fees.	1	CD	R&ED	General Fund
Prepare a Comprehensive Parking Management and Facility Study: Prepare a parking analysis including: review of parking supply, estimated demand and time of use, management of existing parking, shared parking opportunities and recommended parking strategies (i.e., in-lieu fees, shared parking policies, formation of vehicle parking district etc.).	1	FS	CD/R&ED	General Fund/CDBG/DIF/Tax Increment
Prepare Development Impact Fee Nexus Study: Provides the quantified basis for the imposition of development impact fees. The study will demonstrate the required nexus between the impact created by new development and the amount of the fee. The study will also quantify the projected burden that new development will create on the City's infrastructure (including in the Specific Plan area).	1	CD	R&ED	General Fund
Prepare Parking and Open Space In-Lieu Fee Study: Conduct in-lieu fee study to determine the appropriate adequate amount for the Parking In-Lieu Fee and Open Space In-Lieu Fee. This study may be conducted as part of the Nexus Fee Study discussed above.	1	CD	R&ED	General Fund
Review Storefront, Façade Improvement, and City Graffiti Etching Abatement Rebate Programs: The City should investigate ways to improve the improvement programs for the Downtown. Additional funding may be provided through provision of grants and/or loans in compliance with adopted and/or modified program.	1	CD	R&ED	General Fund/CDBG/PBID/Tax Increment

IMPLEMENTATION ACTION PLAN				
	Timing Priority: 1 = Short Range (1st year) 2 = Mid-Range (2-5 years) 3 = Long-Range (5+ years)	Responsibility		Potential Funding Sources
		Lead	Support	
		Responsibility: CD = Community Development, FS = Field Services, R&ED = Redevelopment and Economic Development, PR= Parks and Recreation, Con= Consultant		Potential Funding Sources: BID = Business Improvement District, DIF = Development Impact Fee, PBID = Property and Business Improvement District, SAFETEA-LU = Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (Funding sources in italics are very limited at this time)
PROGRAMS, STUDIES AND INITIATIVES cont.				
Lot Consolidation Program: Investigate and create an incentive program for strategic lot consolidations in the Specific Plan area.	2	CD	R&ED /FS	N/A
Public Art: Develop and implement a public art program including guidelines for inclusion of public art in new development projects and art in new public improvement projects.	2	CD	R&ED	City Art Fund/Developer Cost/Grants/PBID
Public Relations Campaign: Pacific Boulevard PR Campaign: newsletters, website, promotion program (could be part of the BID programs).	2	CD	R&ED /CON	BID/General Fund
Sign and Wayfinding Program: Prepare a way-finding directional sign program for the Specific Plan area.	2	CD	R&ED	BID/General Fund
Downtown Shopper Shuttle: City should study the potential for trolley service (modeled after the original Yellow Line) along Pacific Boulevard connecting Florence Avenue with location of the Northwest Area Specific Plan.	3	FS	CD	General Fund/ SAFETEA-LU /DIF/Tax Increment
Warner Theater Revitalization: City should engage in a feasibility study to determine the potential reuse of the building.	3	R&ED	CD/FS	<i>Tax Increment</i>
Catalyst Projects				
Catalyst Project # 1: Work with property owners and interested developers to assist new development of a mixed-use project for the parcels located within District A.	1	R&ED	CD/FS	N/A
Catalyst Project # 2: Work with City, Finance Authority, Property Owners, and interested developers to assist new development of primarily residential mixed-use projects/ public parking structures at the designated locations in District D.	1	R&ED	CD/FS	N/A

fg.7.1 ImplementationActionPlan

CHAPTER 8

ADMINISTRATION

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8 – ADMINISTRATION

8-1 INTRODUCTION

This chapter describes the authority of the Specific Plan and the administrative procedures required for implementation and amendment to the Specific Plan.

8-2 SPECIFIC PLAN AUTHORITY AND ADOPTION

To an extent, the range of issues that are contained in a Specific Plan is left to the discretion of the decision making body. However, all Specific Plans must comply with California Government Code Sections 65450 through 65457. These provisions require that a Specific Plan be consistent with the adopted General Plan for the jurisdiction in which the Specific Plan area is located. In turn, all subsequent development proposals such as tentative subdivision maps, site plans, improvement plans, and all public works projects must be consistent with the adopted Specific Plan.

Pursuant to California Government Code Section 65453, a Specific Plan may be adopted by resolution or by ordinance. Specific Plans adopted by ordinance effectively become a set of zoning regulations that provide specific direction to the type and intensity of uses permitted and may also define design expectations and standards. The Specific Plan is a regulatory document adopted by ordinance.

8-3 SPECIFIC PLAN AMENDMENTS

Over time, various sections of the Specific Plan may need to be revised for reasons such as changing City needs or economic conditions. The policies presented in the Specific Plan contain some degree of flexibility, but any Specific Plan amendments must be judged by relative fixed criteria. In addition, California Government Code Section 65453 clearly states that a Specific Plan “may be amended as often as deemed necessary by the legislative body.”

Specific Plan regulations are provided in the City’s Zoning Code Sections 9-2.1301 to 9-2.1311. These regulations address Specific Plan purpose and intent, applicability, pre-submittal and preparation of Specific Plans, and adoption/amendment as well as application and review procedures and findings.

8-3.1 AMENDMENT APPROVAL

Pursuant to Section 9-2.1309, a Specific Plan, and by extension any Specific Plan amendments, may be approved only if all of the following findings are made:

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

8-3.2 AMENDMENT PROCEDURES

Amendments to the Specific Plan may be initiated by a developer, an individual property owner or by the City. The Director of Community Development or his/her designee is responsible for making the determination of whether an amendment to the Specific Plan text or map is needed. Amendment procedures are described below:

- A. Proposals to amend the Specific Plan must be accompanied by detailed information to document the change required. This information should include revised Specific Plan text and revised diagrams where relevant depicting the amendment requested.
- B. The City has conducted a comprehensive analysis and invested a significant amount of time and money in the preparation of the Specific Plan, therefore, any proposals to amend the Specific Plan must document the need for such changes. The City and/or applicant should indicate the economic, social or technical issues that generate the need to amend the Specific Plan. Costs incurred for the amendments shall be the responsibility of the party requesting the amendment.
- C. The City and/or applicant must provide an analysis of the amendment's impacts relative to the adopted California Environmental Quality Act (CEQA) documentation. Depending on the nature of the amendment, supplemental environmental analysis may be necessary. The need for such additional analysis shall be determined by the City of Huntington Park in accordance with the State CEQA Guidelines (Section 15162).

The Director of Community Development or his/her designee shall determine whether a proposed amendment is "minor" (administrative) or "major" within 10 days of any submittal of a request to amend this Specific Plan. Major amendments (described below) require an advisory recommendation by the Planning Commission and approval of the City Council. In this event, both the Planning Commission and City Council shall hold public hearings on a proposed Specific Plan amendment, in accordance with Government Code Section 65453. If the amendment is determined to be minor, the Director of Community Development or his/her designee may approve or deny the application. Minor amendments must be determined to be in substantial conformance with the provisions of the Specific Plan and do not include any changes described below for major amendments. Appeals on decisions rendered by the Director of Community Development may be filed and considered pursuant to Huntington Park Municipal Code Sections 9-2.1711 through 9-2.1715.

Examples of “major” amendments include:

- The introduction of a new land use designation not contemplated in the Specific Plan.
- Changes in the designation of land uses affecting two acres or more from that shown in the Specific Plan.
- Changes to the circulation system or other community facility which would materially affect a planning concept detailed in the Specific Plan.
- Changes or additions to the design guidelines which would materially alter the stated intent of the Specific Plan.
- Any change that would result in new significant adverse environmental impacts not previously considered in the CEQA compliance documentation for the Specific Plan.

8-4 SPECIFIC PLAN ADMINISTRATION

The Director of Community Development or his/her designee is responsible for the administration, implementation and enforcement of the Specific Plan. The Director of Community Development is responsible for making determinations regarding consistency of activities and development with the Specific Plan and whether an amendment to the Specific Plan text or maps is needed.

8-4.1 PROCESS

All development applications within the Specific Plan area shall follow established City procedures such as those for zone variances, conditional use permits, development permits and subdivisions. All development applications within the Specific Plan area will be evaluated for compliance with Specific Plan regulations and guidelines. Appeals are regulated pursuant to the Huntington Park Municipal Code.

8-4.2 ALLOWABLE LAND USES

Allowable land uses are identified in Chapter 4 - Private Realm Districts, Standards and Guidelines. A land use that is not listed in figure 4.58 is not allowed except where the Director of Community Development may find that a use may be permitted due to its consistency with the purpose/intent of the zoning district and similarity to other uses listed in compliance with Section 9-1.106 of the Zoning Code.

8-4.3 ACCESSORY USES AND STRUCTURES

Pursuant to Zoning Code Section 9-1.203, "accessory use" means a use incidental to and customarily associated with a specific principal use, located on the same parcel. "Accessory structure/building" means a structure detached from a principal structure on the same parcel, incidental to the principal building and not designed for human habitation. Accessory uses and structures may be allowed provided that such uses and structures are incidental to and do not substantially alter the character of the permitted use or adversely affect other properties in the area. In addition, accessory uses and structures shall comply with the development standards provided in the Specific Plan and Zoning Code.

8-4.4 NONCONFORMING STRUCTURES AND USES

Zoning Code Sections 9-3.601 through 9-3.615 (Nonconforming Structures and Uses) establishes provisions for the regulation and orderly termination of nonconforming structures and uses in order to promote public health, safety and general welfare and to bring these structures and uses into conformity with the goals, policies and objectives of the General Plan, and of the Specific Plan as well by extension. It is understood that nonconformities should be eliminated over time.

Pursuant to Section 9-3.602 of the Zoning Code, nonconforming structures and uses are defined as follows:

- A. Nonconforming Structure: A structure that was legally constructed prior to adoption of this Code but does not conform to the current provisions governing required yards, height of structures, distance between structures, etc. prescribed for the zoning district in which the structure is located.
- B. Nonconforming Uses: A use of a structure or land that was legally established and maintained prior to the adoption of this Code but which does not conform to the current provisions governing allowable uses for the zoning district in which the use is located.
- C. Nonconforming Public Telephones: A publicly accessible telephone that was in existence prior to the adoption of this Code that does not conform to the required standards and permits.

For the purposes of the Specific Plan, “Code” referenced above means the adopted Specific Plan as well as Municipal Code in instances where the Specific Plan may be silent.

The City’s established regulations shall apply to nonconforming structures and uses within the Specific Plan. These regulations include governance regarding allowable improvements, abandonment, appeal, maintenance, repairs, alterations, and expansion. In addition, Chapter 5 – Signs provides additional guidance regarding signs for legal nonconforming uses and legal nonconforming signs as well as abatement of illegal and abandoned signs.