



## HEALTH & SAFETY ELEMENT

# 5.1 INTRODUCTION



## SCOPE OF HEALTH & SAFETY ELEMENT

The Health and Safety Element of the City of Huntington Park General Plan focuses on public safety through prevention and preparedness. The implementation of the programs outlined in this Element will assist in preventing or reducing the potential for injury, damage and disruption resulting from natural or man-made catastrophes. Public safety programs include procedures for the elimination or avoidance of hazards, emergency preparedness, and emergency response. This Element also serves as the framework for emergency preparedness planning that may be undertaken in the future. Finally, the Health and Safety Element outlines the public safety issues that will need to be considered as part of the implementation of land use and development policy provided for in this General Plan.

The Health and Safety Element also establishes specific standards related to public safety. These standards serve as guidelines for future planning and land use decisions. The Health and Safety Element maps the location of known hazards, evacuation routes, and indicates peak water supply requirements, minimum road widths, clearances around structures, and other factors affecting safety procedures.

## RELATIONSHIP TO GENERAL PLAN

The Health and Safety Element is consistent with other elements of the General Plan. The Mobility and Circulation Element addresses transportation issues that relate to the Health and Safety Element which promotes efficient traffic flow related to emergency response and evacuation objectives. Concerns related to public safety must also be considered in planning for future development in the City which, in turn, is the focus of the Land Use and Sustainability Element. The Land Use and Sustainability Element is often referred to as the “most important General Plan element.” The Health and Safety Element, however, is concerned with the health and welfare of those persons living, working, or visiting the City. The successful implementation of the Health and Safety Element may result in a significant reduction in loss of life and injury.

According to the State’s planning laws, a Health and Safety Element (shall be required) for the protection of the community from any unreasonable risks associated with the effect of seismically induced surface rupture, ground-shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mud slides and landslides, subsidence, and other geologic hazards known to the legislative body; flooding and wild land and urban fires. The Health and Safety Element shall include the mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The City of Huntington Park Health and Safety Element fulfills the aforementioned requirements. While the State law focuses on seismic risk, the Health and Safety Element has a broader scope that considers a wide range of natural and man-made hazards that could affect the City in the future. As stated previously, this Health and Safety Element emphasizes the importance of emergency preparedness in reducing the potential for loss of life, injury, and property damage. An additional objective of the Health and Safety Element is to implement programs that will help to avoid the creation of hazardous conditions. Finally, the Health and Safety Element underscores the City’s commitment to provide the material and human resources needed to deal with future emergencies.



# 5.2 PLANNING BACKGROUND



## OVERVIEW OF SEISMIC HAZARDS

The City of Huntington Park is located on the northeastern portion of the Los Angeles Basin. This basin is an alluvial plain bounded on the north by the Santa Monica Mountains, on the northeast by Repetto Hills, and Puente Hills, on the south by the Santa Ana Mountains and San Joaquin Hills and on the east by the Pacific Ocean. The severity of earthquakes is normally classified according to their magnitude, or intensity. Because the amount of destruction generally decreases with increasing distance from the epicenter, earthquakes are assigned several intensities, but only one magnitude. The destructiveness of an earthquake at a particular location is commonly reported using the Richter scale (magnitude) or Mercalli scale (intensity).

The Modified Mercalli Scale (MM) employs a subjective classification system based on observations of damage caused by past earthquakes. The scale has 12 levels of damage, the higher the number, the greater the damage. For example, the City of Huntington Park is predicted to experience ground-shaking with a MM intensity of 6.0 to 6.5 during a Magnitude 8.3 along the San Andreas Fault with a maximum MM

intensity 6.5 to 7.0. The intensity of seismic ground-shaking at any given location is a function of several factors, but primarily the magnitude of the earthquake, the distance from the epicenter to the planning area, and the local geologic and topographic conditions. The recent Elysian Park and Northridge earthquakes did demonstrate, however, that the ground intensities from these previously unknown blind thrust faults could generate significant damage to both low-rise and high-rise structures which were previously considered to be capable of withstanding the effects of strong ground motion.

## SEISMIC FAULTS IN THE AREA

The State of California, under the guidelines of the Alquist-Priolo Special Studies Act, classifies earthquake faults according to the following criteria:

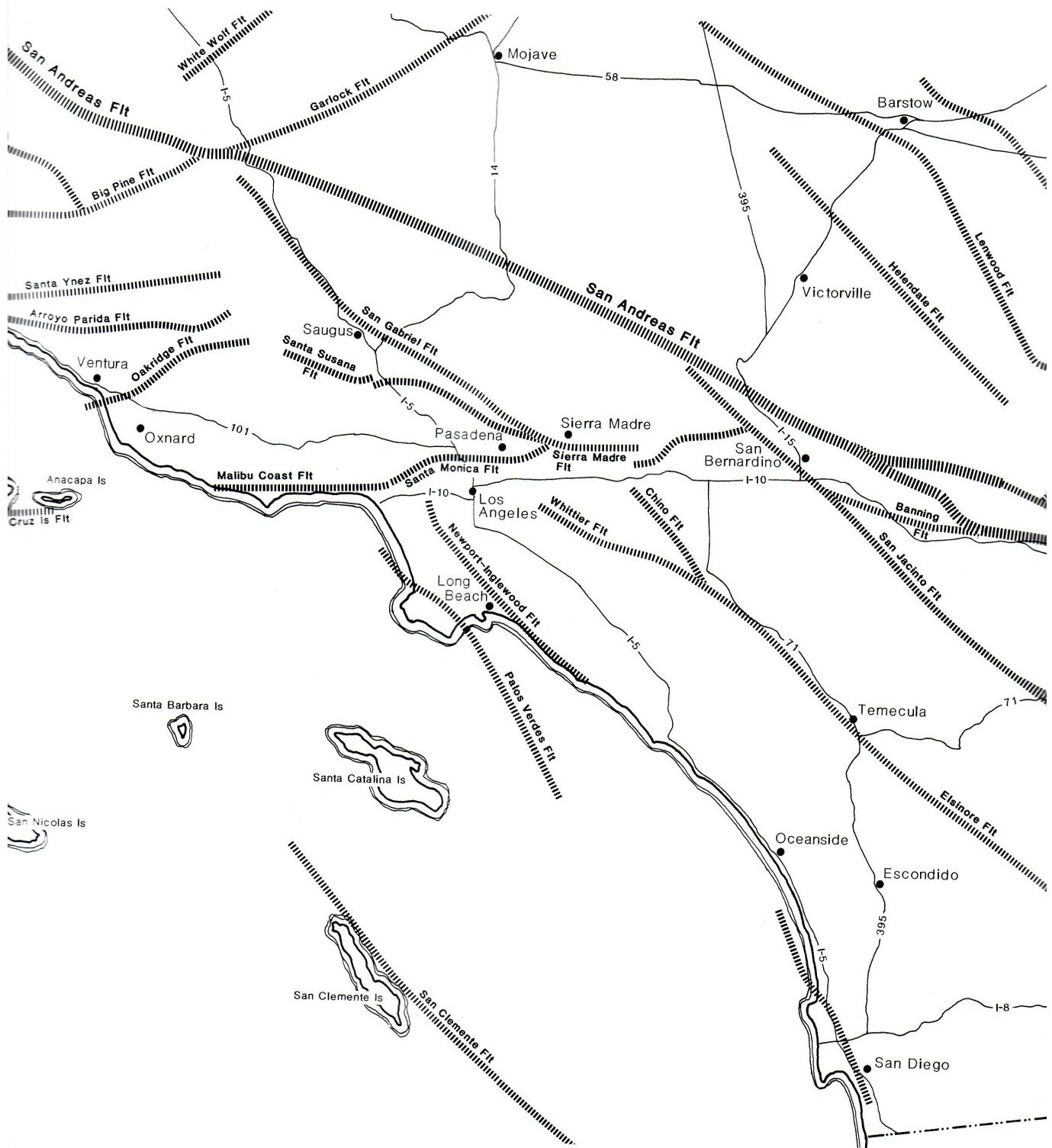
- **Active faults** exhibit proven displacement of the ground surface within the last 11,000 years (Holocene);
- **Potentially active** faults exhibit evidence of movement within the last 750,000 to two million years.
- **Inactive faults** have not moved in the last 11,000 years, as determined from direct geologic evidence, and are presumed to be inactive.

The State definition of an active fault is designed to gauge the surface rupture potential of a fault, and is used to prevent development from being located directly on the trace of an active fault. In general, potentially active faults are, relative to active faults, less likely to be the origin of a damaging earthquake. In reality, however, there is a gradation of seismic risk posed by potentially active and active faults.

There are no active or potentially active earthquake faults known to traverse the City of Huntington Park, thus, no ground rupture hazards are expected in the City. The City is, however, located within a seismically active region and is subject to ground-shaking hazards associated with earthquake events in the region. Seismicity in the Los Angeles area historically has been defined by earthquake events along the Newport-Inglewood, San Fernando, San Jacinto and San Andreas faults. Other faults of concern in the area include the Whittier fault, the Elysian Park Thrust, and the Santa Monica-Hollywood fault, as shown in **Exhibit 5-1**.



## Exhibit 5-1: Regional Fault Map



The major faults within the Southern California region, their distance and direction relative to the City of Huntington Park, the maximum credible earthquake postulated for each fault, and the maximum probable earthquake for the faults identified in **Table 5-1**. The maximum credible earthquake is the largest magnitude event that appears capable of occurring under the presently known tectonic framework. The maximum probable earthquake is the maximum earthquake likely to occur during a 100-year interval.

**Table 5-1:** Major Faults

Fault	Distance	Max. Mag.
Whittier	9 miles E	7
Santa Monica-Hollywood	10 miles NW	7
Raymond Hill	10 miles NE	6.5
Sierra Madre	15 miles NE	6.5
San Fernando	25 miles NW	6.5
Elysian Park	5 miles N	7.6
San Jacinto	44 miles NE	7.5
Palos Verdes	20 miles SW	7
San Andreas	37 miles NE	8.25
Malibu Coast	22 miles W	7
Source: United States Geological Survey		▶

The major faults in the Southern California region are described below.





- The **Newport-Inglewood Fault Zone** is located approximately 9.0 miles west of the City. The 1933 Long Beach Earthquake occurred on the Newport-Inglewood fault. A maximum credible earthquake of Magnitude 6.8 on the Newport-Inglewood fault has the potential of generating horizontal peak ground accelerations of about 0.2 to 0.3 g in the area. Ground-shaking could last approximately 22 seconds, with seismic Mercalli intensity values of VII to VIII. This type of earthquake would be particularly damaging to older low-rise structures located within the City.
- The **Palos Verdes Hills Fault** is located 20 miles southwest of the City and is considered to be an active fault based on late Pleistocene and Holocene age displacements that have been interpreted along offshore segments of the fault in the San Pedro shelf. The fault is considered to be capable of generating a maximum credible earthquake of Magnitude 7.0 that would cause seismic intensities in the IX to X range. The Palos Verdes fault extends for a distance of approximately 60 miles from San Pedro Bay to the Santa Monica Bay. The Palos Verdes fault could result in greater damage than that anticipated from an earthquake on the San Andreas Fault due to its proximity to the City.
- The **Sierra Madre Fault Zone** is located approximately 15 miles northeast of the City at the base of the San Gabriel Mountains and forms a prominent

50-mile long east-west structural zone on the south side of the San Gabriel Mountains. The Sierra Madre fault system was responsible for the uplift of the San Gabriel Mountains by faulting in response to tectonic compression.

- The **Whittier-Elsinore Fault Zone** is located along the southern base of the Puente Hills approximately 9.0 miles east of the City of Huntington Park. This northwest-trending fault extends from the Whittier Narrows area continuing southeast across the Santa Ana River, past Lake Elsinore, into western Imperial County and then continuing on into Mexico. This fault is expected to be capable of generating a Magnitude 6.6 earthquake.
- The **Santa Monica-Malibu Coast Fault System** is an east-west trending fault system located along the southern margin of the western Santa Monica Mountains and into Santa Monica Bay. The nearest fault trace is located approximately 22 miles west of the City. Although there has been very little seismic activity along this fault system, the Malibu Coast fault segment has been characterized as active based on displaced soils. This displacement was estimated to have occurred about 5,000 years ago.
- The **San Andreas Fault Zone** is located approximately 37 miles to the north and northeast of the City at its nearest point. This fault zone extends from the Gulf of California continuing northward to the Cape Mendocino area where it continues northward along the ocean floor. The total length of the San Andreas Fault Zone is approximately 750 miles. This fault has been active during historic times including the 1906 (estimated Magnitude 8.0) earthquake in San Francisco and the 1857 Fort Tejon earthquake (estimated Magnitude 7.9) where at least 250 miles of surface rupture occurred. The length of the fault and its active seismic history indicates that it has a very high potential for large-scale movement in the near future (Magnitude 8.0), and should be considered in land use planning for most areas of California.
- The **San Jacinto Fault Zone** is located approximately 44 miles northeast of the City and is part of the San Andreas Fault System. The two fault strands separate near the San Gabriel Mountains, where the San Jacinto fault extends southeastward to form the southwestern boundary of the San Jacinto Mountains and the San Timoteo Badlands. This fault is thought capable



of generating a maximum credible earthquake of magnitude 7.0. Strong ground-shaking from this earthquake would last about 25 seconds, with MM intensity values in the VIII-IX range.

- The **Elysian Park Blind Thrust Fault** is exposed for approximately two miles at Elysian Park but is not exposed over the rest of its trace toward the east. (Blind thrust faults are low-angle or low-lying faults occurring generally five to 15 kilometers below the ground surface which have no surface manifestation). This fault underlies the urbanized portion of the Los Angeles Basin, including downtown Los Angeles, as inferred from geophysical and geomorphologic evidence and the clustering of deep earthquakes in the region. The Elysian Blind Thrust is located approximately five miles from the City of Huntington Park at its nearest point. The Elysian Park Fault was the source of the magnitude 5.9 earthquake near Whittier in 1987. This fault is thought to be capable of generating earthquakes of magnitude 7.2 to 7.6 and would result in intense ground-shaking in the entire Los Angeles basin.
- The **Torrance-Wilmington Fault** is a newly postulated, blind thrust fault and fold system located under the Palos Verdes Peninsula. Although the location of the Torrance-Wilmington Fault System is not well defined, the fault and fold belt have been divided into several segments. It is estimated that if one of the segments ruptures, an earthquake of Magnitude 5 to 7.5, would occur. If two or more segments rupture simultaneously, an earthquake of a magnitude greater than 7.8 could occur.

The four largest recent earthquakes that have caused major damage in the Los Angeles basin include the 1933 Long Beach (Magnitude 6.3), 1971 San Fernando (Magnitude 6.4), the 1987 Whittier Narrows (Magnitude 5.9), and the 1994 Northridge (Magnitude 6.7) earthquakes. The 1933 Long Beach earthquake occurred on the southern segment of the Newport-Inglewood fault, from Newport Beach to Signal Hill. The 1971 San Fernando earthquake occurred along the San Fernando segment of the Sierra Madre fault zone. The Whittier Narrows earthquake occurred on the Elysian thrust fault in 1987. Finally, the most recent major earthquake, the Northridge earthquake, occurred on the Oakridge fault in the San Fernando Valley in January 1994. Most injuries and property damage from a major earthquake impacting the City will be caused by strong ground motion, especially structural damage to buildings. The developed areas of Huntington Park consist mostly of low density and medium



density residential zones. Less extensive areas are devoted to low-rise commercial development. Low-rise buildings (less than three stories) common in the City are more likely to be damaged by a near-field earthquake, such as one occurring on the Newport-Inglewood fault or the Hollywood fault.

The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. However, a trend in wood-frame construction in recent years, in particular in housing construction, has been the split level and irregular floor plans. Earthquake intensities of VIII in the Mercalli Scale may cause torsional racking of the foundation and wall elements of irregular structures. Single-family residences built before the 1952 Building Code was implemented are more likely to slip off their foundations as a result of strong ground motion associated with nearby earthquakes. Mobile homes are also susceptible to slipping off their foundation.

Critical facilities are structures and parts of a community's development that must remain operational after an earthquake. In addition, those facilities that pose unacceptable risks to public safety if severely damaged are also of critical concern. Essential facilities such as medical centers, fire and police stations, emergency operations centers, schools, and communication centers are also considered to be critical facilities. High-occupancy facilities have the potential of resulting in a large number of casualties or crowd control problems. This category includes the Civic Center, churches, and large multi-family residential complexes. Dependent care facilities that house populations with special evacuation considerations, such as pre-schools and schools, group care homes, and nursing and convalescent homes are also considered critical facilities.

The State, with the passage of the Garrison Act of 1969, has jurisdictional responsibility to ensure that public schools are adequately constructed to seismic standards. The Los Angeles County Fire Department is responsible for inspections of deficient electrical, plumbing, mechanical, or fire safety fixtures in high-occupancy residential and commercial facilities.

The California Department of Conservation, Oil, Gas, and Geothermal Division has prepared Planning Scenarios for a major earthquake on the Newport-Inglewood and San Andreas faults to assist in emergency response and recovery efforts. These reports



show the City of Huntington Park as having seismic intensities of eight and above, and liquefaction hazards. The Long Beach Freeway and other infrastructure and utility lines in the area would be subject to localized damage.

## LIQUEFACTION RISK

Liquefaction may occur when loose, unconsolidated, saturated fine-to-medium-grained sandy soils are subjected to ground vibrations during an earthquake. Liquefaction occurs in areas where the ground water table is within 50 feet of the ground surface when the Mercalli scale intensities are VII or greater. When these sediments are shaken, a sudden increase in pore water pressure causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and cracks in the soil causing water-soil slurry to bubble onto the ground surface. These are called sand boils, sand blows, or sand volcanoes. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Structures constructed on soils that liquefy may sink or topple over as the soil loses its bearing strength.

A study of earthquake hazards by the United States Geological Survey (USGS) indicates that a majority of the City is subject to liquefaction, although the portion located north of Gage Avenue, west of Pacific Boulevard, and east of Wilmington Avenue is not at risk for liquefaction (refer to **Exhibit 5-2**). Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking.

## FLOODING AND INUNDATION HAZARDS

The City is located approximately 14 miles to the north of the Pacific Ocean and will not be exposed to the effects of a tsunami. In addition, there are no surface bodies of water located in the City; therefore, the risk of being impacted by a seiche is non-existent. A seiche occurs when two waves traveling in opposite directions collide, creating a larger standing wave.

A review of the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, indicated that



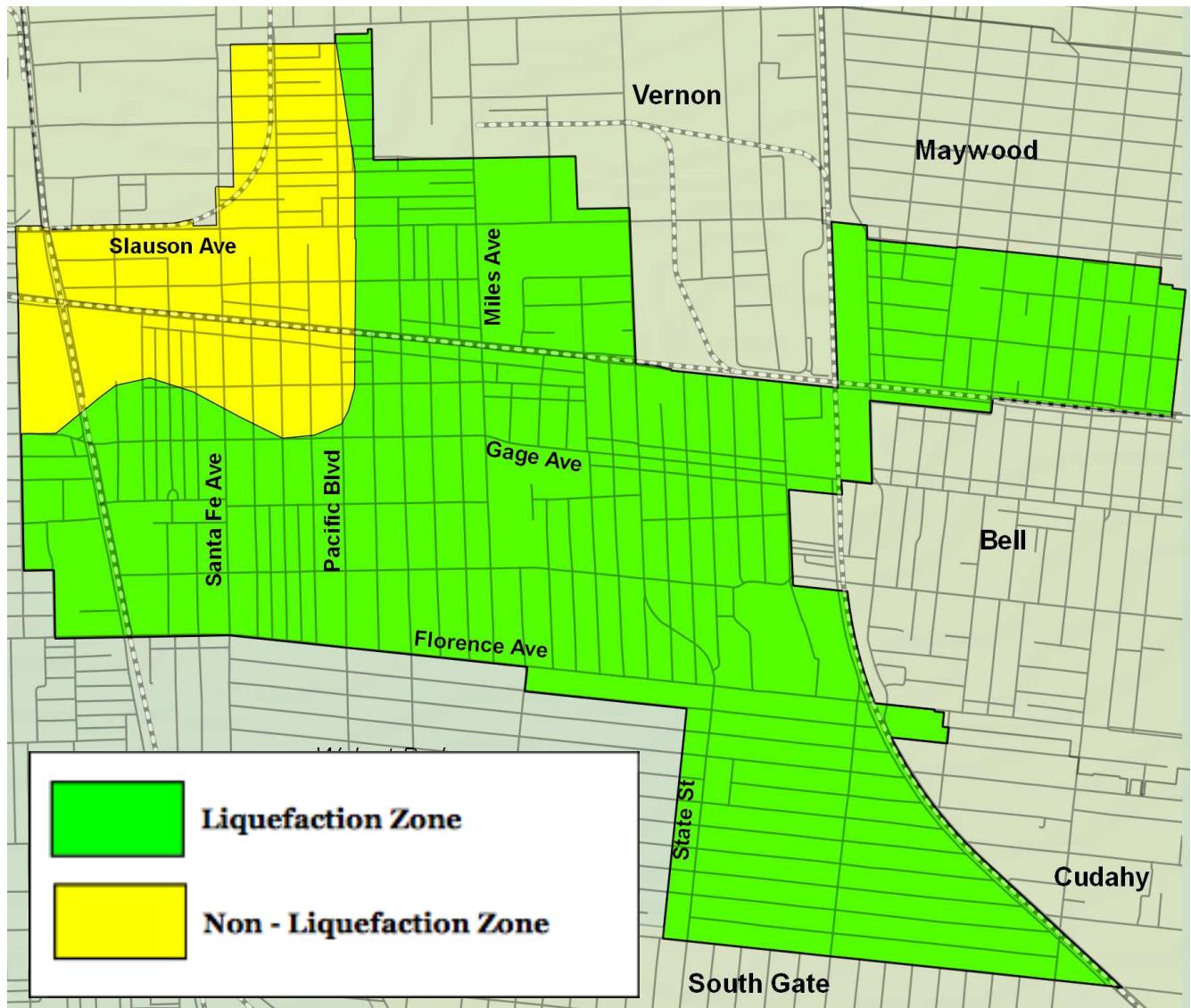


the City is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.

The City of Huntington Park is located within the inundation paths of the Hansen and Sepulveda Dams. Large areas downstream of the Hansen and Sepulveda Dams, including the City of Huntington Park, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.



## Exhibit 5-2: Liquefaction Map



- The **Hansen Dam** is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. The inundation area of the Hansen Dam include areas along the Tujunga Creek and several communities in the valley, the City of Los Angeles, cities in south central Los Angeles, and areas along the Los Angeles and San Gabriel Rivers. The City of Huntington Park is located approximately 25 miles south of the dam but dam failure will affect the entire City of Huntington Park. Flood waters will arrive 17.75 hours after failure with a maximum depth of one foot approximately 21 hours after failure.
- The **Sepulveda Dam** is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways near the City of Van Nuys. The probable maximum flood from the Sepulveda Dam is expected to last four days with a total volume of 163,200 acre-feet. The flood will affect areas along the Los Angeles River, and the cities of Los Angeles, Huntington Park, South Gate, Compton, Lynwood, Maywood, Huntington Park, Huntington Park, and Huntington Park Gardens. The flood waters are anticipated to reach the City approximately ten hours after failure. A maximum flood elevation of two feet is expected approximately 12 hours after failure.

## FIRE HAZARDS

There are no open grass areas in or around the City which present brush fire or wildfire hazards in the City of Huntington Park. The major risk involves structural fires associated with older buildings in the City which may not be in compliance with the more recent and stringent fire safety codes and regulations.

Furthermore, industrial uses may also be considered to have a greater risk for fire due to the higher potential for use of flammable, explosive, and hazardous materials. The industrial uses in Huntington Park are located within the western and northern portions of the City.



## HAZARDOUS MATERIALS

All businesses that handle hazardous materials are required by various Federal, State, and local agencies to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more or a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance).

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Huntington Park Police Department and the County Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses. The State of California defines a hazardous material as a substance that is toxic, ignitable or flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bio-accumulative properties, persistence in the environment, or is water-reactive (California Code of Regulations, Title 22).

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly-stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded.

The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.



## EMERGENCY RESPONSE

The City of Huntington Park contracts its fire services through the Los Angeles County Fire Department. The Los Angeles County Fire Department operates two fire stations in the City: Fire Station 164, located at 6301 South Santa Fe Avenue, serves as the area's battalion headquarters (Huntington Park is serviced by Los Angeles County Fire Department-Battalion 13); and Fire Station 165, located at 3255 Saturn Avenue.

## LAW ENFORCEMENT AND CRIME

Police protection for the City is provided by the Huntington Park Police Department. The Huntington Park Police Department (HPPD) consists of 72 sworn personnel and 45 civilian employees for a total of 117 full-time employees. The department also has 25 part-time employees. The City of Huntington Park has had police protection since its incorporation in 1906. The HPPD was relocated twice, once in 1933 following the Long Beach earthquake, and a second time in 1950 upon the completion of the Civic Center. In addition, the City operates a 22 bed Type I Jail which houses unsentenced prisoners prior to their transfer to the custody of the Los Angeles County Sheriff. According to the City, the average police response times were four minutes and 23 seconds for emergency calls, 11 minutes and 23 seconds for high priority calls, and 17 minutes and 19 seconds for non-emergency calls.



The greatest perceived threat to health and safety for many residents in the City is not associated with the aforementioned natural and man-made hazards. While there is certainty that a major and damaging earthquake will affect the City within the next ten-to-twenty-year planning period governed by this General Plan, the greatest perceived risk to health and safety is related to crime. Police protection and law enforcement services are provided by the City of Huntington Park Police Department. Crime statistics obtained for the City of Huntington Park also indicate an overall decrease in the number of reported crimes. However, certain types of crime continue to be of serious concern in the City. **Table 5-2** shows crime incidence between 1995 and 2014.



**Table 5-2:** Crime Statistics for Huntington Park 1995-2014

Type of Crime	1995 Reported	2000 Reported	2005 Reported	2014 Reported
<b>Violent Crimes</b>				
Homicide	11	2	2	1
Rape	9	19	18	18
Robbery	464	425	357	175
Aggravated Assault	232	168	200	127
<b>Total</b>	<b>716</b>	<b>614</b>	<b>577</b>	<b>321</b>
<b>Property Crimes</b>				
Burglary	469	375	287	154
Motor-Vehicle Theft	1,539	1,077	1,048	463
Larceny-Theft	1,221	943	1,336	855
Arson	12	22	16	2
<b>Total</b>	<b>3,241</b>	<b>2,417</b>	<b>2,687</b>	<b>1,474</b>
Source: California Office of the Attorney General				



## HEALTH CARE SERVICES AND EMERGENCY SHELTERS

Primary health care is provided by the St. Francis Medical Center in Lynwood; Downey Community Hospital; U.S.C. Medical Center and the Los Angeles Community Hospital in East Los Angeles; Martin Luther King, Jr. Hospital in Los Angeles; Rio Hondo Memorial Hospital in Downey; Rancho Los Amigos Medical Center in Downey; and Community Hospital of Huntington Park. A number of structures have been designated as emergency shelters by the Emergency Preparedness Commission for the cities in Los Angeles County.

## FIRE PROTECTION STANDARDS - FIRE FLOW

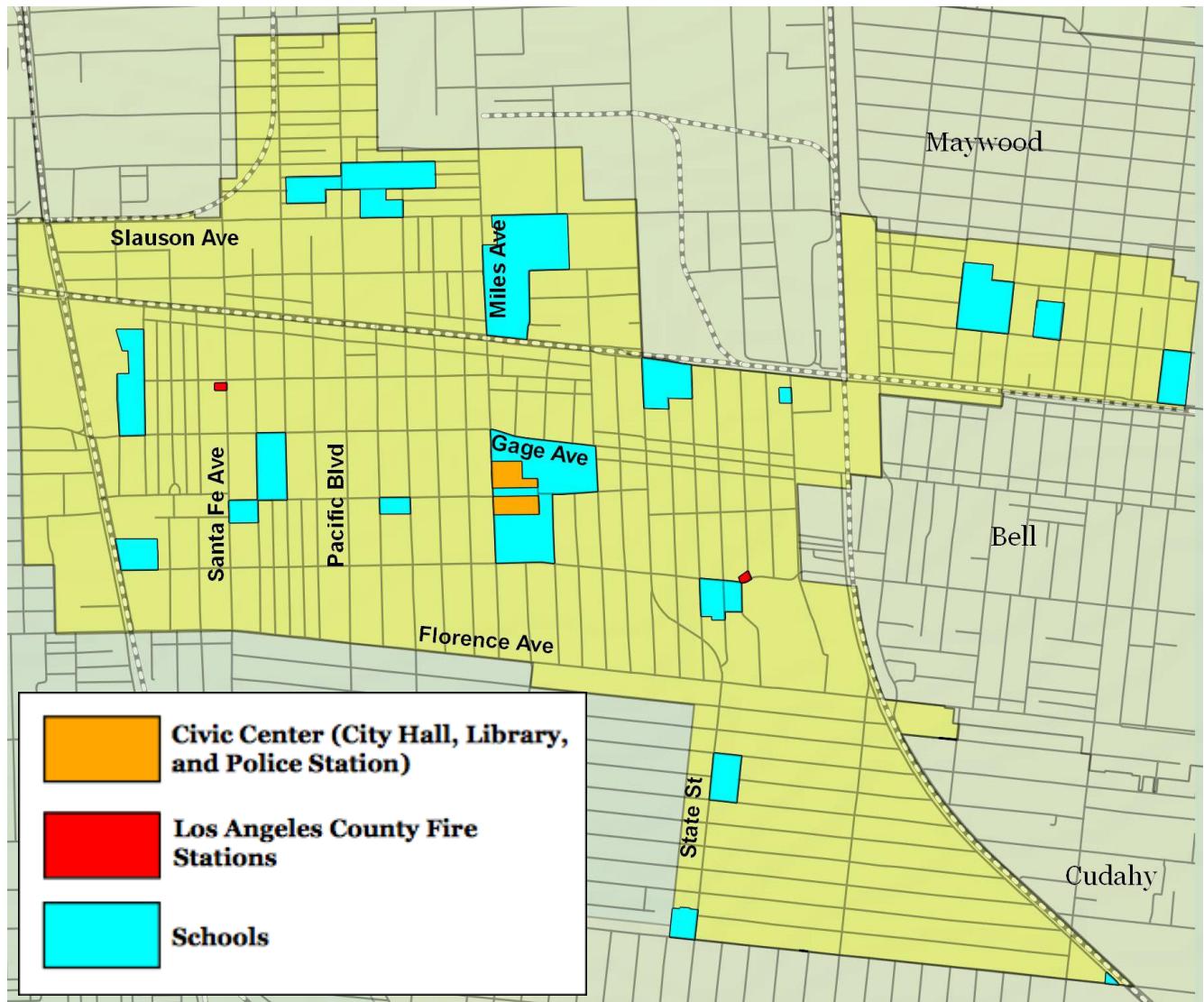
To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistance), building height, presence of sprinkler systems, distance between buildings, and type of use. The Los Angeles County



Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is available to meet fire emergency needs of all developments. The City of Huntington Park follows the County Fire Department Fire Code standards for fire flows and emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square inch (psi) of residual pressure for a duration of two to five hours is needed at residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy. The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fire flow requirements. Generally, peak day supply is twice the average day demand and total fire flow requirements are estimated by the population of the area.



## Exhibit 5-3: Critical Facilities



## CHARACTERISTICS OF NOISE

Community noise levels are typically measured in terms of the A-weighted decibel (dBA). A-weighting is a frequency correction that correlates overall sound pressure levels with the frequency response of the human ear. Additional units of measurement have been developed to evaluate the longer term characteristics of sound. One of the more common noise measurements uses statistical samples in terms of percentile noise levels. For example, the  $L_{10}$  noise level represents the noise level that is exceeded 10% of the time. The  $L_{50}$  noise level represents the median noise level; half of the time, noise exceeds this level, and half of the time noise is less than this level. The  $L_{90}$  noise level represents the background noise level experienced during 90% of the time. The equivalent noise level ( $L_{eq}$ ) is a single-number representation of the fluctuating sound level in decibels over a specified period of time.

Community Noise Equivalent Level (CNEL) is the noise measurement that represents an average of all measured noise levels obtained over a specified period of time. The CNEL scale includes an additional 5.0 dB adjustment to sounds occurring in the evening (7:00 p.m. to 10:00 p.m.) in addition to the 10.0 dB adjustment to sounds occurring in the late evening and early morning hours (between 10:00 p.m. and 7:00 a.m.). Representative noise sources and sound levels are shown in **Exhibit 5-4**.

## NOISE SOURCES IN THE CITY

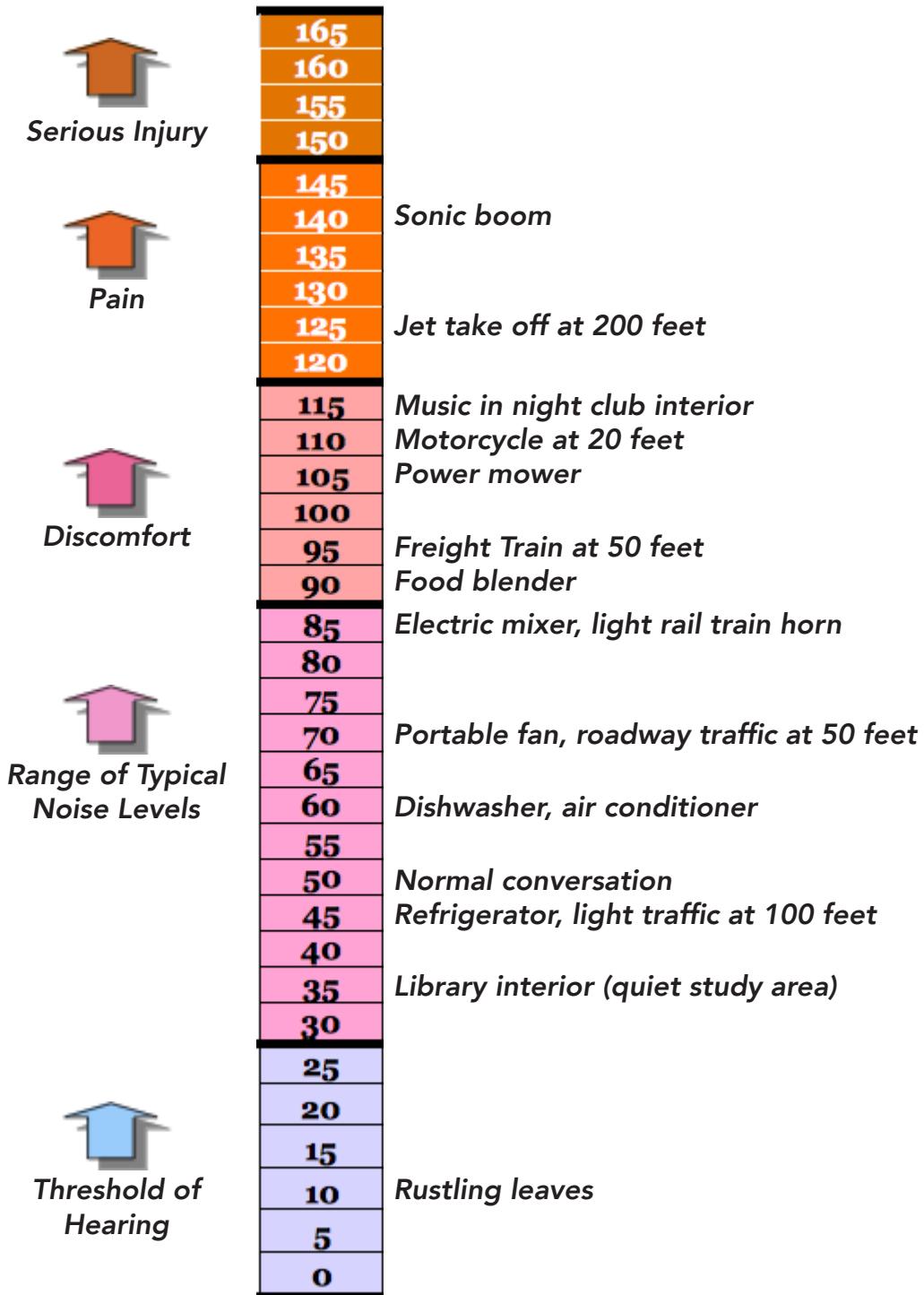
The major sources of noise in the City consist of vehicular traffic traveling along the City's major arterial routes and trains utilizing the Alameda Corridor. Noise from trains using the Atchison, Topeka and Santa Fe (AT&SF), Union Pacific (UPRR) and Southern Pacific (SPRR) rail lines are a secondary source of mobile noise.

The UPRR line along the western section of the City affects residential uses at the western end of the City. The SPRR along Randolph Street also affects residential uses, although the SPRR line along Alameda Street is not located near any residential use. Residential areas contribute resident gatherings and activities, vehicles, and operating household equipment to the ambient noise environment. Schools create their own type of noise from buses, students, school activities, maintenance, and outdoor games.



## Exhibit 5-4: Typical Noise Structures and Loudness Scale

Source: Blodgett Baylosis Environmental Planning



## NOISE SENSITIVE LAND USES

Hospitals and convalescent homes, churches, libraries, schools, and child care facilities are considered noise sensitive uses and are best located away from noise sources. Noise sensitive land uses in the City include the City's schools, Huntington Park Convalescent Hospital, the library, parks, and residential areas. These uses are subject to vehicular and stationary noise in the surrounding area. Residential developments and mobile home parks are located along the City's major thoroughfares and may be subject to vehicular noise throughout the day. Some residences are also located near the railroad tracks and are exposed to train noise during certain times of the day and night. Noise sensitive receptors are shown in **Exhibit 5-5**.

## COMMUNITY NOISE SURVEY



A community noise survey was conducted as part of the Noise Element's update in 1996 to document the existing noise environment. Twelve locations were selected for the survey. Noise along transportation corridors are highest along major roadways and decrease as the distance from the roadways (noise source) increases. Thus, they may be shown as contours representing equal noise exposures along the roadway. The noise contours provide a visualization of estimates of sound level. The noise measurement results are representative samples of urban residential, commercial, and industrial areas. These noise measurement results may be used as a general guideline or indication of noise levels within the community. The noise measurements survey sheets are included in the Appendices.

The City of Huntington Park roadway noise contour data were generated with the Federal Highway Administration's Highway Traffic Noise Prediction Model, U.S. Department of Transportation (1978). Model input data included existing average daily



traffic levels; day/evening/night percentages of autos, medium, and heavy trucks; vehicle speeds; ground attenuation factors; and roadway widths. The distance from the roadway centerline to the roadway's 60, 65, and 70 dB CNEL contours for the existing conditions are provided in the Appendices. Pacific Boulevard, Florence Avenue, State Street, Santa Fe Avenue, Slauson Avenue, Soto Street, and Gage Avenue are the major generators of noise within Huntington Park. The I-710 freeway also generates traffic noise within the City. As shown, traffic noise levels dominate the ambient noise environment along Gage, Florence, and Eastern Avenues, and the I-710 Freeway. These noises affect residences, trailer parks, a convalescent home, and other noise sensitive uses located along major roadways.

## TRAIN NOISE

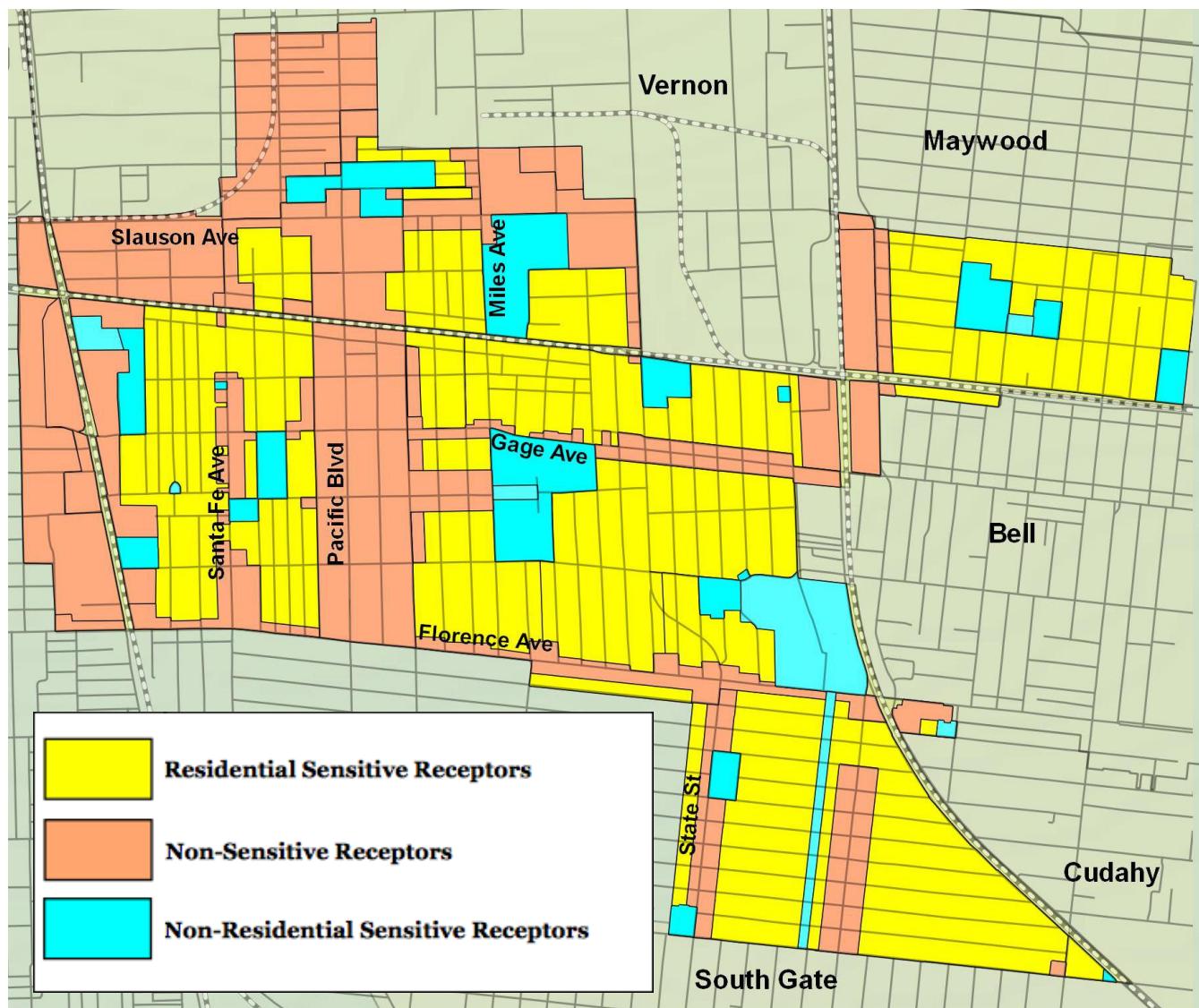
Trains create individual noise impacts lasting several minutes during each pass. Noise from passing trains is dependent on the number of trains, speed, type of tracks, grade crossings, track curves, and train horns, and the type of trains. The following railroad right-of-ways are located in and around the City: Union Pacific (UPRR), Southern Pacific (SPRR), and Atchison Topeka and Santa Fe Railroad (AT&SF). Noise may also emanate from the Alameda Corridor, which extends through Alameda Street. The UPRR tracks along Salt Lake Avenue are used by approximately seven trains daily, with the majority of train trips occurring between 7:00 a.m. and 7:00 p.m.



## AIRPORT NOISE

The City of Huntington Park is not located within the noise impact areas of nearby airports, although there are several commercial airports serving the Huntington Park area: the Long Beach Airport, the Compton Airport, and the Los Angeles International Airport in Los Angeles. (over-flights on approach) from these airports are sources of aircraft noise in the City of Huntington Park.

## Exhibit 5-5: Noise Sensitive Land Uses



# 5.3 PLANNING VISION

## HEALTH & SAFETY ELEMENT POLICIES

The City of Huntington Park, with the implementation of the Health and Safety Element, seeks to protect the health and safety of those persons living and working in the City. The following issues will be addressed with the implementation of the policies and programs contained in the Health and Safety Element:

- To ensure that every effort is made to promote emergency preparedness;
- To promote land use and noise compatibility; and,
- To minimize the impact of noise on local residents and businesses.

The City's health and safety policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for this Health and Safety Element.

## ISSUE: SEISMIC HAZARDS

- **Health & Safety Element Policy 1.** The City of Huntington Park shall continue to implement the City's seismic hazard abatement program for existing un-reinforced buildings.
- **Health & Safety Element Policy 2.** In areas with liquefaction potential, the City of Huntington Park shall require review of soils and geologic conditions, and if necessary, on-site borings, to determine liquefaction susceptibility of the proposed site.
- **Health & Safety Element Policy 3.** The City of Huntington Park shall maintain and periodically review emergency procedures for earthquakes in the City's Disaster Response Plan.



- **Health & Safety Element Policy 4.** The City of Huntington Park shall promote earthquake preparedness within the community by participation in quake awareness programs, including distribution of brochure materials in Spanish and English. The City will encourage property owners to anchor buildings to their foundations, bolt water heaters to walls, and implement other preventive measures.

## ISSUE: FLOODING

- **Health & Safety Element Policy 5.** The City of Huntington Park shall work with the Los Angeles County Department of Public Works to identify and construct needed local and regional storm drain improvements to relieve local flooding problems in Huntington Park.
- **Health & Safety Element Policy 6.** The City of Huntington Park shall support the Army Corps of Engineers to expand the capacity of the Rio Hondo and Los Angeles River channels.
- **Health & Safety Element Policy 7.** The City of Huntington Park shall prepare and maintain a master drainage plan.
- **Health & Safety Element Policy 8.** The City of Huntington Park shall require local drainage-related improvements to be implemented as part of new development approvals.

## ISSUE: FIRE

- **Health & Safety Element Policy 9.** The City of Huntington Park shall enforce building code requirements for new construction that ensure provision of adequate fire protection.
- **Health & Safety Element Policy 10.** The City of Huntington Park shall maintain mutual aid agreements with surrounding jurisdictions for fire protection.



- **Health & Safety Element Policy 11.** The City of Huntington Park shall maintain an ongoing fire inspection program to reduce fire hazards associated with older buildings, critical facilities, public assembly facilities, and industrial and commercial buildings.
- **Health & Safety Element Policy 12.** The City of Huntington Park shall maintain and periodically review procedures for managing fire emergencies in the City's Disaster Response Plan.

## ISSUE: HAZARDOUS MATERIALS

- **Health & Safety Element Policy 13.** The City of Huntington Park shall locate new and existing land uses involved in production, storage, transportation, handling, and/or disposal of hazardous materials a safe distance from other land uses that may be sensitive to such activities.
- **Health & Safety Element Policy 14.** The City of Huntington Park shall coordinate with Los Angeles County in sponsoring regular household hazardous waste disposal programs to enable residents to bring backyard pesticides, cleaning fluids, paint cans, and other common household toxics to a centralized collection center for proper disposal.
- **Health & Safety Element Policy 15.** The City of Huntington Park shall cooperate with the County in local implementation of applicable portions of the Los Angeles Hazardous Waste Management Plan.
- **Health & Safety Element Policy 16.** The City of Huntington Park shall consult with companies operating underground pipelines, as well as the Public Utilities Commission and Office of Pipeline Safety, to determine the likelihood of explosion or rupture in case of accident or earthquake and shall ensure that the Fire Department and other disaster response agencies have access to route, depth, and shut-off information about each line.



## ISSUE: EMERGENCY PREPAREDNESS

- **Health & Safety Element Policy 17.** The City of Huntington Park shall maintain and regularly update the City's Disaster Response Plan.
- **Health & Safety Element Policy 18.** The City of Huntington Park shall hold emergency drills to test the effectiveness of emergency preparedness plans.
- **Health & Safety Element Policy 19.** The City of Huntington Park shall periodically inspect emergency shelters to ensure that equipment and supplies are available and operational.
- **Health & Safety Element Policy 20.** The City of Huntington Park shall sponsor and support bilingual public education programs on emergency preparedness and disaster response. The City will distribute information about emergency planning to community groups, schools, churches, and business associations.

## ISSUE: TRANSPORTATION NOISE

- **Health & Safety Element Policy 21.** The City of Huntington Park shall ensure the inclusion of noise mitigation measures in the design of new roadway projects in Huntington Park.
- **Health & Safety Element Policy 22.** The City of Huntington Park shall enforce City, State, and Federal noise standards, especially those for mufflers and modified exhaust systems.
- **Health & Safety Element Policy 23.** The City of Huntington Park shall monitor noise from buses and other heavy vehicles in residential areas. If necessary, the City will consider alternate circulation routes for those types of vehicles.
- **Health & Safety Element Policy 24.** The City of Huntington Park shall discourage through-traffic in residential neighborhoods.



## ISSUE: NOISE & LAND USE

- **Health & Safety Element Policy 25.** The City of Huntington Park shall ensure acceptable noise levels near schools, hospitals, convalescent homes, and other noise-sensitive areas.
- **Health & Safety Element Policy 26.** The City of Huntington Park shall establish standards for all types of noise not already governed by local ordinances or preempted by State or Federal law.
- **Health & Safety Element Policy 27.** The City of Huntington Park shall require noise-reduction techniques in site planning, architectural design, and construction where noise reduction is necessary.
- **Health & Safety Element Policy 28.** The City of Huntington Park shall discourage and, if necessary, prohibit the location of noise-sensitive land uses in noisy environments.

## ISSUE: NON-TRANSPORTATION CONTROL MEASURES

- **Health & Safety Element Policy 29.** The City of Huntington Park shall review the City's existing noise ordinances and revise them as necessary to better regulate noise-generating uses. The City will ensure strict enforcement.
- **Health & Safety Element Policy 30.** The City of Huntington Park shall consider adoption of a comprehensive City Noise Ordinance to regulate hours of operation and control excessive noise from lawn blowers, trimmers, construction activity, street sweepers, machinery, and other disturbances.
- **Health & Safety Element Policy 31.** The City of Huntington Park shall reduce noise generated by building activities by requiring sound attenuation devices on construction equipment.
- **Health & Safety Element Policy 32.** The City of Huntington Park shall establish and maintain coordination among the agencies involved in noise abatement.



## HEALTH AND SAFETY PROGRAMS

The following programs will implement the policies identified in the previous section.

- **Community Hazardous Waste Education Program.** The City will implement an education program for households and small businesses regarding identification and disposal of potential hazardous wastes, including machine oils, pesticides, etc.
  - **Source of Funding:** General Fund.
  - **2019-2024 Program Objectives:** To maintain the existing service level.
  - **Responsible Agency:** Community Development Department and Los Angeles County Fire Department.
  - **Implementation Schedule:** The program is ongoing and will be continued.
- **Disaster Response Database.** In the event of a major earthquake or other major disaster, persons living or working in the City may need to be self-sufficient for up to 72 hours before the results of any major relief efforts are realized. Under this program, a database will be created to identify medical professionals, heavy equipment operators, and volunteers trained in first aid and search-and-rescue. The database would identify other volunteers that would staff emergency collection centers, distribution centers, and otherwise assist in the recovery efforts. This information, and the appropriate procedures, would then be incorporated into the City's emergency multi-hazard mitigation plan.
  - **Source of Funding:** General Fund.
  - **2019-2024 Program Objectives:** To establish new database.
  - **Responsible Agency:** Community Development Department and Huntington Park Police Department.
  - **Implementation Schedule:** The program is ongoing and will be continued.
- **Emergency Preparedness Plan.** The City currently maintains a *Multi-Hazard Functional Plan* that outlines responsibilities and procedures the City will follow in the event of an emergency or city-wide disaster. Specific emergency functions and operations, available resources (fire stations,



emergency shelters, hospitals and clinics, resource persons, etc.), and mutual aid agreements are described in the Plan. The City shall regularly update its Multi-Hazard Functional Plan for Emergency Operations. The City originally adopted a Civil Defense and Disaster Plan in 1972 and this Plan was updated in February 1983. The Huntington Park Police Department has adopted procedures for dealing with hazardous spills on the highway.

- **Source of Funding:** General Fund.
- **2019-2024 Program Objectives:** To update the existing Multi-Hazard Functional Plan.
- **Responsible Agency:** Community Development Department
- **Implementation Schedule:** The program is ongoing and will be continued.
- **Environmental Review.** The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects, as well as those that will have the potential to adversely impact the environment. Land use and development are among the issue areas that will be addressed in the environmental analysis. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures that may be recommended as part of the environmental review process.
  - **Source of Funding:** General Fund and individual development applications.
  - **2019-2024 Program Objectives:** To continue with the ongoing environmental review of new projects.
  - **Responsible Agency:** Community Development Department
  - **Implementation Schedule:** The program is ongoing and will be continued.
- **Fire Prevention.** The City shall continue to work with the Fire Department to promote fire prevention and fire safety programs. The City shall also encourage periodic inspections of existing structures by the fire department for compliance with fire safety standards and practices. All new development plans must be submitted to the fire department for review and comment



during the plan check process. This review must be completed for the development process to continue. New development must conform to any and all applicable standards and regulations.

- **Source of Funding:** General Fund and Development Fees.
  - **2019-2024 Program Objectives:** To maintain the existing service level.
  - **Responsible Agency:** Community Development Department and Los Angeles County Fire Department.
  - **Implementation Schedule:** The program is ongoing and will be continued.
- **Fire Safety Development Review Program.** Certain design standards have been established by the City of Huntington Park and the LACFD to ensure that site planning and building design consider public safety and fire prevention. These standards include requirements governing emergency access, roadway widths, clearance around structures, location of fire hydrants, etc.
    - **Source of Funding:** General Fund and Development Fees.
    - **2019-2024 Program Objectives:** To maintain the existing service level.
    - **Responsible Agency:** Community Development Department and Los Angeles County Fire Department.
    - **Implementation Schedule:** The program is ongoing and will be continued.
- **Hazardous Materials Control.** The City shall continue to cooperate with County, State, and Federal agencies involved in the regulation of hazardous materials' storage, use, and disposal. The City shall work with the fire department in requiring hazardous materials users and generators to identify safety procedures for responding to accidental spills and emergencies. The LACFD shall also work with local law enforcement officials in regulating the transport of hazardous materials through the City. The City will continue to promote the safe disposal of "hazardous and toxic substances" used in private households through the support of "Hazardous Materials Collections" conducted at specific locations and times within Huntington Park. The City will continue to collect and maintain up-to-date records concerning the type, location, owners, and responsible persons for properties which involve the handling of hazardous materials and wastes.



- **Source of Funding:** General Fund and Development Fees.
- **2019-2024 Program Objectives:** To maintain the existing service level.
- **Responsible Agency:** Community Development Department and Los Angeles County Fire Department.
- **Implementation Schedule:** The program is ongoing and will be continued.
- **Seismic Safety Program.** The City enforces the seismic retrofit requirements of the State of California Uniform Building Code. These standards apply to bracing systems, wall anchors, and the filling in of excess openings. The City has adopted an Earthquake Hazard Reduction Ordinance to address ground-shaking hazards in the City. Department personnel are trained to use the Emergency Response Handbook.
  - **Source of Funding:** General Fund and Development Fees.
  - **2019-2024 Program Objectives:** To maintain the existing service level.
  - **Responsible Agency:** Community Development Department and Los Angeles County Fire Department.
  - **Implementation Schedule:** The program is ongoing and will be continued.
- **Land Use and Noise Guidelines.** The City will adopt guidelines which consider noise as an early factor in planning future residential developments. In addition, the City will require that the State's Noise Insulation Standards be applied to all new single-family and condominium conversion projects. An acoustical analysis should be required for all new residential and condominium conversion projects within the 60 dB CNEL contour of the freeway, arterials, and rail lines within the City. This analysis should indicate the existing and projected CNELs on the site and the method(s) by which the noise is to be controlled or reduced to no more than 65 dB within the exterior living space, and no more than 45 dB within the interior living space of the project. This latter standard requires that the City extend the application of the State's Noise Insulation Standards to all new single family and condominium conversion projects. Currently, they only apply to all new multifamily units (apartments, motels, etc.).
  - **Source of Funding:** General Fund.
  - **2019-2024 Program Objectives:** To update the Zoning Code to



established new land use and noise compatibility requirements.

- **Responsible Agency:** Community Development Department
- **Implementation Schedule:** The program will commence following the adoption of the General Plan.

- **Noise Reduction in New Development.** Noise should be considered early in the development of new residential or noise-sensitive construction. The location and orientation of the residential buildings may be configured to minimize or eliminate a noise problem for a site adjacent to the freeway, arterials, or rail lines. Other effective noise reduction tools include the use of berms, sound reducing walls, and generous setbacks.

- **Source of Funding:** General Fund.
- **2019-2024 Program Objectives:** To continue to implement the review of new projects.
- **Responsible Agency:** Community Development Department
- **Implementation Schedule:** The program will continue as new development occurs.

- **Noise Control Ordinance and Enforcement.** The City will consider the adoption of an appropriate ordinance which will place a limit on the level of noise produced by residential, commercial and industrial activities that may intrude on adjacent properties. Noise emanating from residential, commercial and industrial uses is regulated by the City's Municipal Code. However, acceptable dBA ranges have not been designated for these uses. The City will implement a review process concerning its policies and regulations affecting noise every five years or as new technological developments warrant, per State guideline requirements. The City will also support the enforcement of regulations (such as the State Vehicle Code noise standards) for all privately-owned, City-owned, and City-operated automobiles, trucks, and motorcycles operating within Huntington Park.

- **Source of Funding:** General Fund.
- **2019-2024 Program Objectives:** To update the Zoning Ordinance (Noise Control) within 12 months of the General Plan's adoption.
- **Responsible Agency:** Community Development Department
- **Implementation Schedule:** The program will commence following the General Plan's adoption.



# 5.4 PUBLIC SAFETY PLAN



## EMERGENCY PREPAREDNESS PROGRAM

The City originally adopted a Civil Defense and Disaster Plan in 1972 and this Plan was updated in February 1983. The Huntington Park Police Department has adopted procedures for dealing with hazardous spills on the highway. These procedures are based on the California Highway Patrol's and the Federal Department of Transportation's Emergency Response Materials. To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistive), building height, presence of sprinkler systems, distance between buildings, and type of use.

## FIRE PROTECTION STANDARDS FIRE FLOW

The Los Angeles County Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is available to meet fire emergency needs of all developments. The City of Huntington Park follows the County Fire Department Fire Code standards for fire flows and

## Table 5-3: Fire Standards

Development	Fire Flow (gpm)	Road Width (feet)	Access (Feet)	Turn Radius (Feet)
Single-Family (Fire Zone 4)	1000-1250	20.26	150	32
Single-Family (Fire Zone 3)	750-1250	20-26	150	32
Two-Family (Duplex)	1500	26-36	150	32
Mobile Home (Fire Zone 4)	1250	26-36	150	32
Multi-Family & Hotel	1000-5000	26-36	150	32
Schools	1000-5000	26-36	150	32
Commercial & Industrial	1000-5000	26-42	150	32
High-Rise (5-stories/ 75')	5000	N/A	N/A	32

**Source: Los Angeles County Fire Department Fire Code**

emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square inch (psi) of residual pressure for a duration of two to five hours is needed for residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy. The fire standards outlined above are subject to the following conditions:

- Fire flow increases with building size (square feet) and/or lot coverage: 20 psi and 600 feet hydrant spacing is required for single-family dwelling, and 20 psi and 300 feet hydrant spacing is required for all other occupancies.



- Road width increases where parallel parking allowances, hydrant requirements, or serial fire suppression requirements, or aerial fire suppression requirements indicate the need.
- Minimum 20 feet private road width is permitted only if life safety is not jeopardized, topography, or lot shape/dimensions are constraints, and the Fire Department grants discretionary approval.
- A paved access is required if any portion of the first floor building exterior is more than 150 feet from a public vehicle access (private driveway, bridge, alley).
- Final fire flow will be based on the size of the building, its relationship to adjacent structures and the type of construction.

## **FIRE PROTECTION STANDARDS PEAK LOAD WATER SUPPLY**

The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fireflow requirements. Generally, peak day supply is twice the average day demand and total fire flow requirements are estimated by the population of the area.

## **FIRE PROTECTION STANDARDS EMERGENCY ACCESS**

The provision of adequate roadway widths will facilitate emergency response during a disaster. The City supports fire access standards that have been established by the County Fire Department to ensure access for firefighting equipment to all areas of the City.



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# HOUSING ELEMENT



# 6.1 INTRODUCTION



## SCOPE OF THE HOUSING ELEMENT

The State of California requires that all local governments (both cities and counties) prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide housing to meet the existing and future needs of the community. Specific requirements concerning the scope and content of housing elements have been established by the State Legislature. The Department of Housing and Community Development (HCD) is the State Agency that is responsible for ensuring State housing law being implemented at the local level. The responsibility of HCD involves reviewing and certifying housing elements prepared by local governments. The State housing element requirements are designed to address the following concerns:

- Local governments must recognize their responsibility in contributing to the attainment of the State's housing goals.

- Local governments must prepare and implement housing elements that are coordinated with State and Federal efforts in providing opportunities for new housing.
- Local governments must cooperate with other agencies and governments to address regional housing needs.
- This Housing Element also evaluates the current Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG) and indicates how the City intends to accommodate the future housing demand identified by the RHNA. The RHNA calls for an additional 895 units to be provided during the 2013-2021 planning period.

While the City's development patterns were well established in the decades preceding the Second World War, the availability of housing remains one of the key planning issues in the community. New higher density development has occurred over the past several decades. The challenges the City will face in the coming years include the following:

- The availability of land for new housing development in the City is limited/ Huntington Park is fully developed and any new housing construction will consist of infill development.
- The majority of the City's land area is already developed as residential. The challenge in the future will be to retain the balance between the residential neighborhoods and the commercial and industrial areas.
- The character of the City's housing stock has undergone significant changes in the past five decades. Neighborhoods that were once largely single-family following the Second World War have undergone redevelopment to much higher densities.
- The elimination of redevelopment has had a dramatic impact on the City's ability to raise revenue for new housing programs and to assemble parcels for new residential development.



This Element consists of the following three sections:

- The *Introduction* provides an overview of the Housing Element and describes the statutory authority related to its implementation.
- The *Background Report* in this section describes the demographic, housing, socioeconomic, and employment characteristics of Huntington Park. The background analysis also describes the market, governmental, and environmental constraints that may affect housing production in the City during the 2013-2021 planning period.
- The *Housing Plan* indicates those citywide goals and programs that will conserve and maintain existing housing in Huntington Park in addition to promoting the development of new housing. This section also indicates how Huntington Park will meet its RHNA obligations housing objectives.

The primary source of information used in the compilation of demographic, housing, and socio-economic information for the City includes data collected by the U.S. Bureau of the Census. These statistics are collected every ten years as part of the national census. The most recent census was completed in 2010. The U.S. Bureau of the Census divided the United States into geographical units to assist in the enumeration and interpretation of the census data. The largest of these units is the Standard Metropolitan Statistical Area, or SMSA, which corresponds to the larger, more populous regions in the United States. The City of Huntington Park is located within the Los Angeles-Long Beach SMSA, which corresponds to Los Angeles County. A number of additional sources were referred to and relied upon in the preparation of the Housing Element including the following:

- The State Department of Finance (DOF) Demographic Research Unit was a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis.
- The Southern California Association of Governments (SCAG) is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections are used in the determination of the City's Regional Housing Needs Assessment (RHNA).



- Land use and housing condition surveys were conducted during the preparation of this Housing Element.
- Finally, the current Five-Year Housing Assistance Plan was also reviewed and pertinent statistical data used.

## RELATIONSHIP TO GENERAL PLAN

State law requires that local general plans be internally consistent. In other words, policies and programs contained in this Housing Element must be reflected in the other Huntington Park General Plan Elements. The Land Use Element is particularly important in the implementation of housing policy as the Land Use and Sustainable Development Element designates land for residential development and establishes permitted densities and intensities of development.

The policies contained in other elements of the Huntington Park General Plan will have a direct bearing on the community's quality of life, the amount and variety of open space, the protection of natural and cultural resources, the maintenance of acceptable noise levels in residential areas, and the development of programs to ensure the safety of residents in the event of a disaster. This Housing Element's conformity to the other elements in the Huntington Park General Plan has been assured through the following activities:

- The City reviewed the policies and implementing programs that were included in the other General Plan Elements to ensure that they do not conflict with the policies that are contained in this Housing Element.
- This Housing Element also recognizes the overall development capacity levels identified in the Land Use Element. The Land Use Element is also referred to in the identification of the appropriate locations for new housing development.
- This Housing Element continues to promote the implementation of the Downtown Specific Plan that calls for both mixed use development and senior housing.



- This Housing Element continues with the Single Room Occupancy Overlay Zone as a means to provide for alternative types of residential living opportunities to help meet the needs of the community. All Single Room Occupancy (SRO) facilities allowed under this overlay zoning district shall be developed/operated in compliance with the provisions/standards contained in Chapter 3, Article 1 (Single Room Occupancy Facilities of the Zoning Ordinance). Single Room Occupancy (SRO) facilities are also allowed at up to 400 units per acre.
- This Housing Element continues with the Senior Citizen Housing Overlay Zone as a means to provide for senior citizen housing at up to 225 dwelling units per acre, generally located in high-rise developments with shared open space, meeting facilities, and reduced parking requirements.
- This Housing Element continues with the Affordable Housing Overlay Zone. The purpose of this zoning district is to facilitate the development of affordable family housing at densities up to seventy (70) dwelling units per acre.

In addition to the above, this Housing Element will be reviewed by the City on an annual basis with the General Plan to ensure the continued conformity between this Housing Element and the General Plan.



## OVERVIEW OF THE CITY OF HUNTINGTON PARK

Huntington Park has been completely urbanized since the Second World War and new development that has taken place in the City involved the redevelopment of existing developed parcels. In 1970, the City's population was 33,482. According to the most recent Census figures, the City's population is 61,348. This represents an increase of 27,866 persons or 83% in the past five decades. This near doubling in population has been absorbed within the City even though there were no large areas of vacant land that were developed or no annexations of unincorporated land. This growth occurred without the benefit of expanded or new roadways, new waterlines or sewer facilities, or new open space areas or parks. The underlying city service and infrastructure framework essentially is unchanged from the time when the City's population was less than half of the current levels.

At the present time, the City's population density is among the highest in the State. With a total land area of 3.0 square miles and a population of 61,348 persons, the City's population density is 20,450 persons per square mile. Only two other neighboring cities in California have higher densities. The population density for the City of Huntington Park is ranked 15th in the United States. As the post World War II era progressed, the City also began to experience a shift in its demographic character. In addition, the decline of the manufacturing sector in the area also contributed to the economic transition that affected the region. The City developed as a suburban community, providing a centralized location for workers employed in Los Angeles and the surrounding industrial cities of Commerce, Vernon, and South Gate. The City's land use and development patterns were well established by the 1930's. A thriving downtown centered along Pacific Avenue was testament to the area's prosperity. A map of the City is provided in **Exhibit 6-1**.

As the post World War II era progressed, the City began to experience a shift in its demographics character. In addition, the decline of the manufacturing sector in the area also contributed to the economic transition that affected the region. According to the most recent State of California Department of Finance estimates for January 2015, the City's population was 59,312 persons.<sup>1</sup> Key development and land use patterns are summarized in the following paragraphs.<sup>2</sup>

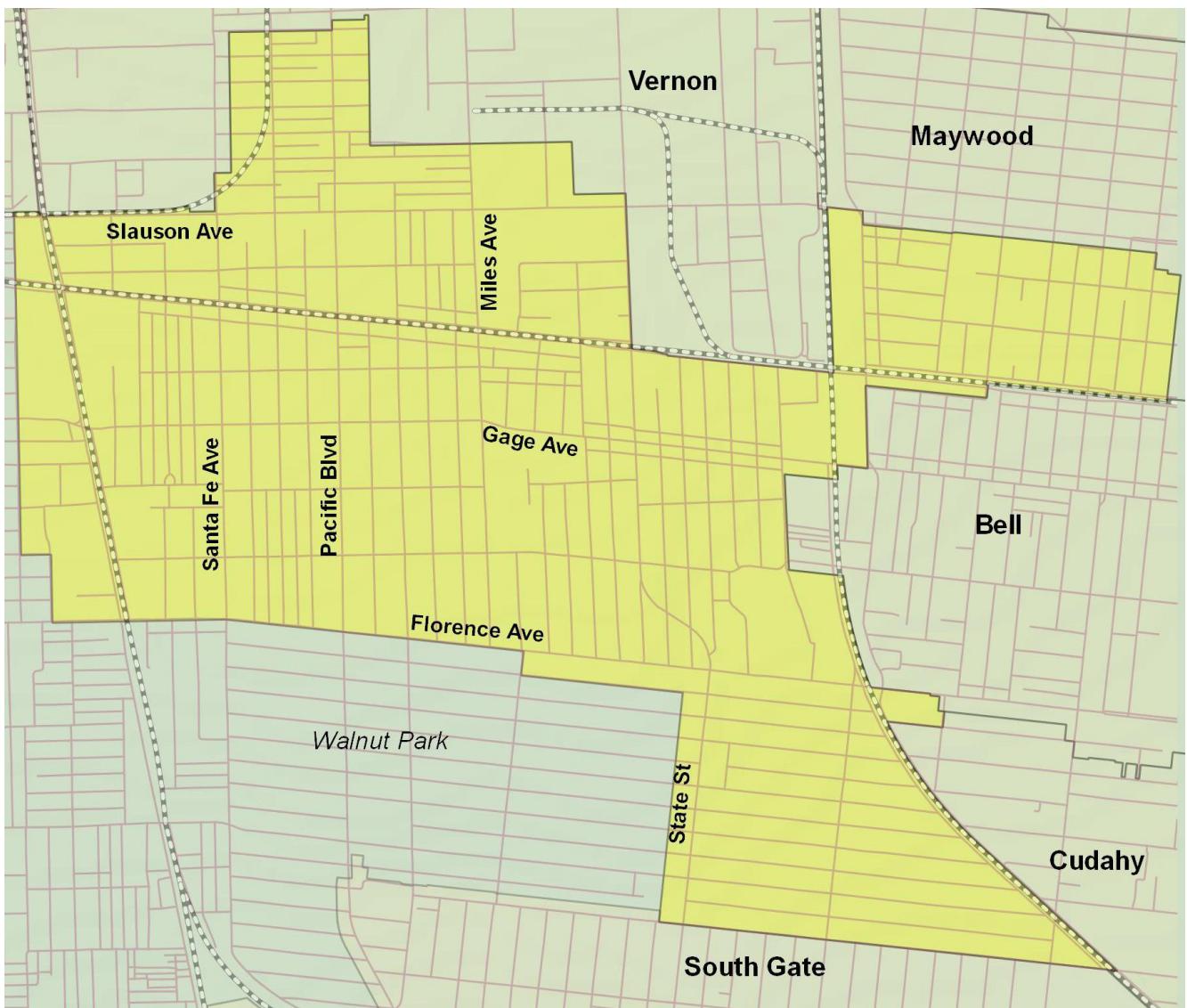
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<sup>1</sup> State of California Dept. of Finance. Table E-5 City/County Population and Housing Estimates, Revised January 1, 2015.

<sup>2</sup> Blodgett Baylosis Environmental Planning. Field Survey (the field surveys were completed during vMay and June of 2015).



## Exhibit 6-1: A Map of the City of Huntington Park



- The City of Huntington Park contains a variety of uses; however, the most prominent land use in the City is residential. Extensive residential development of varying densities is observed east of Seville Avenue, extending east to the City's easternmost boundary, north to the City's northernmost boundary, and south to the City's southernmost boundary. Residential land uses are also located west of Pacific Avenue and extend as far west as Regent Street.
- Commercial development is found along the major roadways that traverse the City including Slauson Avenue, Pacific Boulevard, Gage Avenue, Santa Fe Avenue, and Florence Avenue. In addition, small pockets of commercial development occupy the frontages along many of the residential streets. The heaviest concentration of commercial uses is located in the City's downtown area along the Pacific Boulevard corridor which functions as the City's central business district.
- The City's industrial areas are located within the northern and western portion of the City. Industrial land uses extend from the City's northern border with Vernon along Slauson Avenue and 52<sup>nd</sup> Street, and westerly to the City's border with unincorporated Los Angeles County along Wilmington Avenue. The City's main industrial district is generally bounded by Santa Fe Avenue, Pacific Boulevard, and the City of Vernon to the east and Randolph Street to the south.
- Alameda Street, a major north-south arterial route, passes through the western portion of the City. The Alameda Corridor, a 20-mile long rail cargo expressway, extends through the center of Alameda Street. The portion of the Alameda Corridor that traverses the City is located within the 33-foot deep Mid-Corridor Trench.





## PUBLIC PARTICIPATION AND COMMUNITY OUTREACH

Community outreach and engagement, the process where the public participates and provides input in decision making, is pivotal in the success and sustainability of public projects. A successfully community outreach effort is integral to building consensus amongst elected officials, staff, government and the public. Community engagement is required by state law whenever a general plan is amended; the governing jurisdiction makes diligent effort to include all economic groups in the process. It is with this understanding that Tierra West Advisors ("Tierra West") has taken a 'boots on the ground' approach in executing community outreach efforts for the City of Huntington Park's Focused General Plan Update for Circulation, Land Use, and Housing Elements.

There are many crucial reasons to involve the public in the general plan process or in any other planning process. Some include:

- Providing valuable information leading to more informed policy development by decision-makers.
- Insuring the plan's successful implementation by building a base of long-term support with the public.
- Reducing the likelihood of conflict and drawn-out battles by addressing public

concerns during the general plan process rather than on a case-by-case basis in the future.

Public participation can have extremely positive impacts on the entire community, including:

- Educating the public about community issues.
- Increasing the public's ability and desire to participate in the community.
- Enhancing trust in government by strengthening the relationship between elected officials, government staff, and the public.
- Working towards community consensus and creating a vision for the future.
- Laying the groundwork for community revitalization and increased investment in the community.
- Obtaining public input regarding plan policies and community issues and objectives.
- Providing the public with opportunities to evaluate alternative plans and to participate in developing and choosing a plan that works for their community.
- Informing decision-makers about public opinion.

A general plan process is a valuable opportunity to focus on current issues in the community. The following are some important points that Tierra West carefully considered in strategizing a public participation process for *PlanHP* (the Focused General Plan Update project name):

- It is critical to understand the issues that are important to different segments of the community, including residents, business owners, and elected decision-makers. We want to ensure that all stakeholder groups feel that they have an opportunity to give input early in the process.
- The process should be simple and transparent; participants should be updated frequently as the process moves forward.
- The process should be as engaging, interactive, and fun as possible.



All affected stakeholders were represented in the public participation process. Stakeholder groups involved in the Huntington Park General Plan process have included:

- Community and neighborhood groups;
- Utility and public service providers;
- Educational institutions;
- Industry and business;
- Civic and community service organizations;
- Non-governmental organizations;
- Religious communities; and,
- Other public agencies.

The City sought to engage the complete range of community interests, such as environmentalists, developers, the elderly, youth, lower-income residents, special needs populations, and business owners. We believe that inclusive representation is critical in the outreach process. The process must be open and accessible to the entire community. *PlanHP* has collaborated with a variety of stakeholder groups so that their members feel comfortable participating in the process. Partnerships are valuable ways to build community awareness and enthusiasm for a general plan process. Civic groups can encourage their members to participate, hold informational meetings, and distribute information.





Early in the General Plan Update process, Tierra West held a number of meetings with Communities For a Better Environment (CBE), a respected community organization located in Huntington Park. Founded in 1978, Communities for a Better Environment is one of the preeminent environmental justice organizations in the nation. The mission of CBE is to build the people's power in California's ethnically diverse and low-income communities to achieve environmental health and justice by preventing and reducing pollution and building green, healthy and sustainable communities and environments. CBE's community organizing engages and educates low-income communities of color to build the power to influence environmental decisions that affect their lives. Through door-knocking, community meetings, school groups, political education, and other approaches, CBE's programs empowers communities to fight local pollution sources and work for greener, healthier communities through support of initiatives like Green Zones and locally-controlled alternative energy sources. PlanHP made a series of presentations to both of the prominent youth and adult advocate groups organized by CBE:

- **Youth For Environmental Justice (Youth EJ).** One of the unique components of CBE is their youth program, Youth for Environmental Justice. Since 1997, Youth for Environmental Justice (Youth EJ) has been organizing youth in Southeast Los Angeles around the issues of environmental and social justice. Youth EJ is committed to empower youth to take action to get educated and involved in their communities for their future. It does this through consciousness raising, organizing, and leadership development. Youth for Environmental Justice has Youth Action Clubs that meet at lunch in Huntington Park High School, South Gate High School, South East High School, International High School and Banning High School.

- **United Residents of South East LA (URSEL A).** URSEL A is the adult community advocacy group of CBE. URSEL A is comprised of concerned residents of Huntington Park, South Gate, Bell, Maywood, and unincorporated Los Angeles County. URSEL A works on different environmental issues in the surrounding communities, ranging from environmental propositions during the electoral process and fighting polluters to environmental health policy on a regional and statewide level.

*PlanHP* used several methods to help identify community issues and concerns and to identify residents' opinions about the strengths and weaknesses of their community, including an insightful community survey. A survey can help identify issues to be addressed by the general plan and areas where residents would like more information. Surveys can be designed to provide statistically accurate data or more qualitative responses. The *PlanHP* team worked to distribute information on the survey in a variety of ways, including:

- Direct Mailing;
- Including them in community newsletters;
- Printing them in local newsletters;
- Leaving them in city hall or county offices, coffee shops, and other community gathering places;
- Posting them on the City website;
- Enabling residents to access the survey online; and,
- Hosting community events where attendees could fill out the survey.

The *PlanHP* community engagement program was designed to include several stakeholder groups, such as residents, business owners, community organizations, churches, schools, and others. Our team's Outreach/Engagement Objectives have included:

- Educating the public about the City and the General Plan Update;
- Obtain public input;
- Develop an overall vision;
- Generate consensus while alleviating concerns;
- Engaging key stakeholders to foster long-term involvement; and,
- Obtain input from stakeholders.





## PLANHP SURVEY

APRIL 19, 2016



Fill out the PlanHP Survey and tell us what you think about your city!

Your input will be used to identify key community issues and will directly inform the goals and objectives for the General Plan. If you are interested in filling out our online focus group survey, please follow the links below.

[Survey in English](#)

[Survey in Spanish](#)

If you have any issues with the online survey, you can also download the PDF version by [clicking here](#).



Community Visioning is an inclusive planning process wherein a community creates a shared vision for its future and begins to make it a reality. A General Plan provides a guide for community plans, policies, and future actions in the community. The General Plan Update process for the City of Huntington Park included a holistic series of community engagement workshops that focused on the following key characteristics:

- **Understanding the whole community** – The General Plan process has promoted an understanding of the whole community and the full range of issues shaping its future. It also attempted to engage the participation of the entire community and its key stakeholders groups.
- **Reflecting core community values** – The General Plan Update process has identified the community's core values – those deeply held community beliefs and ideals shared by its members. Such values inform the idealistic nature of the community's vision and goals.
- **Addressing emerging trends and issues** – The process explored the emerging trends driving the community's future and the strategic issues they portend. Addressing such trends promoted greater foresight, adding rigor and realism to the community's vision.
- **Envisioning a preferred future** – The engagement process produced a statement articulating the community's preferred future. The statement represents the community's desired "destination" – a shared image of where it would like to be in the upcoming generation.
- **Promoting local action** – the General Plan Update will also provide detailed implementation strategies and policies. This document serves as the community's roadmap, moving it in the direction of its vision in the near-term future.

In an effort to achieve these key outreach goals, Plan HP hosted a series of public workshops, conducted focus groups with community workshops, worked with the students of schools within the community, presented before Neighborhood Councils, Council Office, and held interdepartmental meetings with City Staff to analyze and discuss our results. Tierra West held roundtable meetings on 10/8 and 10/26 to review planning, background information, and initial strategy for the Community Outreach/Engagement elements of the project. The consulting team attended the City's annual



Halloween Festival, where team members provided educational project materials, greeted community members, and solicited feedback from attendees on some key community issues.

An ongoing emphasis was made to invoke separate strategies for engaging both the Huntington Park youth and senior groups. The consultant team attended the Youth Commission meeting at the Parks and Recreation Center on 11/2, and also met with Marquez High School staff in November to discuss parent/student involvement in the process. The team also continued planning efforts for a stand-alone Huntington Park Community Engagement event, which will identify key community issues and present initial alternatives to solving those issues within the General Plan Update. We have been working iteratively with Communities for a Better Environment (CBE), a local environmental health and justice organization with a long history of community outreach involvement in Huntington Park. They will continue to be involved in our engagement and their local reach will be invaluable when diagnosing key community issues.

The consultant team and the City completed a crucial community outreach workshop in Huntington Park for *PlanHP*. The team partnered with Communities for a Better Environment (CBE), a Huntington Park-based organization focusing on environmental justice and community advocacy. The group has a strong local presence in Huntington Park, with a devoted young group (YouthEJ) and adult group (United Residents of Southeast Los Angeles). CBE produced an important community document in 2012, "Brown To Green Vision for Huntington Park," which emphasized revitalization of several underutilized industrial areas in the City. Their longevity and respect within the community made them an important partner for *PlanHP*, and their office space on Pacific Avenue in Huntington Park was perfect for our April 20, 2016 public outreach meeting.

After input from Huntington Park City Council Members Graciela Ortiz and Karina Macias, *PlanHP* launched a Youth Plan Huntington Park (YPHP) program in further educate and involve the local youth in the General Plan Update process. Its goal was to assemble a group of students who are interested in learning more about community outreach, planning, and administering surveys. After learning more about updating the General Plan and *PlanHP*, these students became ambassadors for the effort, helping to collect input for the process from their family, classmates, and peers. They met weekly over the course of five weekends, and made a final presentation to City



**How do you move through your city?**

Join us in Huntington Park's focus group session and tell us how you navigate your city. Your input will help inform policy-making decisions for the city's General Plan Update.

Refreshments Provided

Don't miss our free raffle for 5 prizes!

**April 20, 2016**

**TIME:** 5:00 PM - 8:00 PM

**LOCATION:** 6325 Pacific Blvd. #300  
Huntington Park, 90255

Visit [planhp.com](http://planhp.com) for further information and future events.

Hosted by

Tierra West Advisors

City of Huntington Park

Council on May 28, 2016, when they are provided certificates from the Mayor for their advocacy efforts. The consulting team member (Tierra West) led a series of interviews and meetings with local stakeholders. The consulting team continued meeting with individuals and groups including City Department Directors and Staff, members of the

City Council, members of City commissions, business community leaders, Chamber of Commerce representatives, and residents. Meetings and interviews were conducted with important stakeholders such as:

- Huntington Park Mayor Karina Macias
- Huntington Park Vice Mayor Graciela Ortiz
- Other members of the City Council
- Huntington Park City Manager Edgar Cisneros
- Huntington Park Library staff
- Huntington Park Director of Parks and Recreation
- Marquez High School staff
- Communities for a Better Environment (CBE) staff
- CBE Youth for Environmental Justice (YouthEJ)
- CBE United Residents of South East LA (URSEL A)

Websites allow for digital information and idea-sharing between the City and participants and among participants themselves. It is also a good way to keep people up-to-date on the project process. Many jurisdictions use their city or county website to post information about the general plan process, such as progress, meeting dates and times, and supporting materials. For *PlanHP*, Tierra West and City Staff decided to create a separate website specifically for the general plan process. Online technology offers the opportunity for community members to share ideas and ask questions and can allow for a greater number of people to participate without having to attend meetings or workshops. For example, any community who may not have been able to attend a *PlanHP* public workshop were able to easily access the same survey online. E-mail newsletters have also been used to send meeting reminders and updates to the public, as well as to receive input on planning issues. The consulting team, in close collaboration with City staff, launched PlanHP.com in Summer 2015. The site provides 24-hour access to project information for residents and stakeholders in the City of Huntington Park. The design is clean, modern, minimalist, bilingual (English and Spanish), and easy to navigate. Its main purpose is to 1) educate public about the project, 2) advocate involvement in upcoming meetings, and 3) elicit feedback (through email newsletter signups, polls, and surveys). The web programmers tested the requisite plug-ins and widgets needed for the Online Poll and Online Survey functionality of the site. These elements are working properly and are now ready to compile responses from users.



English 



OFFICIAL WEBSITE FOR THE  
Huntington Park Focused  
General Plan Update

[HOME](#) [ABOUT](#) [PROJECT AREA](#) [FUNDING](#) [GET INVOLVED](#)



Your one-stop resource for the City of Huntington Park 2016 Focused General Plan Update

Here you will find the most recent information about the PlanHP Focused General Plan Update project, studies, progress, and ways that you can participate. Please browse the site and join us in planning Huntington Park's future! Check back often for updates on the planning process, access to public meeting materials and presentations, and to review draft documents.



[CLICK HERE FOR OFFICIAL CITY OF HUNTINGTON PARK WEBSITE](#)

#### Latest News & Updates



Youth Plan Huntington Park Community Initiative Completed  
JUNE 21, 2016

We're proud to announce the conclusion of our Youth Plan Huntington Park (YPHP), a 5-week community initiative aimed to educate and involve local youth in the General Plan Update process. Youth Plan Huntington Park was launched as a community initiative that educates youth to become actively engaged in the Huntington Park General Plan Update. High...



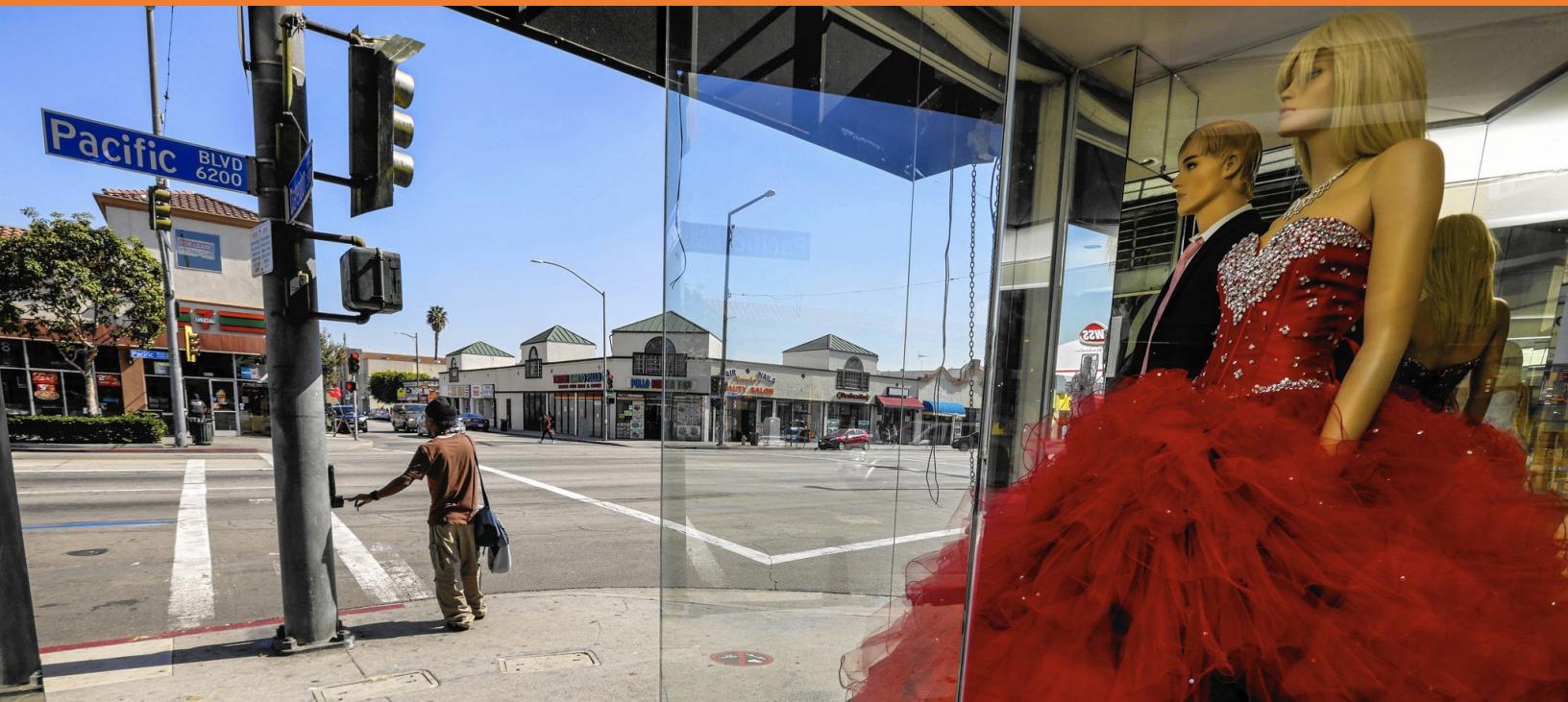
Government Code, Section 65589.7, requires the City to provide water and sewer purveyors with the opportunity to participate in the Housing Element's development. This cooperation is important so that housing production can be coordinated with infrastructure plans. The City of Huntington Park is served by four water companies which obtain their supply of water from two sources: groundwater from local wells and water supplied by the Metropolitan Water District. The four water companies are listed below.

- **Maywood Mutual Water Company.** The Maywood Mutual Water Company serves the northeastern portion of the City. The service boundaries extend east to west from Maywood Avenue to the City's border with Maywood, and north to south from Slauson Avenue to Randolph Avenue. Approximately 70% of the Maywood Mutual Water Company's customers reside in Huntington Park.
- **Walnut Park Mutual Water Company.** The Walnut Park Mutual Water Company serves the odd-numbered side of Walnut Street (addresses 2901-3501 Walnut Street).
- **Golden State Water Company.** The City of Huntington Park is located within the Central Basin West service area of the Golden State Water Company. Golden State Water Company serves the western portion of the City. The service boundaries extend from Slauson Avenue to the north to Florence Avenue to the south, and from the City's western border with Florence-Graham to the west to Alameda Street to the east.
- **Severn Trent Services.** Severn Trent is the City's main provider of water and operates multiple wells in the City, including Well Numbers 12, 14, and 17.

The Water Master Plan acknowledges for these purveyors indicate that water service for low income households within the service area must be prioritized. Historical data indicates the Main Basin and Central Basin have been well managed for the full period of the adjudications, resulting in a stable and reliable water supply. There are no contemplated basin management changes, other than increasing direct use of recycled water and the planned use of recycled water for groundwater replenishment in the Main Basin to reduce the need to import water from other regions. Therefore, the groundwater supplies are deemed reliable. Following the adoption of this Housing Element, the City will continue to work with water and sewer providers to coordinate housing and infrastructure plans.



## 6.2 BACKGROUND FOR PLANNING



This section provides an overview of the demographic, housing, and socioeconomic characteristics of the City of Huntington Park. The information contained in this section indicates those trends that have occurred in the City in the years following incorporation. This section of the Element considers the following:

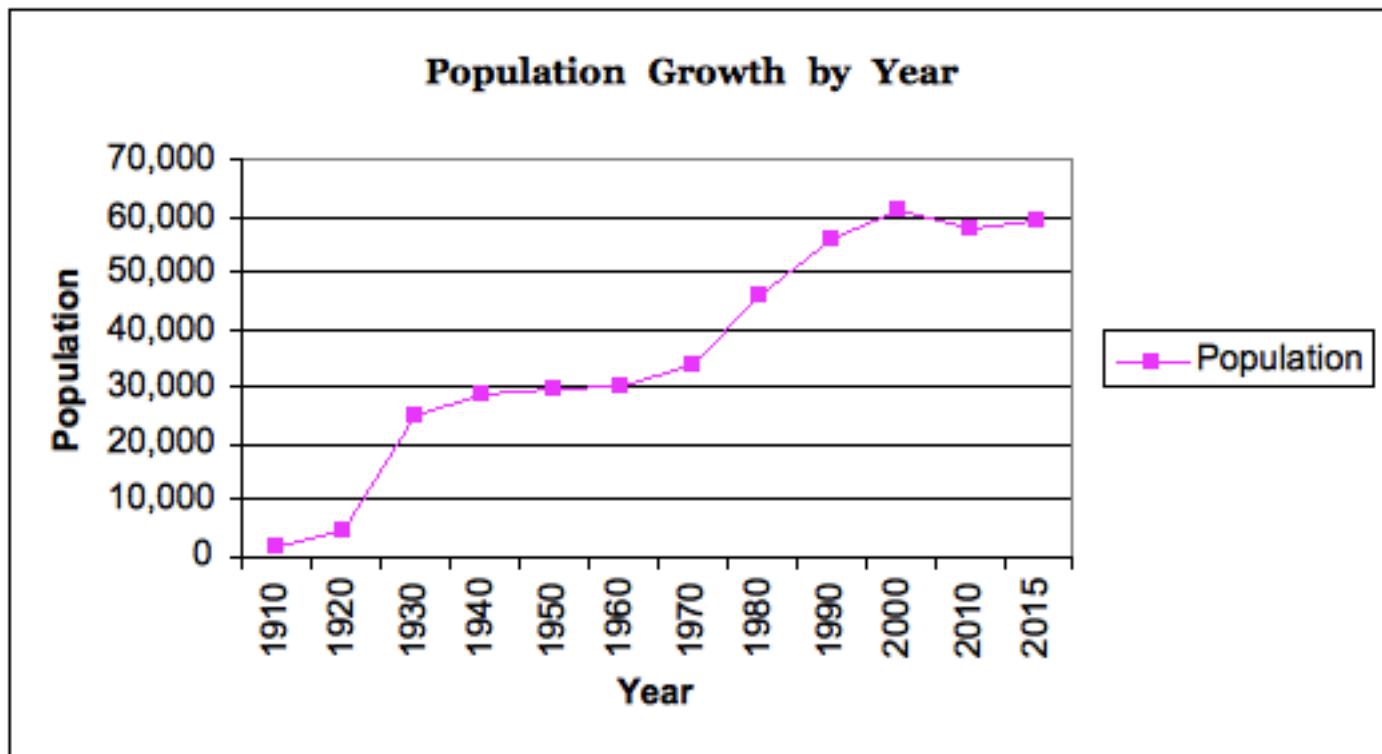
- **Population Characteristics** includes an analysis of population growth trends, age characteristics, and ethnicity of the City's residents;
- **Housing Unit Characteristics** focuses on trends in residential development, housing unit types, and housing tenure;
- **Household Characteristics** provides an overview of the key socioeconomic characteristics germane to housing need;
- **Housing Constraints** indicates those factors that may affect the development of new housing in the City.

## POPULATION CHARACTERISTICS

According to the 2018 DOF estimates, the City's population was estimated to be 59,473 persons. The City experienced its most rapid growth during the 1920's when the City added an additional 20,078 residents. The most recent 2010 Census indicated the City's population was 58,114 persons at the time the Census was taken. The most recent (2018) California State Department of Finance (DOF) estimates place the City's population at 59,473 persons. In recent years since the 2000 Census, the City's population growth has experienced a slight decline. The City's population trend is shown in **Table 6-1** and illustrated in **Exhibit 6-2**.



## Exhibit 6-2: City of Huntington Park Population Trends



## Table 6-1: Population Trends 1910-2018

Year	Population	Change - #	Change - %
1910 <sup>1.</sup>	1,299	--	
1920 <sup>1.</sup>	4,513	3,214	247.4%
1930 <sup>1.</sup>	24,591	20,078	81.6%
1940 <sup>1.</sup>	28,648	4,057	14.2%
1950 <sup>1.</sup>	29,450	802	2.7%
1960 <sup>1.</sup>	29,920	470	1.6%
1970 <sup>1.</sup>	33,744	3,824	11.3%
1980 <sup>1.</sup>	45,932	12,188	26.5%
1990 <sup>1.</sup>	56,065	10,133	18.1%
2000 <sup>1.</sup>	61,348	5,283	8.6%
2010 <sup>1.</sup>	58,114	-3,234	-5.6%
2018 <sup>2.</sup>	59,473	1,359	2.3%

Source: 1. U.S. Bureau of the Census 1910-2010; 2. California DOF 2018.

The overall increase in the City's population since the 1970's was due to both an increase in the average household size and new residential construction. **Table 6-2** compares the trends in the average household size for Los Angeles County with those of the City for the years 1990 through 2013. As indicated in Table 6-2, the average household size for the City is significantly higher compared to Los Angeles County as a whole. In Huntington Park, the average household size between 1990 and 2013 increased from 4.00 to 4.04 persons per unit.



## Table 6-2: Population Trends 1910-2015

Year	County	Huntington Park
1990	2.40	4.00
2000	2.98	4.12
2010 <sup>1</sup>	2.91	3.96
2015 <sup>2</sup>	3.00	4.04
Change	0.60	0.04

Source: 1. U.S. Bureau of the Census 1980-2010; 2. California DOF 2015.

## POPULATION AGE CHARACTERISTICS

Census data was reformatted in **Table 6-3** to depict the age statistics arranged according to specific age categories (preschool-aged, school-aged, young adults, etc). Table 6-3 charts the age characteristics of the City's population for the years of 2000 and 2013. As is evident from the examination of Table 6-3, the age cohorts that experienced the greatest rates of decline consisted of the school-aged children (5 to 19 years of age) and the working adults (25 to 54 years of age). The age characteristics for the City's population are shown in **Exhibit 6-3**.

In 2000, the median age of the City's population was 25.6 years. According to the most recent 2013 American Community Survey data, the City's median age was 29.2 years of age. Corresponding statistics for Los Angeles County were 32 years of age and 35.1 years of age for 2000 and 2013, respectively.



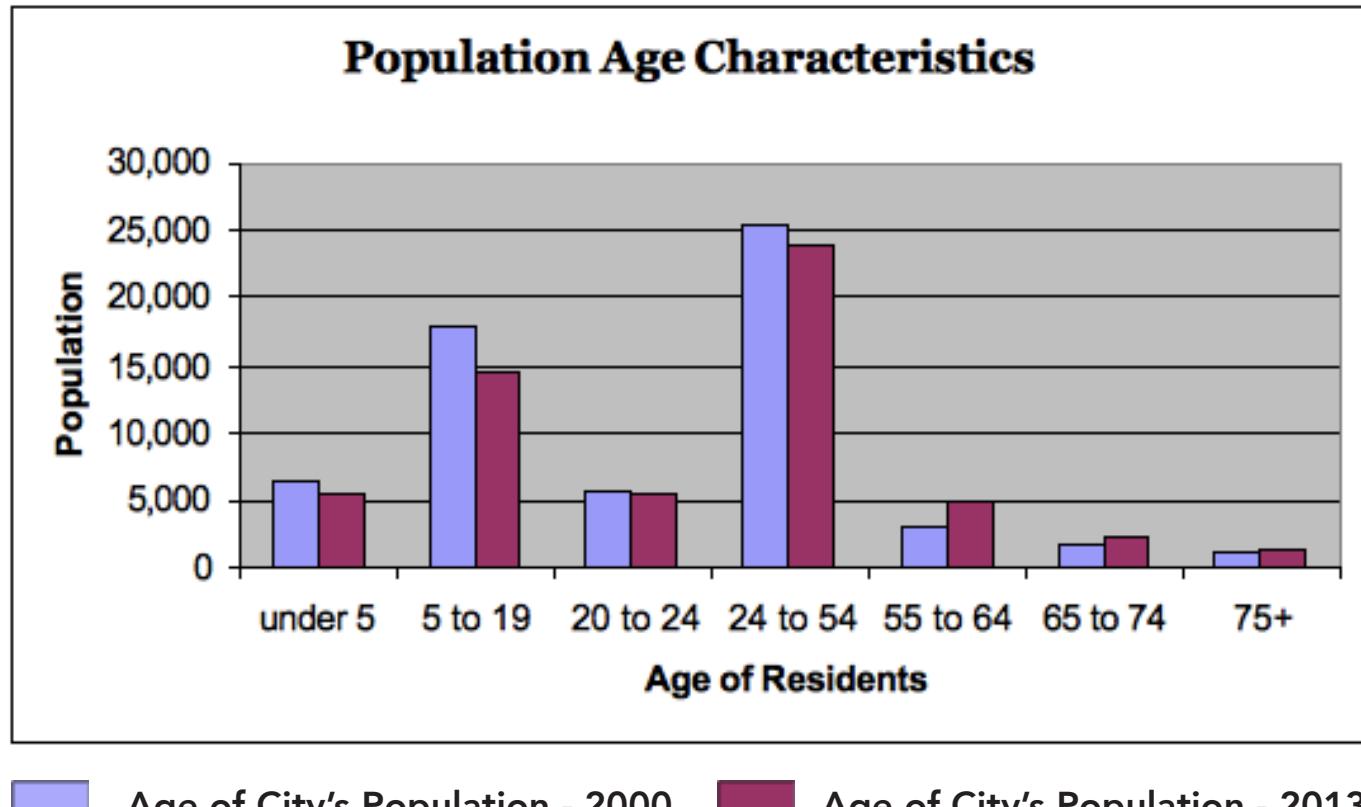
## Table 6-3: Age Characteristics 2000-2013

Age	2000	2013	Change - #	Change - %
under 5	6,406	5,588	-818	-12%
5-19	17,836	14,558	-3,278	-18%
20-24	5,673	5,549	-124	-2%
24-54	25,353	23,755	-1,598	-6%
55-64	2,944	4,888	1,944	66%
65-74	1,880	2,405	525	27%
75+	1,256	1,444	188	14%
Total	61,348	58,487	-2,861	-4%

Source: U.S. Bureau of the Census, 2000 American Community Survey 2013.



## Exhibit 6-3: City of Huntington Park Age Characteristics



## RACE AND ETHNICITY

Approximately 72.5% of the City's population was classified as white while 0.6% was classified as African-American, 0.7% as Asian, 0.6% as American Native or Alaskan, and 1.3% consisting of two or more races. Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African-Americans, and even Asians. Hispanics accounted for 97.8% of the City's total population.

**Table 6-4:** Race and Ethnicity: 2013

Race/Ethnicity	Persons - #	Persons - %
White	42,377	72.5
African-American	374	0.6
Asian	409	0.7
American Indian	356	0.6
Two or more Races	744	1.3
Total	44,260	75.7
Hispanic	57,167	97.8

Source: U. S. Bureau of the Census, American Community Survey, 2013.

## HOUSING UNIT CHARACTERISTICS

According to the 2010 Census, there were 15,151 housing units in the City. The most recent DOF estimates identified 15,178 housing units in the City as of January 1, 2015. **Table 6-5** summarizes housing types derived from the 2010 U.S. Census statistics and the 2015 State Department of Finance Housing estimates for the City of Huntington Park. The housing unit types are also illustrated in **Exhibit 6-4**.



**Table 6-5:** Housing Characteristics: 2000 - 2015

Unit Type	2000 <sup>1.</sup>		2015 <sup>2.</sup>		Change-Δ	
	#	%	#	%	#	%
1 unit detached	5,268	34.3%	6,267	41%	999	19%
1 unit attached	2,370	15.5%	2,033	13%	337	14%
2 -4 units	2,209	14.4%	1,585	10%	624	28%
5 or more units	5,477	35.7%	5,208	34%	269	5%
Mobile Homes	7	-	85	0.1%	78	1114%
Total	15,338	100%	15,178	98%	210	1%

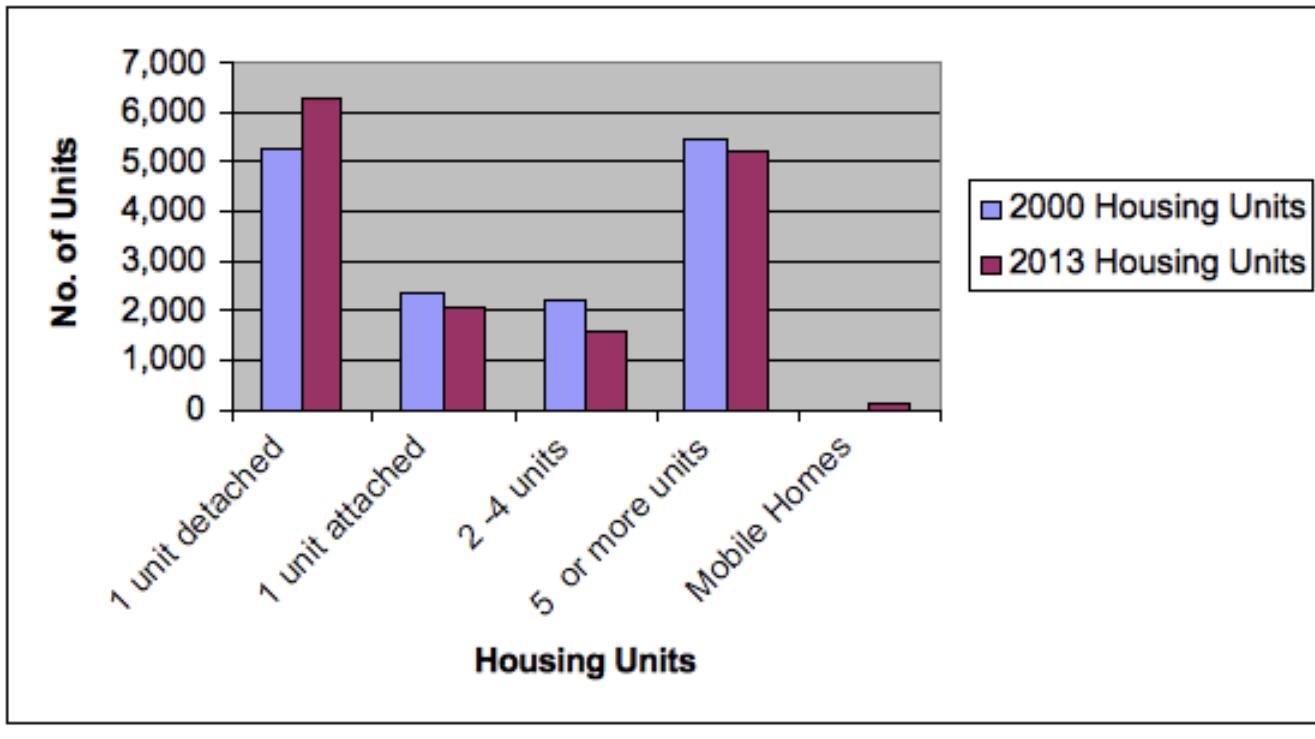
Sources: 1. 2010 U. S. Census. 2. State Department of Finance 2015.

## HOUSING TENURE

**Table 6-6** indicates housing tenure statistics for 2000 and 2013. The percentage of owner-occupied units in Huntington Park has declined slightly since 2000 when approximately 27.4% of the housing units were classified as owner-occupied. Approximately 26.8% of the units in Huntington Park are owner-occupied according to the 2013 U.S. Census estimates.



## Exhibit 6-4: City of Huntington Park Housing Unit Characteristics: 2000-2013



2000 Housing Units

2013 Housing Units

**Table 6-6:** Housing Tenure in Huntington Park: 2000-2013

Year	Owner Occupied		Renter Occupied	
	Units - #	Units - %	Units - #	Units - %
2000	4,065	27.4	10,795	72.6
2013	3,867	26.8	10,588	73.2
Change-Δ	-198	-0.60	-207	-0.60

Sources: 2000 and 2013 U. S. Census.



## HOUSING AGE, CONDITION, AND OVERCROWDING

The most widely referred to variable is related to the age of the housing unit. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City. **Table 6-7** depicts the 2010 U.S. Census statistics indicating the age of the housing units within the City.

**Table 6-7:** Age of Housing Stock in 2013

Year Unit Constructed	Units - #	Units - %
2010 or later	4	0
2000-2009	210	1.4
1990-1999	416	2.8
1980-1989	1,204	8
1970-1979	1,483	9.9
1960-1969	1,746	11.6
1950-1959	2,449	16.3
1940-1949	3,014	20.1
1939 or earlier	4,485	29.9
Total	15,011	100%

Source: U.S. Bureau of the Census, ACS 2013.



Housing units that were constructed prior to 1960 are generally considered to be potential candidates for rehabilitation since the structures are approaching fifty years in age. As indicated in Table 6-7, a total of 9,948 units were constructed prior to 1960. This represents 66% of the total housing units in the City.

There are a number of other Census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of bootleg units constructed illegally or legal second units. According to the 2013 ACS Survey, 91 units (0.6%) lacked plumbing and 150 units (1%) lacked kitchen facilities. Overcrowding may also be a contributor to the deterioration of housing units.

A household is considered to be overcrowded if the number of persons residing in the unit exceed 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceed 1.51 persons per room. **Table 6-8** provides a breakdown in the number of overcrowded units that were identified in the most recent 2013 ACS, broken down by housing tenure. Of the 14,455 occupied housing units identified in the 2013 Census estimate, 2,804 units were identified as being overcrowded (19.4% of the City's total number of occupied units) and 2,959 units (20.5% of the total occupied units in the City) were identified as being severely overcrowded. Household overcrowding rates has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. The greatest concentration of overcrowded units include several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.



**Table 6-8:** Large Family and Overcrowded Housing Units in Huntington Park - 2013

Category	Total Units
Overcrowded - #	2,804
Overcrowded - % <sup>1</sup>	19.4
Severely Overcrowded #	2,959
Severely Overcrowded % <sup>1</sup>	20.5
Source: U.S. Bureau of the Census, 2013 ACS.	

## HOUSEHOLD INCOME

The 2013 median household income in Huntington Park was \$36,397. The median household income for the State was \$61,094. According to the 2013 Census, 27% of the families living in the City had annual incomes that were below the poverty level. Of this total, 39.6% were under the age of 18 years. **Table 6-9** summarizes the annual household income statistics for the City based on the 2013 Census estimates.

## SPECIAL NEEDS GROUPS

Special housing needs groups are those households that contain the elderly, handicapped, large families, overcrowded households, female heads of households, and persons in need of emergency shelter. Pursuant to the Housing Element Legislation, a housing element must include an analysis of special housing needs. That is to say the housing needs of such groups as handicapped, elderly, large families, farm workers, and families with female heads of households need to be considered. In addition, an analysis of overcrowded households is also required though this analysis was included in a previous section.



**Table 6-9:** Household Income in 2013

Income Category	No. of Households	% of Total In the City
Less than \$10,000	862	6
\$10,000 to \$14,999	1,367	9.5
\$15,000 to \$24,999	2,726	18.9
\$25,000 to \$34,999	1,992	13.8
\$35,000 to \$49,999	2,694	18.6
\$50,000 to \$74,999	2,682	18.6
\$75,000 to \$99,999	1,168	8.1
\$100,000 to \$149,999	734	5.1
\$150,000 to \$199,999	150	1
\$200,000 or more	80	0.6
Source: U. S. Census 2013.		

## SPECIAL NEEDS GROUPS - LARGE FAMILIES

According to the HCD's definition, the term "large family" refers to a family containing five or more persons. According to the 2010 Census, a total of 1,776 large family (45.2% of the total renter occupied households) households lived in owner-occupied units. The same Census figures also indicated that 3,359 large family households (31.5% of the total renter occupied households) lived in rental units. This overcrowding is exacerbated by the large number of renter households in the City as well as the age of the City's housing stock.



## **SPECIAL NEEDS GROUPS - FEMALE HEAD OF HOUSEHOLDS**

In 2013, there were 3,804 female-headed households, representing 26.3% of the total number of households in Huntington Park. Of this total, 2,218 or 15.3% of the total female-headed households in the City included minors, 18 years of age or less. This number bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households. For purposes of comparison, approximately 15.2% of the total households in Los Angeles County were female-headed households.

## **SPECIAL NEEDS GROUPS - PERSONS IN NEED OF EMERGENCY SHELTER**

There are two categories of need that should be considered in discussing the homeless: 1) transient housing providing shelter and usually on a nightly basis; and, 2) short-term housing, usually including a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment. The issue of homelessness emerged as a major issue in the 1990's during the severe economic recession that Southern California was undergoing at that time. Homelessness was further exacerbated by the closing of mental institutions and the recent housing dislocation associated with the great recession that began in 2008. While the Southern California economy is improving, housing costs are once again rising in response to the growing demand. As a result, homelessness within the larger Southern California region continues to be a problem. Various circumstances that may lead to homelessness include the following:

- Single adult transients passing through the City on the way to some other destination;
- Seasonal and/or migrant homeless individuals seeking seasonal employment in the City;
- The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to live on the streets.



- Minors who have run away from home;
- Low-income families that are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and,
- Women (with or without children) that are escaping domestic violence.

A citywide housing condition survey was conducted by the preparers of this Housing Element during August and September of 2016. This survey involved a windshield survey of every street in the City of Huntington Park. During this survey, the location and extent of homeless persons were also noted. The surveys identified between three and ten homeless individuals on each day the survey was conducted. The majority of these homeless individuals were observed in the Civic Center. Statistical methods were also used to forecast the balance of the County's homeless population. The survey considered the following:

- Unsheltered homeless people, including those found on streets, in vehicles, in makeshift shelters (such as tents), and encampments;
- Sheltered homeless people occupying emergency shelters, transitional housing, domestic violence shelters, and those using vouchers to stay in hotels or motels; and,
- A count of homeless people occupying short-stay institutions such as hospitals, residential rehabilitation facilities, and jails was completed.

The Los Angeles Homeless Services Authority (LAHSA) is a joint powers authority of the City and County of Los Angeles, created in 1993 to address the problems of homelessness in Los Angeles. The LAHSA is responsible for funding and coordination of homeless services and housing assistance to support the homeless population of men, women and children in the City and County of Los Angeles. LAHSA is the lead agency in the HUD-funded Los Angeles Continuum of Care (which includes 85 cities and the unincorporated areas of Los Angeles County, excluding the cities of Glendale, Long Beach and Pasadena), and coordinates and manages more than \$132 million annually in federal, state, county and city funds for programs providing shelter, housing and services to homeless persons. Since 2005, LAHSA has coordinated six biennial Greater Los Angeles Homeless Counts. Beginning 2016, the Point-In-Time Count occurs annually.



The City of Huntington Park was included in East Los Angeles County (SPA 7). The 2015 survey identified 3,571 homeless persons. Of this total, 907 homeless persons were "sheltered and 2,664 persons were "unsheltered." The 2016 survey identified 3,469 homeless persons. Of this total, 987 homeless persons were "sheltered and 2,482 persons were "unsheltered." Included in the Permanent Supportive Housing count is Huntington Park's recently opened Mosaic Gardens which includes 34 beds in 23 units. The project was developed by LINC Housing with the assistance of Federal HOME dollars from the City of Huntington Park. Mosaic Gardens in Huntington park includes 15 units that are reserved for households where at least one member has an open and active case with the Los Angeles Department of Mental Health, meets Transition Aged Youth designation (including persons between 18-24 years of age), and meets homeless requirements. The Mosaic Gardens is located at 6337 Middleton Street.

## **SPECIAL NEEDS GROUPS - FARM WORKER HOUSING**

Because of the extensive amount of agricultural activity in the State, the Housing Element law requires the consideration of farm worker housing needs. Currently, there are no farm worker households residing in Huntington Park.

## **SPECIAL NEEDS GROUPS - ELDERLY AND HANDICAPPED**

The most recent 2010 Census indicated that 1,718 senior households in Huntington Park representing 19.4% of the total households in the City. Senior-headed households living in rental units accounted for 7.9% of the total rental households in the City. Senior-headed owner-occupied housing units accounted for 5.2% of the total occupied units in the City. According to the Census, there were 7,188 residents in the City that had a disability (this figure represents approximately 19.7% of the City's total population). Of this total, 913 persons with a disability were 20 years of age or younger. Working aged persons (21 years to 64 years in age) with a disability totaled 5,167 persons. Finally, seniors (65 years or older) with a disability totaled 1,108 persons.

The Los Angeles County Department of Health Services (LACDHS) is the major provider of health care for more than two million residents in the County without health insurance. The LACDHS provides hospital and outpatient care, programs and clinics, emergency medical services and rehabilitative services. Through its university affiliates (UCLA and USC), the County hospitals conduct postgraduate medical education for



interns, residents, and fellows. The Department operates four acute care hospitals, a rehabilitation hospital, a multi-specialty ambulatory care center, six comprehensive health centers, and nine health centers. Additionally, the LACDHS operates two trauma centers, two pediatric trauma centers, four emergency rooms, and a state-of-the art burn center.

The City of Huntington Park is located within the service area of the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC), which is a private, non-profit, community based organization. The SCLARC contracts with the State Department of Developmental Services (DDS) to coordinate services for individuals with developmental disabilities and their families. According to the SCLARC, there are currently 310 consumers being served by the regional center. Key services offered by the SCLARC include the following:

- **Adult Day Program.** The Adult Development Center (ADC) includes various community programs for adults that are in the process of acquiring self-help skills. These programs focus on the development and maintenance of functional skills required for self-advocacy, community integration, employment, and self-care.
- **Sheltered Workshops.** Participants may also participate in a sheltered, five-day per week workshop and perform as if they are working at a regular job for which they receive monetary compensation.
- **Behavior Management Day Programs.** These programs serve adults with severe behavior disorder and/or dual diagnosis who, because of their behavior problems, are not appropriate for any other community-based day program.
- **Residential Placement.** Residential direct support professionals provide services to children and adults who are unable to reside in the family home. Temporary placements are utilized in unusual circumstances that may occur in emergencies or whenever appropriate placements are not available. There are also intermediate care facilities for the developmentally disabled and skilled nursing care on an extended basis. Most SCLARC consumers placed in residential facilities are eligible for SSI/SSA benefits, as well as Medi-Cal.



- **Supported Living.** Adults with developmental disabilities, regardless of the degree of the disability, have the right to live in homes of their choice as long as they are provided with services that will ensure and enhance their success with integration into mainstream society. Supported living services consist of services to adults with developmental disabilities that choose to live in homes they themselves own or lease in the community.
- **Independent Living Training.** Independent living services is a six-month service available to persons 18 years of age and older who are not enrolled in school and have demonstrated potential for living on their own with a minimal amount of supervision. Training is provided in all areas of home management (budgeting, housekeeping, cooking, etc.) and should not be confused with the activities of daily living (bathing, grooming, toileting, etc.).
- **Supported Employment.** Supported employment programs provide support to adults who are interested in competitive employment. Supported employment programs are funded by the Department of Rehabilitation.

The City of Huntington Park requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility. Other City efforts designed to promote reasonable accommodation include the following:

- **Procedures for Ensuring Reasonable Accommodations.** Minor building improvements, such as ramps, rails, and wheelchair lifts, may be handled through an administrative review process to evaluate such development requirements applicable to housing for persons with disabilities.
- **Efforts to Remove Regulatory Constraints for Persons with Disabilities.** The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City of Huntington Park does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no constraints on housing for persons with disabilities caused or controlled by the City.
- **Retrofitting Requirements.** The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance



with accessibility requirements. In addition, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

- **Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.** The City implements and enforces the current California Building Code. The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

This Housing Element references an existing program that includes the provision of a new Reasonable Accommodation Program. Under this program, the City will continue to implement a *reasonable accommodation ordinance* to provide exception in zoning and land-use regulations for housing for persons with disabilities. The procedures related to the program's implementation are ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

## HOUSING AFFORDABILITY - HOUSING COSTS IN THE CITY

Housing costs in the City, while lower when compared to some other Southern California communities, are still relatively high when considering the prevailing wages that local residents typically earn. **Table 6-10** summarizes the housing values.



**Table 6-10:** Housing Values in Huntington Park (2015)

Mortgage Range	No. of Units/%
Under \$50,000	60 (1.7%)
\$50,000 to \$99,000	27 (0.8%)
\$100,000 to \$149,999	173 (4.9%)
\$150,000 to \$199,000	324 (9.3%)
\$200,000 to \$299,000	1,187 (33.9%)
\$300,000 to \$499,000	1,542 (44.1%)
\$500,000 to \$999,000	185 (5.3%)
\$1,000,000 and above	0 (0%)
Median	\$298,500

**Source:** U.S. Census American Fact Finder 2015

More recent home sales data for the City is provided by Zillow.com. According to home sales data collected in March 2017, a total of 38 units were for sale or sold. The average asking price was approximately \$542,000 and ranged in the asking price of between \$208,000 and \$870,000. Table 6-11 indicates the Fair Market Rent (FMR) data for Los Angeles County between 1980 and 2013. The data shown in **Table 6-11** indicates that rents for two, three, and four bedroom units steadily increased through the mid-1990s where a one year decline was registered. Rents in the latter 1990s and the early 2000s continued to increase. The HUD-formulated FMR schedule serves as a guide for the maximum rents allowable for those units receiving Section 8 assistance. HUD uses the Consumer Price Index (CPI) and the Census Bureau housing survey data to calculate the FMRs for each area.

**Table 6-11:** HUD Fair Market Rents Los Angeles-Long Beach SMSA

Year	1 Bedroom (in dollars)	2 Bedroom (in dollars)	3 Bedroom (in dollars)	4 Bedroom (in dollars)
1980	\$291	\$343	\$380	\$420
1983	\$463	\$538	\$710	\$816
1988	\$588	\$684	\$876	\$990
1990	\$615	\$715	\$916	\$1,035
1995	\$695	\$855	\$1,154	\$1,416
1996	\$675	\$854	\$1,153	\$1,375
1997	\$583	\$737	\$995	\$1,187
1998	\$592	\$749	\$1,011	\$1,206
1999	\$605	\$766	\$1,033	\$1,233
2000	\$605	\$766	\$1,033	\$1,233
2001	\$618	\$782	\$1,055	\$1,260
2002	\$650	\$823	\$1,110	\$1,325
2003	\$764	\$967	\$1,305	\$1,558
2004	\$807	\$1,021	\$1,378	\$1,646
2005	\$900	\$1,124	\$1,510	\$1,816



**Table 6-11:** HUD Fair Market Rents Los Angeles-Long Beach SMSA (continued)

2005	\$900	\$1,124	\$1,510	\$1,816
2006	\$852	\$1,189	\$1,597	\$1,921
2007	\$1,016	\$1,269	\$1,704	\$2,051
2008	\$1,041	\$1,300	\$1,746	\$2,101
2009	\$1,090	\$1,361	\$1,828	\$2,199
2010	\$1,137	\$1,420	\$1,907	\$2,295
2011	\$1,173	\$1,465	\$1,967	\$2,367
2012	\$1,159	\$1,447	\$1,943	\$2,338
2013	\$1,101	\$1,421	\$1,921	\$2,140
<b>Source: U.S. Department of Housing and Urban Development</b>				

Surveys of rents in the City were also conducted during the 2015 Census. **Table 6-12** indicates the average monthly rents for those units identified in the survey. The median rent in the City according to the 2010 Census was \$1,053 per month.

## HOUSING AFFORDABILITY - OVERPAYMENT FOR HOUSING IN HUNTINGTON PARK

**Table 6-13** summarizes 2010 Census figures that indicate the percentage a household paid for housing in 2009 (as indicated in the 2010 Census). As indicated previously, those households that paid more than 30% of their monthly gross income for rent or a mortgage are considered to be overpaying for housing.



**Table 6-12:** Contract Rents in Huntington Park (2015)

Rents/month	No. of Units
Less than \$500	519 (4.8%)
\$500 - \$999	6,072(55.6%)
\$1,000 - \$1,499	3,434 (31.4%)
\$1,500 - \$1,999	776 (7.1%)
\$2,000 - \$2,499	122 (1.1%)
\$2,500 - \$2,999	0 (0.0%)
\$3,000 and over	2 (0.0%)
Median monthly rent	\$942

Source: U.S. Census American Fact Finder 2015

**Table 6-13:** Overpayment 2010

Percent of Income Devoted to Housing	Occupied Households	
	Renter No. (%)	Owner No. (%)
Less than 15%	397 (24.8%)	641 (33.2%)
15% to 19%	271 (11.8%)	221 (11.4%)
20% to 24%	312 (13.6%)	306 (15.8%)
25% to 29%	275 (12.0%)	170 (8.8%)
30% to 34%	231 (10.0%)	442 (22.9%)
35% or more	728 (31.7%)	15 (0.8%)

Source: U.S. Bureau of the Census, 2010



**Table 6-14** provides a breakdown of the housing cost affordability standards for various housing unit types based on the number of bedrooms. The housing cost affordability standards are identified according to the following income categories:

- Very-Low incomes refer to those household incomes that are 50% of the Los Angeles County median;
- Low incomes refer to those household incomes that are between 50% and 80% of the Los Angeles County median; and,
- Moderate incomes refer to those households that are between 80% and 120% of the Los Angeles County median household income.

The figures shown in **Table 6-14** indicate the rents and mortgage payment thresholds for various housing unit sizes for the aforementioned income categories.

**Table 6-15** indicates the household income ranges for the various income categories (very low, low, and moderate) as well as the median household income. These figures are arranged according to the number of persons that comprise a household. As is evident from examination of Table 6-15, the income limits increase as the number of persons living in a household increase. For example, a household with one person is considered to be low income if the annual household income is \$39,050 while a household containing five persons is considered to be low income if its annual household income is \$60,200. The information included in Table 6-15 may be used to determine what percentage of a household's income will be expended on a monthly basis for housing. For example, a household consisting of three persons with an annual income of \$23,450 ideally should not spend more than \$645 per month. This figure represents 30% of that household's annual income.



**Table 6-14:** Housing Affordability Standards in (dollars/month)

Unit Type	Very Low	Low	Moderate
<b>Owner-Occupied Units</b>			
1 Bedroom	\$521	\$730	\$1,338
2 Bedroom	\$586	\$821	\$1,505
3 Bedroom	\$651	\$912	\$1,672
4 Bedroom	\$703	\$984	\$1,805
5 Bedroom	\$756	\$1,058	\$1,939
<b>Renter-Occupied Units</b>			
1 Bedroom	\$521	\$626	\$1,147
2 Bedroom	\$586	\$704	\$1,290
3 Bedroom	\$651	\$782	\$1,433
4 Bedroom	\$703	\$844	\$1,547
5 Bedroom	\$756	\$907	\$1,662
Source: U.S. Department of Housing and Urban Development.			



## **Table 6-15:** Annual Income Limits for the Los Angeles-Long Beach SMSA

<b>Household Size</b>	<b>30% of Median</b>	<b>Very Low</b>	<b>Low</b>
<b>1 person</b>	<b>\$14,650</b>	<b>\$24,400</b>	<b>\$39,050</b>
<b>2 persons</b>	<b>\$16,780</b>	<b>27,900</b>	<b>44,600</b>
<b>3 persons</b>	<b>\$18,800</b>	<b>31,350</b>	<b>50,200</b>
<b>4 persons</b>	<b>\$20,900</b>	<b>34,850</b>	<b>55,750</b>
<b>5 persons</b>	<b>22,600</b>	<b>37,650</b>	<b>60,200</b>
<b>6 persons</b>	<b>24,250</b>	<b>40,450</b>	<b>64,700</b>
<b>7 persons</b>	<b>25,950</b>	<b>43,200</b>	<b>69,150</b>
<b>8 persons</b>	<b>27,600</b>	<b>46,000</b>	<b>73,600</b>
<b>Source: U.S. Department of Housing and Urban Development, State Income Limits 2015.</b>			

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions. The CHAS data concerning overpayment for housing in the City of Huntington Park is summarized in **Table 6-16**. The table indicates the overpayment for extremely low income households (<30% of the County median), very low income households (30% to 50% of the County median), low income households (50% to 80% of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter-occupied households). Finally, the table indicates senior households and large-family households that are overpaying for housing.



**Table 6-16:** Overpayment for Housing in Huntington Park

<b>Income Distribution Overview</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Household Income <= 30% HAMFI	370	3,990	4,360
Household Income > 30% to <= 50% HAMFI	535	2,753	3,290
Household Income > 50% to <= 80% HAMFI	1,125	2,570	3,695
Household Income > 80% to <= 100% HAMFI	560	635	1,195
Household Income > 100% HAMFI	1,280	640	1,920
<b>Total</b>	<b>3,8645</b>	<b>10,590</b>	<b>14,455</b>
<b>Housing Problems Overview<sup>1</sup></b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Household has 1 of 4 Housing Problems	2,410	8,645	11,055
Household has none of 4 Housing Problems	1,440	1,875	3,315
Cost Burden not available	20	65	85
<b>Total</b>	<b>3,865</b>	<b>10,590</b>	<b>14,455</b>
<b>Severe Housing Problems Overview<sup>2</sup></b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Household has 1 of 4 Severe Housing Problems	1,590	6,910	8,500
Household has none of 4 Severe Housing Problems	2,260	3,610	5,870
Cost Burden not available	20	65	85
<b>Total</b>	<b>3,865</b>	<b>10,590</b>	<b>14,455</b>
<b>Housing Cost Burden Overview<sup>3</sup></b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Cost Burden <= 30%	1,805	3,950	5,755
Cost Burden > 30% to <= 50%	1,020	2,935	3,955
Cost Burden > 50%	1,030	3,590	4,620
Cost Burden not available	20	110	130
<b>Total</b>	<b>3,865</b>	<b>10,590</b>	<b>14,455</b>



**Table 6-16:** Overpayment for Housing in Huntington Park  
(continued)

Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	4,045	230	85	4,360
Household Income > 30% to <= 50% HAMFI	3,020	270	0	3,290
Household Income > 50% to <= 80% HAMFI	2,620	1,075	0	3,695
Household Income > 80% to <= 100% HAMFI	700	495	0	1,195
Household Income > 100% HAMFI	675	1,240	0	1,920
Total	11,055	3,315	85	14,455
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	3,720	205	65	3,990
Household Income > 30% to <= 50% HAMFI	2,560	195	0	2,755
Household Income > 50% to <= 80% HAMFI	1,785	785	0	2,570
Household Income > 80% to <= 100% HAMFI	325	305	0	635
Household Income > 100% HAMFI	255	380	0	640
Total	8,645	1,875	65	10,590
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	325	25	20	370
Household Income > 30% to <= 50% HAMFI	460	75	0	535
Household Income > 50% to <= 80% HAMFI	835	290	0	1,125
Household Income > 80% to <= 100% HAMFI	375	190	0	560
Household Income > 100% HAMFI	420	680	0	1,280
Total	2,410	1,440	20	3,885

**Table 6-16:** Overpayment for Housing in Huntington Park  
(continued)

Income by Cost Burden (Owners & Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income <= 30% HAMFI	3,965	3,350	4,360	
Household Income > 30% to <= 50% HAMFI	2,680	800	3,290	
Household Income > 50% to <= 80% HAMFI	1,350	335	3,695	
Household Income > 80% to <= 100% HAMFI	375	85	1,195	
Household Income > 100% HAMFI	200	45	1,915	
<b>Total</b>	<b>8,570</b>	<b>4,615</b>	<b>14,455</b>	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income <= 30% HAMFI	3,645	3,105	3,990	
Household Income > 30% to <= 50% HAMFI	2,225	485	2,755	
Household Income > 50% to <= 80% HAMFI	595	0	2,570	
Household Income > 80% to <= 100% HAMFI	60	0	635	
Household Income > 100% HAMFI	0	0	640	
<b>Total</b>	<b>6,525</b>	<b>3,590</b>	<b>10,590</b>	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income <= 30% HAMFI	320	245	370	
Household Income > 30% to <= 50% HAMFI	460	320	535	
Household Income > 50% to <= 80% HAMFI	755	335	1,125	
Household Income > 80% to <= 100% HAMFI	315	85	560	
Household Income > 100% HAMFI	200	45	1,280	
<b>Total</b>	<b>2,050</b>	<b>1,030</b>	<b>3,865</b>	



1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Source: CHAS Data Book 2012 (for Huntington Park, California).

## GOVERNMENTAL CONSTRAINTS - PROCESSING PROCEDURES

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Community Development Department, Public Works, and the Fire Department is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the planning department and other agencies, such as public works, for consistency with City ordinances and General Plan guidelines.

The City also encourages the joint processing of related applications for a multiple-family project. For example, a request for a rezoning may be reviewed in conjunction with the site plan, a tentative tract map, and any variances. Such procedures save time, money, and lowers the cost to the developer. As indicated previously, the City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. In addition, the City makes full use of the CEQA Infill Housing Exemption.

For a typical housing project, an initial pre-consultation meeting with the Community Development Department, Public Works, and the Fire Department is arranged to discuss the development proposal. After the project is approved, the building department performs plan checks and issues building permits. Throughout the construction of a multiple-family development, the Building Department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. The developer must also determine if the proposed project is a "Priority Project" and subject to the National Pollutant Discharge Elimination System (NPDES) Permit's



Standard Urban Stormwater Mitigation Plan (SUSMP) requirements. If the project is subject to these requirements, it must meet SUSMP requirements prior to issuance of grading and building permits. In addition, school fees must be paid to school districts prior to issuance of building permits. School fees for Los Angeles School District is \$4.00 per livable square-foot, the fee varies between school districts.

**Table 6-17** identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and Zoning designations do not generally require Environmental Impact Reports [EIR], General Plan Amendments, Rezones, or Variances).

## Table 6-17: Permit Review Timelines for the City of Huntington Park

Type of Approval or Permit	Typical Processing Time	Approval Body
Minor Development Permit	14 days	City Staff
Minor Variance	30 – 45 days	C. D. Director
Minor Cup	30 – 45 days	C. D. Director
Conditional Use Permit	60 – 90 days	Planning Commission
Development Permit	60 – 90 days	Planning Commission
Variance	60 – 90 days	Planning Commission
Zone Change	90 – 120 days	City Council
General Plan Amendment	90 – 120 days	City Council
Final Subdivision Map	6 – 8 months	City Council
Tentative Subdivision Maps	60 – 90 days	Planning Commission
Parcel Maps	30 – 45 days	City Engineer
Negative Declaration	60 – 120 days	City Council/Planning Commission
Environmental Impact Report	180 days +	City Council
Source: City of Huntington Park, 2019.		



**Table 6-18** compares the City's plan check fees with those of the neighboring cities. As indicated in the table, the City's fees are not substantially greater than that compared to other cities in the area.

**Table 6-18:** Comparison of Plan Check Fees

Planning Activity	City Check Fee
Huntington Park	\$132.16
Bell	\$59.21
Maywood	\$180.70
Bell Gardens	\$77.10
South Gate	\$63.00
Downey	\$60.00
Cudahy	\$56.25
<b>Source: City of Huntington Park 2019.</b>	

The City of Huntington Park Housing and Community Development Division is responsible for ensuring that all new construction is performed and completed in a safe and proper manner using the correct materials and methods. Permits are required for any changes, including electrical, plumbing, or building changes to any property. Applicants and/or contractors are required to bring their plans to City Hall where a plan checker or building inspector will examine the plans for approval. The building permit provides evidence that the contractor has complied with the Building Code and the City has approved the proposed construction. **Table 6-19** estimates the building fees for a typical residential development.



## Table 6-19: Typical Planning and Processing Fees

Description	Fee
<b>Building Permit</b>	<b>\$2,602.58</b>
<b>Plan Check Fee</b>	<b>\$2,799.14</b>
<b>Electrical Permit</b>	<b>\$1,001.12</b>
<b>Plumbing Permit</b>	<b>\$495.36</b>
<b>Mechanical Permit</b>	<b>\$294.56</b>
<b>Grading Permit</b>	--
<b>Sewer/Septic Permit</b>	<b>\$628.62</b>
<b>Source: City of Huntington Park, 2019.</b>	

The City's permit fees are based on the valuation of the proposed project that utilizes the Los Angeles County fee schedule. The fees shown in Table 6-19 are applicable to both single-family and multiple-family development. The processing fees are well under 1% of the total development cost. Assuming a 1,000 square-foot unit, the total development fees (including school district fees) would be approximately \$4,879 per unit. This assumes 20 electrical fixtures, five plumbing fixtures, one sewer connection, and one thousand square feet of floor area. The permit fees account for approximately 2.2% of a residential unit costing \$225,000. Permit fees and approval time frames do not pose a constraint to the development of housing in Huntington Park. The City employs a plan check process that applies to all residential development including multi-family housing. Plan check for the processing of building permits typically require seven to ten working days, depending on the City's work load. The City of Huntington Park has adopted the 2016 California Building Code (CBC) with 2017 Los Angeles County Amendments, which establishes the minimum standards for new construction.

There are no extraordinary regulations applied by the City that would hinder future



housing development. The entitlement process for discretionary permits, a zone change, general plan amendment, tract map, and conditional use permit application typically require 60 to 90 days to receive final approval. Zone changes and general plan amendments are first heard by the City Council (which also acts as the Planning Commission). For the majority of these cases, the City Council will review the item and render a decision within 90 days of application submittal.

## OFF-SITE IMPROVEMENTS

For a typical single-family home there are no off-site fees related to the construction of new infrastructure, park fees, or Mello-Roos fees. The City may require that damaged ROW be replaced/repaired though the basic street system and supporting infrastructure has been installed as part of the area's historic development. The City's requirements for off-site improvements related to multiple-family developments are not overly or unnecessarily restrictive. The density, setback, and other standards regulating development within Huntington Park are consistent with those being used by other surrounding communities and will not inhibit the development of a range of housing types within the City. The City has not imposed any moratoria, open-space requirements, or prohibitions against multi-family housing that would potentially inhibit the development of new housing. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks.

## LAND USE CONTROLS - BASE ZONE DISTRICTS

The Huntington Park Zoning Code and Zoning Map are the primary implementation ordinances of the land use element. The zoning map and ordinance indicates the specific land uses allowed in the City and establishes regulations and standards for use and development. The City's Zoning Code consists of eight base zone districts that include the following: R-L, R-M, R-H, C-P, C-N, C-G, MPD, and OS.<sup>3</sup> Five zones, R-L, R-M, and R-H, C-P, and C-N are applicable to residential development. The R-L (Residential, Low) zone generally applies to single-family detached residential development. The R-M (Residential, Medium) zone generally applies to higher density single-family residential development, duplexes, and lower density multiple-family developments. Finally, the R-H (Residential, High) zone applies to higher density multiple-family developments.<sup>4</sup>

<sup>3</sup> City of Huntington Park Municipal Code. Title 9 Zoning.

<sup>4</sup> City of Huntington Park Municipal Code. Title 9 Zoning, Chapter 4, Zoning Districts, Article 1 Residential Zones.



## Table 6-20: City of Huntington Park Zoning Ordinance, Base Zone Districts

Zone	Uses	Density (DU/acre or FAR)	Min. Lot Size	Min. Lot Coverage	Max. Height
R-L (Residential, Low)	Single-family	8.712 DU/Ac.	5,000 sq. ft.	45%	35 ft.
R-M (Residential, Medium)	Single-family, Duplex	17.424 DU/Ac.	5,000 sq. ft.	55%	35 ft.
R-H (Residential, High)	Condominiums, Apartments	20.0 DU/Ac	15,000 sq. ft.	65%	45 ft.
C-N (Neighborhood Commercial)	Condominiums, Multiple Family (20+ units/acre), SROs	20.0 DU/Ac.	5,000 sq. ft.	None	40 ft.
C-P (Professional Commercial)	Condominiums, Multiple Family (20+ units/acre),	20.0 DU/Ac	5,000 sq. ft.	None	40 ft.
Source: Huntington Park Zoning Code, 2017					

## LAND USE CONTROLS - OVERLAY ZONE DISTRICTS

In addition to the aforementioned base zone districts, the City of Huntington Park Zoning Code includes a number of *overlay zones*. Special regulations or incentives are included in the overlay zone to facilitate certain regulations in the geographic area that is subject to the overlay zone. The overlay zones included in the City of Huntington Park Zoning Code are outlined below:

- **Medium Density Overlay Zone.** The purpose of this overlay zoning district is to provide for multi-family residential units up to 17.424 units per acre within the underlying commercial zoning district. The Medium Density Overlay zoning district identifies parcels that are suitable for the development of medium density housing, either as the primary use on the parcel or in conjunction with other permitted uses.<sup>5</sup>
- **Senior Citizen Housing Overlay Zone.** The purpose of this overlay zoning district is to provide for senior citizen housing at up to 225 dwelling units per acre, generally located in high-rise developments with shared open space,

<sup>5</sup> City of Huntington Park Municipal Code. Title 9 Zoning, Chapter 4, Zoning Districts, Article 5 Overlay Zones.



meeting facilities and reduced parking requirements. Single Room Occupancy (SRO) facilities are also allowed at up to 400 units per acre.<sup>6</sup>

- **Single Room Occupancy Overlay Zone.** The purpose of this overlay zoning district is to provide for alternative types of residential living opportunities to help meet the needs of the community. All Single Room Occupancy (SRO) facilities allowed under this overlay zoning district shall be developed/operated in compliance with the provisions/standards contained in Chapter 3, Article 1 (Single Room Occupancy Facilities).<sup>7</sup>
- **Affordable Housing Overlay Zone.** The purpose of this zoning district is to facilitate the development of affordable family housing at densities up to seventy (70) dwelling units per acre. Senior citizen housing at a density of 225 units per acre and single room occupancy (SRO) facilities at a density of 400 units per acre is also permitted.

The City's overlay zones are summarized in **Table 6-21**.

**Table 6-21:** City of Huntington Park Zoning Ordinance, Special and Overlay Zones for Housing

Zone	Uses	Density (DU/acre or FAR)	Min. Lot Size	Min. Lot Coverage	Max. Height
Medium Density Overlay Zone	Medium Density Housing	17.424 DU/Ac.	5,000 sq. ft.	55%	35 feet.
Affordable Housing Overlay Zone	Affordable Housing	70 DU/Ac.	The Base Zone regulations will apply.		
	Senior Housing	225 DU/Ac.	The Base Zone regulations will apply.		
	SRO Housing(2)	400 DU/Ac.	The Base Zone regulations will apply.		
Source: Huntington Park Zoning Code, 2019.					

<sup>6</sup> Ibid.

<sup>7</sup> City of Huntington Park Municipal Code. Title 9 Zoning, Chapter 4, Zoning Districts, Article 5 Overlay Zones.



## LAND USE CONTROLS - SPECIFIC PLAN

The purpose of a *specific plan* is to provide a policy and regulatory bridge between the City of Huntington Park General Plan and individual project-level development. Specific plans are designed to provide specific land use regulations and development guidelines that govern the land use and development standards for a particular geographic area. The City has adopted a single specific plan, the Downtown Specific Plan (DTSP) that is applicable to the central business district or downtown.<sup>8</sup> The DTSP builds upon and refines economic development strategies developed specifically for the downtown area focusing on beautification of public spaces and streetscapes and storefront. An overall goal of the DTSP is the orderly development of downtown area consistent with the City's General Plan along with the community's vision for the area. The DTSP covers an area of approximately 85 acres in the City of Huntington Park's Downtown. The DTSP area extends from Randolph Street in the north to Florence Avenue in the south. The eastern boundary is generally Seville Avenue, except for an area that extends along Zoe Avenue to Miles Avenue, and the western boundary is Rugby Avenue. Pacific Boulevard occupies the central portion of the DTSP area and is considered the City's Central Business District. The DTSP divides the downtown area into four Districts (refer to **Exhibit 6-5**). 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.<sup>9</sup> 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.

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<sup>8</sup> RRM Design Group. *Downtown Huntington Park Specific Plan*. Plan dated August 4, 2008.

<sup>9</sup> City of Huntington Park Municipal Code. *Title 9 Zoning, Chapter 4, Zoning Districts, Article 5 Overlay Zones*.



- *District D – Zoe [Avenue]*. District D encompasses those parcels bordering Zoe Avenue from the alley separating Rita Avenue and Seville Avenue to the intersection with Miles Avenue.



## Exhibit 6-5: Map of the Downtown Specific Plan (DTSP)



Specific land uses and development that is permitted in the R-L, R-M, and R-H zone districts are listed below in **Table 6-22**.

**Table 6-22:** Housing Types Permitted Under the Zone Districts

Use	Zone District		
	R-L	R-M	R-H
Condominiums	D	D	D
Small Family Daycare	P	P	P
Large Family Daycare	LCC	LCC	LCC
Density Bonus Affordable	P	P	P
Manufactured Housing	D	D	D
Multi-Family Housing	-	D	D
Second Unit	P	-	-
Senior/Congregate Care	-	-	C
Single Family	P	P	P
Single Room Occupancy	-	-	D

**P** = Permitted **D** = Use requires a Development Permit **C** = Conditionally Permitted **-** = Prohibited **LCC** = Large Child Care Permit

Residential development standards in the residential zone districts are summarized below in **Table 6-23**.



## Table 6-23: Residential Development Standards

Zone District	Maximum Units/Acre	Minimum Lot Area	Maximum Lot Coverage	Maximum Height	Maximum Lot Width	Maximum Lot Depth
R-L	8.712	5,000 sq. ft.	45%	35 feet	45 feet	80 feet
R-M	17.424	5,000 sq. ft.	55%	35 feet	45 feet	100 feet
R-H	20.0	15,000 sq. ft.	65%	45 feet	100 feet	100 feet
Source: City of Huntington Park, 2019.						

## NON-GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT

Three market factors are cited by State law as a necessary part of the constraints analysis: 1) land cost; 2) construction costs; and, 3) financing availability. Housing costs as a constraint on affordability must be examined in light of the rental and ownership costs within the means of various economic segments. State law identifies four economic segments: Very low-income; Low-income; Moderate-Income; and High-Income. The annual income limits of these four groups are further defined by the U.S. Department of Housing and Urban Development in reference to the median income for Los Angeles County and household size.

## NON-GOVERNMENTAL CONSTRAINTS - MARKET CONSTRAINTS

Affordable housing costs are computed on a basis of 30% of monthly income. The affordable ownership costs, or purchase price of a home, are calculated on the basis of the rule of thumb of 2.5 times the annual household income. These affordable housing costs then can be compared to the prevailing costs in Huntington Park to confirm the existence of market constraints. A household is generally considered to be overpaying for housing if it is paying more than 30% of its gross monthly income for housing.



One of the major problems facing households in the City of Huntington Park, and the broader regional housing market, is affordability. This problem is related to the match between household income and the size and cost of owning or renting a home. The Census data indicated that for owner-occupied housing units, median mortgage and selected monthly service costs in 2010 were \$1,829. In 2010, owner-occupied households (50.7%) expended more than 35% of their income for housing. These housing expenditures reflected the sum of mortgages, real estate taxes, insurance, association fees, and utilities. Monthly payments for homeowners more than quadrupled in the ten years between 1980 and 2010, and the percentage of households paying 30% or more for housing nearly doubled during this same period.

For renters, the median gross rent per month increased from \$211 in 1980 to \$979 in 2010. This dollar amount refers to the contract rent (i.e., monthly rent agreed to, or contracted for) plus the estimated average cost of utilities if paid for by the renter. This definition was used by the Census in an attempt to eliminate differentials due to varying practices in rent structuring. According to the most recent Census, a total of 3,309 renter-occupied households (47.8%) paid in excess of 30% of their monthly incomes for housing.

Although private financing is generally available at market rates, low- and moderate-income households usually need below market rate financing to enable them to repair existing homes or purchase resale or new housing units. Also, all potential developers of housing projects are provided information on the various Los Angeles County financing programs available for low-income rental construction or rehabilitation projects. Additionally, a survey of local banking institutions completed as part of this Housing Element's preparation revealed that redlining does not appear to be occurring in Huntington Park. In fact, a number of banks have established programs to encourage lower-income residents to purchase homes, and to improve homes that they already own.

## **NON-GOVERNMENTAL CONSTRAINTS - LAND PRICES**

Land costs are a major contributor to overall housing production prices. The balance of the City's housing production will occur in the infill areas. In these areas, the land costs are, in part, associated with the costs of the single-family dwellings now on the sites. Land prices for new residential construction range from \$20 to \$25 per



square-foot. The practical effect of land prices relates primarily on infill sites that are underutilized. Consequently, the land costs (i.e., resale homes) would need to be adjusted to per-unit land costs based on the existing density.

## **NON-GOVERNMENTAL CONSTRAINTS - CONSTRUCTION COSTS**

Construction costs include the materials and labor necessary to build the structure. These costs will vary widely depending on the quality features (e.g., size, roofing, carpeting, etc.) that are incorporated in the structure. The cost for the construction of a single-family home is in the area of \$50 to \$75 per square-foot.

## **NON-GOVERNMENTAL CONSTRAINTS - ENVIRONMENTAL CONSTRAINTS**

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Huntington Park Police Department and the Los Angeles County Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses.

The State of California defines a hazardous material as a substance that is toxic, ignitable or flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bio-cumulative properties, persistence in the environment, or is water reactive (California Code of Regulations, Title 22). The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shut-off equipment, and treatment requirements for toxic gas releases.



## ENVIRONMENTAL CONSTRAINTS - SEISMICITY

Major faults in the region include the Whittier Elsinore, Norwalk, Newport Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas Faults. According to the Los Angeles County Safety Element, no known or suspected active fault traces pass through or are located near the City. There are no designated Alquist-Priolo Special Studies Zones found within the City. The City is located within an area that may be subject to liquefaction hazards. However, the level of risk within the City is no greater than that anticipated for the region.

The four largest recent earthquakes that have caused major damage in the Los Angeles basin include the 1933 Long Beach (Magnitude 6.3), 1971 San Fernando (Magnitude 6.4), the 1987 Whittier Narrows (Magnitude 5.9), and the 1994 Northridge (Magnitude 6.7) earthquakes. The 1933 Long Beach earthquake occurred on the southern segment of the Newport-Inglewood fault, from Newport Beach to Signal Hill. The 1971 San Fernando earthquake occurred along the San Fernando segment of the Sierra Madre fault zone. The Whittier Narrows earthquake occurred on the Elysian thrust fault in 1987. Finally, the most recent major earthquake, the Northridge earthquake, occurred on the Oakridge fault in the San Fernando Valley in January 1994. A study of earthquake hazards by the United States Geological Survey (USGS) indicates that the Huntington Park area has moderate to high potential for liquefaction. Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking.

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.<sup>10</sup> A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Huntington Park was not included in the list; therefore, no risk from potential fault rupture is expected.<sup>11</sup> However, the City is located in an area that is at risk for ground shaking. Federal Emergency Management Agency (FEMA) determined that if a 7.2 earthquake were to strike to Newport Inglewood Fault, Huntington Park would experience very strong to severe ground shaking. Huntington Park is located in a

<sup>10</sup> California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

<sup>11</sup> California Department of Conservation. Table 4, Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of January 2010.



liquefaction zone. Liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The liquefaction risk is no greater for the project site than it is for the surrounding areas and cities; therefore, the potential impacts regarding liquefaction are anticipated to be less than significant. Conformity to the most current State and City building codes will reduce the impacts of ground shaking to levels that are less than significant. Lastly, the potential for landslides is non-existent since the site and surrounding areas are generally level. The potential impacts are expected to be less than significant with adherence to the most stringent and pertinent build code requirements.

## ENVIRONMENTAL CONSTRAINTS - FLOODING AND INUNDATION

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the City is located in Zone X (refer to **Exhibit 3-5**). This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. Large areas downstream of the Hansen and Sepulveda Dams, including the City of Huntington Park, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.

The Hansen Dam is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. The inundation area of the Hansen Dam include areas along the Tujunga Creek and several communities in the valley, the City of Los Angeles, cities in south central Los Angeles, and areas along the Los Angeles and San Gabriel Rivers. The City of Huntington Park is located approximately 25 miles south of the dam but dam failure will affect the entire City of Huntington Park. Flood waters will arrive 17.75 hours after failure with a maximum depth of 1 foot approximately 21 hours after failure.



The Sepulveda Dam is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways near the City of Van Nuys. The probable maximum flood from the Sepulveda Dam is expected to last four days with a total volume of 163,200 acre-feet. The flood will affect areas along the Los Angeles River, and the cities of Los Angeles, Huntington Park, South Gate, Compton, Lynwood, Maywood, and Bell. The flood waters are anticipated to reach the City approximately ten hours after failure. A maximum flood elevation of 2 feet is expected approximately 12 hours after failure.

## INFRASTRUCTURE CONSTRAINTS - WATER SYSTEM

The City of Huntington Park is served by four water companies, which obtain their supply of water from two sources: groundwater from local wells and water supplied by the Metropolitan Water District. The four water companies are listed below.<sup>12</sup>

- *Maywood Mutual Water Company* – The Maywood Mutual Water Company serves the northeast portion of the City. The service boundaries extend east to west from Maywood Avenue to the City's border with Maywood, and north to south from Slauson Avenue to Randolph Avenue. Approximately 70% of the Maywood Mutual Water Company's customers reside in Huntington Park.
- *Walnut Park Mutual Water Company* – Walnut Park Mutual Water Company serves the odd side of Walnut Street (addresses 2901-3501 Walnut Street).
- *Golden State Water Company* – The City of Huntington Park is located within the Central Basin West service area of the Golden State Water Company. Golden State Water Company serves the western portion of the City. The service boundaries extend from Slauson Avenue to the north to Florence Avenue to the south, and from the City's western border with Florence-Graham to west to Alameda Street to the east.
- *Severn Trent Services* – Severn Trent is the City's main provider of water and operates multiple wells in the City, including Wells Number 12, 14, and 17.

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<sup>12</sup> City of Huntington Park.



## **INFRASTRUCTURE CONSTRAINTS - SEWERS**

The City of Huntington Park Public Works Department maintains the City's sewer system. Sewage generated by the City is conveyed to regional sewage treatment facilities maintained and operated by the Los Angeles County Sanitation District. Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant provides primary and secondary treatment for approximately 280 million gallons per day (mgd) and has a total permitted capacity of 400 mgd. Thus, a remaining capacity of 120 mgd is available for future development in the region.

## **INFRASTRUCTURE CONSTRAINTS - STORM DRAINAGE**

There is minimal flood risk in the City of Huntington Park (Zone X), as indicated in the Federal Emergency Management Agency's Flood Insurance Rate Program. The Los Angeles River Channel is a 500-foot wide concrete channel that is designed to handle the storm water runoff from the Los Angeles area. The river is located north and east of the City approximately 1.90 miles to the east. The maintenance of the river is the responsibility of the Los Angeles County Department of Public Works, Flood Control District.<sup>13</sup> Flooding and inundation hazards are described in the Safety Element. The majority of the storm drains in the City are owned and maintained by the Los Angeles County Flood Control District that connects directly to the Los Angeles River to the east. There are storm drains along the major arterials.

## **INFRASTRUCTURE CONSTRAINTS - UTILITIES AND COMMUNICATIONS**

Natural gas service to the City is provided by the Southern California Gas Company (a subsidiary of SEMPRA Energy) and electricity is provided by the Southern California Edison (SCE) Company. Southern California Gas Company serves more than 21 million residents throughout Central and Southern California. Electrical power service to the City is provided by Southern California Edison (SCE). SCE maintains overhead and underground lines in the City to serve the energy demands of local residents and businesses.

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<sup>13</sup> Los Angeles Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>



## DRY UTILITIES (ENVIRONMENTAL CONSTRAINTS)

Trash collection is provided by the United Pacific Waste and Waste Management, Inc. and other private haulers for disposal into the Commerce Incinerator or in area landfills. The majority of the disposable solid waste will be taken to the Commerce "Waste-to-Energy" incineration plant for incineration. Recyclable waste will be sorted from the waste street and sent to a recycling facility. Residual waste associated will also be disposed of at area landfills. All residential development in the City is required to adhere to City and County ordinances with respect to waste reduction and recycling. Electricity is provided by Southern California Edison and natural gas service to individual properties is provided by the Southern California Gas Company. The Southern California Gas Company offers rebates on qualifying clothes washers, dishwashers, furnaces, water heaters, and insulation. Every residential property in the City has access to phone and internet services through a variety of service providers.

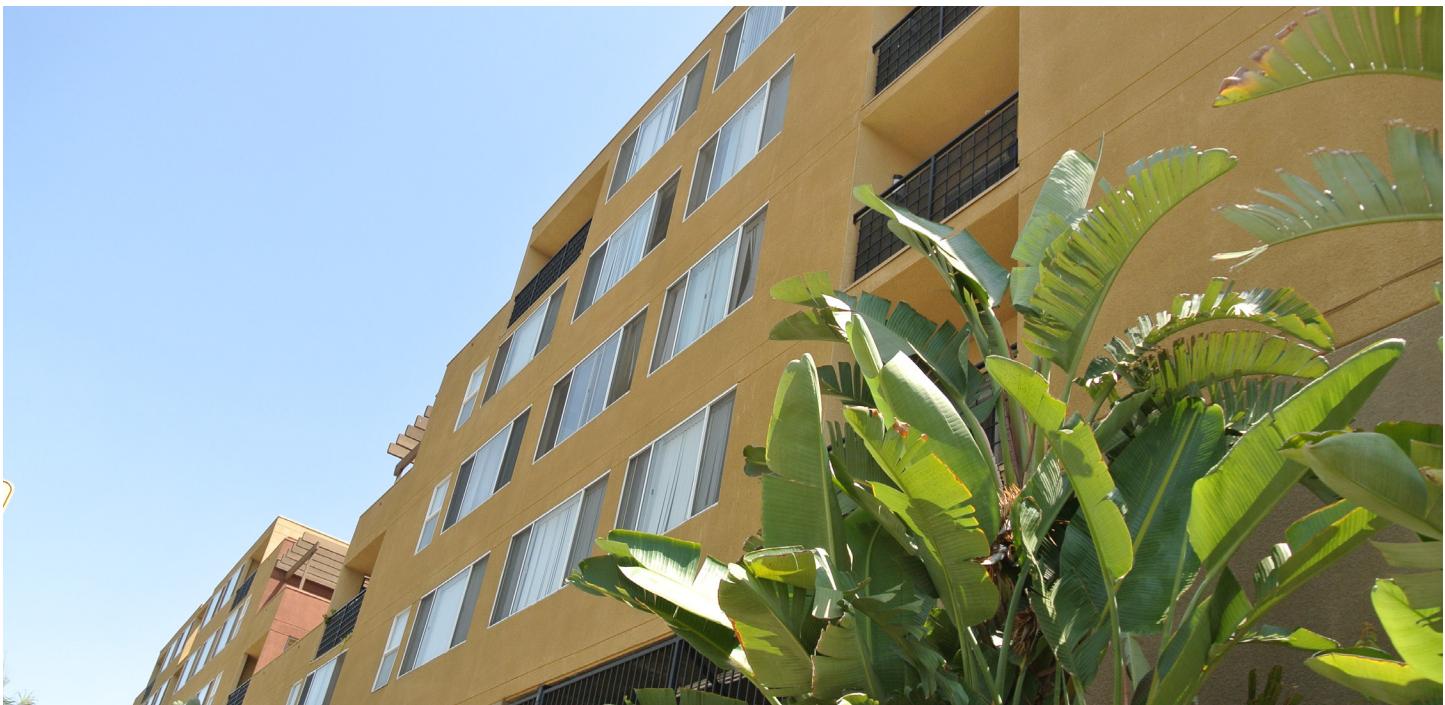
## PUBLIC HOUSING AND THE RISK OF CONVERSION

Huntington Park has an active history of supporting affordable housing development. The City has facilitated the development of eight residential developments, and the acquisition/rehabilitation of six projects with long-term affordability covenants on all or some of the units. These projects include: Concord Huntington Park, Seville Gardens, Casa Rita, Rugby Senior Apartments, Casa Bonita, Rita Court, Santa Fe Village, and Casa Bella (new construction), and Bissell Apartments, Bissell II, Bissell III, 6700 Middleton Street, 6822 Malabar Street, and the Mosaic Gardens projects (acquisition/rehabilitation). These 14 projects provide a total of 557 affordable units, including 361 very low income (30% MFI), 149 low income (50% MFI) units, and 47 moderate income (80% MFI) units. Of the total 557 units, 361 are senior units, 185 are family units, and 11 are family, transitional age youth units.

The City's affordable projects are financed through a variety of funding sources, including tax credits and HOME funds, which require long-term affordability controls. None of these projects are at risk of conversion to market rate for at least 15 years. In 1999, the 162-unit Concord Huntington Park development pre-paid its HUD mortgage and converted to market rate. However, the City utilized a Multifamily Mortgage Revenue Bond to maintain project affordability for an additional 30 years.



The Housing Choice Voucher (HCV) program, formerly the Section 8 program, is HUD's largest program that helps low-income families, the elderly, and the disabled find affordable decent, safe, and sanitary housing in the private market. Participants receive federally subsidized vouchers that they can use to rent the home or apartment of their choosing, provided that it meets the requirements of the program and agreement of the landlord. The funding assistance is provided to the family or individual, the voucher holder, and can move with the family or individual rather than being tied to the property or unit.



The Housing Authority of the County of Los Angeles (HACoLA) is the local public agency providing Housing Choice Vouchers within Huntington Park. According to a special data run conducted by HACoLA for the City, as of September 2014, there were a total of 458 Huntington Park households receiving tenant-based Housing Choice Vouchers. Nearly 90% of the City's Section 8 recipients are of Hispanic origin, consistent with the ethnic make-up of the City's population, which is 97% Hispanic. Elderly households comprise approximately two-thirds of the City's Section 8 recipients (295 households), indicative of several large senior housing complexes with significant numbers of Section 8 tenants. The City also has a high proportion of disabled households receiving Section 8 (265 households), although many of these households are also likely to be seniors. There are no public housing projects located within Huntington Park.

