



City of Huntington Park

2030 General Plan



Community Development Department

• 6550 Miles Avenue • Huntington Park, California 90255

INTRODUCTION TO



THE
HUNTINGTON
PARK
GENERAL
PLAN

1.1 OVERVIEW



This City of Huntington Park General Plan serves as a long-range comprehensive plan that will regulate land uses and development in the City for the next 10 to 20 years. The individual Elements that comprise this general plan contain policies and programs that will guide future development in the City. The State Legislature has indicated that a local General Plan serves as the “constitution” of the local government with respect to development and land uses. State law requires every city and county to prepare and adopt a comprehensive General Plan to serve as a guide for development. Planning case law has placed the General Plan atop the hierarchy of local government laws that regulate land use and development. Consequently, California requires consistency between the General Plan and all other regulations and ordinances. The City of Huntington Park’s zoning, specific plans, and future development proposals must all be consistent with the policies, plans, and standards contained in this general plan.

California law requires every city and county to adopt a comprehensive, long-term General Plan to guide the physical development of its community. The Huntington Park General Plan is a comprehensive long-range plan since it applies to and affects all land areas within the City’s corporate boundaries. The General Plan is comprehensive because it addresses a wide range of municipal issues ranging from the City’s physical development, the provision of services, and the identification of key issues that must be considered in future land use planning.

1.2 FORMAT AND CONTENT



The State of California requires that a General Plan contain seven elements, which includes a land use element, a circulation element, a housing element, a conservation element, an open space element, a noise element, and a safety element. The Huntington Park General Plan has been reformatted to address the aforementioned requirements in the following Elements:

- The **Land Use & Community Development Element** indicates the general location and distribution of the existing and permitted land uses in the City. The Land Use and Sustainability Element also considered issues related to urban design and economic development.
- The **Mobility & Circulation Element** indicates the general location and the extent of existing and proposed roadway improvements and provides standards for roadway design and level of service standards.
- The **Resource Management Element** meets the State-mandated requirements for the conservation and open space elements. The Resource Management Element provides for the conservation, development, and use of natural resources. This Element also addresses air quality, water quality, historic resources, and parks and recreation.





- The **Health & Safety Element** provides for the protection of the community from a variety of man-made and natural hazards. Other related issues addressed in the Health and Safety Element include environmental hazards and noise.
- The **Housing Element** evaluates the existing and projected housing needs of the City and establishes policies and programs that will be effective in the preservation, improvement, and development of housing that will accommodate the City's future housing need.

The five elements cover a wide range of planning and environmental issues. The issues that are addressed in each of the Elements are indicated below in **Table 1-1**.

Table 1-1: General Plan Issue Matrix

	<input type="checkbox"/> Issue <i>directly</i> addressed in the Element <input type="triangle"/> Issue <i>indirectly</i> addressed in the Element	Dev Land Use & Comm.	Housing	Mobility	Resource Management	Health & Safety
Air Quality & Climate Change	<input type="triangle"/>				<input type="checkbox"/>	
Bicycle Lanes & Trails				<input type="checkbox"/>	<input type="triangle"/>	
Circulation (complete streets requirements)	<input type="triangle"/>	<input type="triangle"/>	<input type="checkbox"/>			<input type="triangle"/>
Conservation (energy, water, & waste)			<input type="triangle"/>		<input type="checkbox"/>	
Cultural Resources	<input type="triangle"/>				<input type="checkbox"/>	
Economic Development	<input type="checkbox"/>					
Environmental Justice	<input type="triangle"/>	<input type="triangle"/>	<input type="triangle"/>	<input type="checkbox"/>	<input type="triangle"/>	
Growth Management	<input type="checkbox"/>	<input type="triangle"/>	<input type="triangle"/>	<input type="triangle"/>		
Historic Resources	<input type="triangle"/>				<input type="checkbox"/>	
Housing	<input type="checkbox"/>	<input type="checkbox"/>				<input type="triangle"/>
Land Use & Development	<input type="checkbox"/>	<input type="triangle"/>	<input type="triangle"/>			<input type="triangle"/>
Manmade Hazards	<input type="triangle"/>					<input type="checkbox"/>
Natural Hazards	<input type="triangle"/>					<input type="checkbox"/>
Natural Resources (water, soils, & air)					<input type="checkbox"/>	
Noise (stationary & mobile sources)	<input type="triangle"/>	<input type="triangle"/>	<input type="triangle"/>			<input type="checkbox"/>
Parks & Recreation Facilities	<input type="triangle"/>	<input type="triangle"/>			<input type="checkbox"/>	
Public Transportation				<input type="checkbox"/>		
Sustainable Development	<input type="triangle"/>	<input type="triangle"/>	<input type="triangle"/>	<input type="triangle"/>		
Tree Preservation & Landscaping					<input type="checkbox"/>	
Urban Design	<input type="checkbox"/>	<input type="triangle"/>				



Table 1-2: Relationship of Huntington Park General Plan Elements & the State-Mandated General Plan Elements

City of Huntington Park General Plan Elements	State-Mandated Elements						
	Land Use Element	Housing Element	Mobility & Circulation	Open Space Element	Conservation Element	Health & Safety Element	Noise Element
Land Use & Community Development Element	<input type="checkbox"/>						
Mobility Element			<input type="checkbox"/>				
Resource Management Element				<input type="checkbox"/>	<input type="checkbox"/>		
Health & Safety Element						<input type="checkbox"/>	<input type="checkbox"/>
Housing Element		<input type="checkbox"/>					

As indicated previously, State law requires every city and county to prepare and adopt a comprehensive General Plan that consists of seven mandatory elements: land use, housing, circulation, safety, conservation, open space, and noise. **Table 1-2** outlines the format of the Huntington Park General Plan Elements and how these elements address the seven mandatory elements required under State planning law.



1.3 THE CITY & PLANNING AREA



The City of Huntington Park is centrally located within the greater Los Angeles metropolitan area approximately five miles southeast of downtown Los Angeles in Los Angeles County. The City's regional location is shown in **Exhibit 1-1**. The City of Huntington Park was incorporated on September 1, 1906, with a population of 526 residents. 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. The City is bounded on the north by the cities of Vernon and Maywood; on the south by the City of South Gate and unincorporated Los Angeles County; on the east by the cities of Cudahy, Bell, and Maywood; and on the west by the City of Los Angeles and unincorporated Los Angeles County. The City has a land area of approximately 3.01 square miles. The City's location is shown in **Exhibit 1-2**. A map of the City is provided in **Exhibit 1-3**.



Exhibit 1-1: The City's Regional Location in Los Angeles County

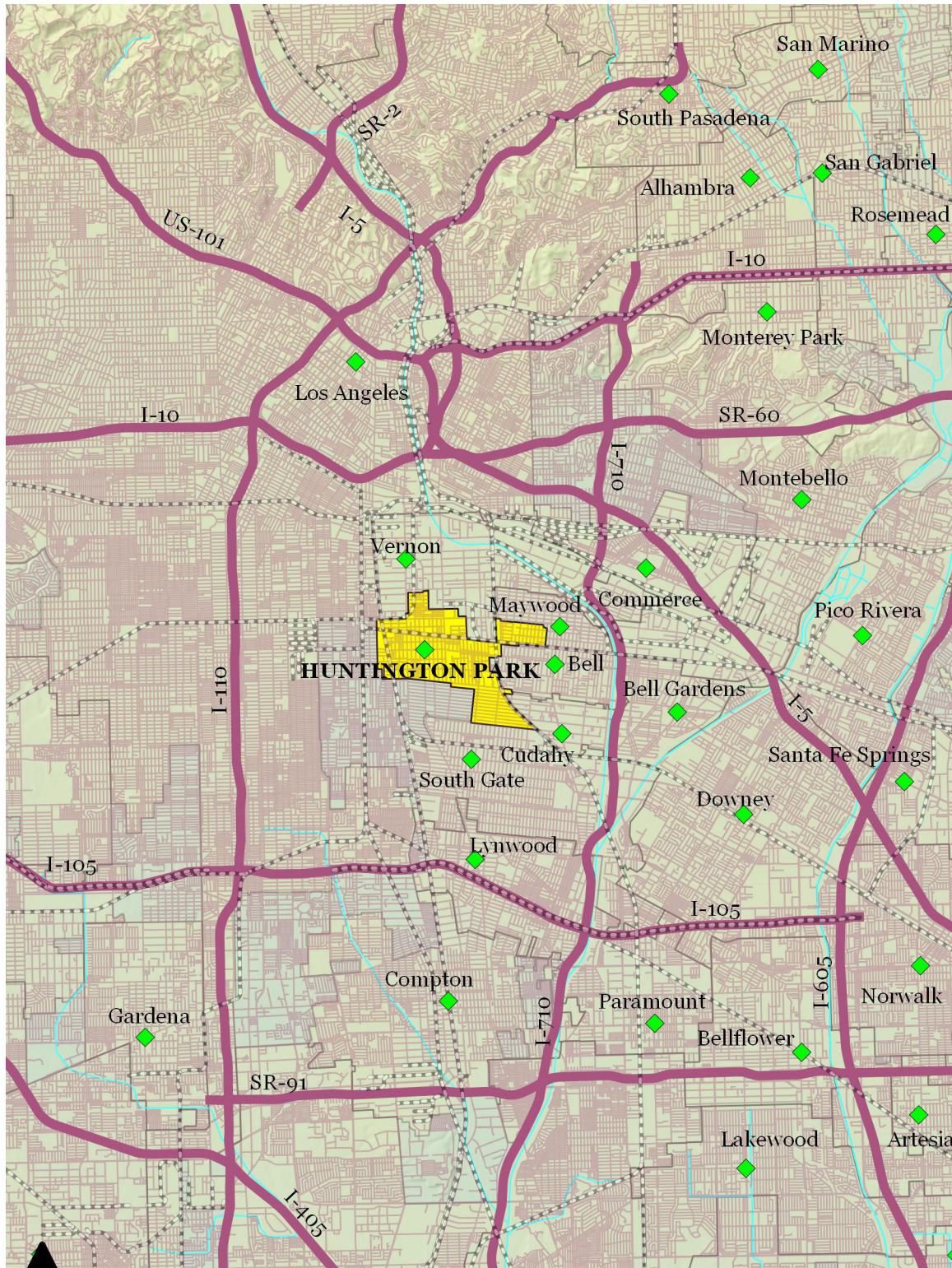


Exhibit 1-2: Area-Wide Map of the City of Huntington Park

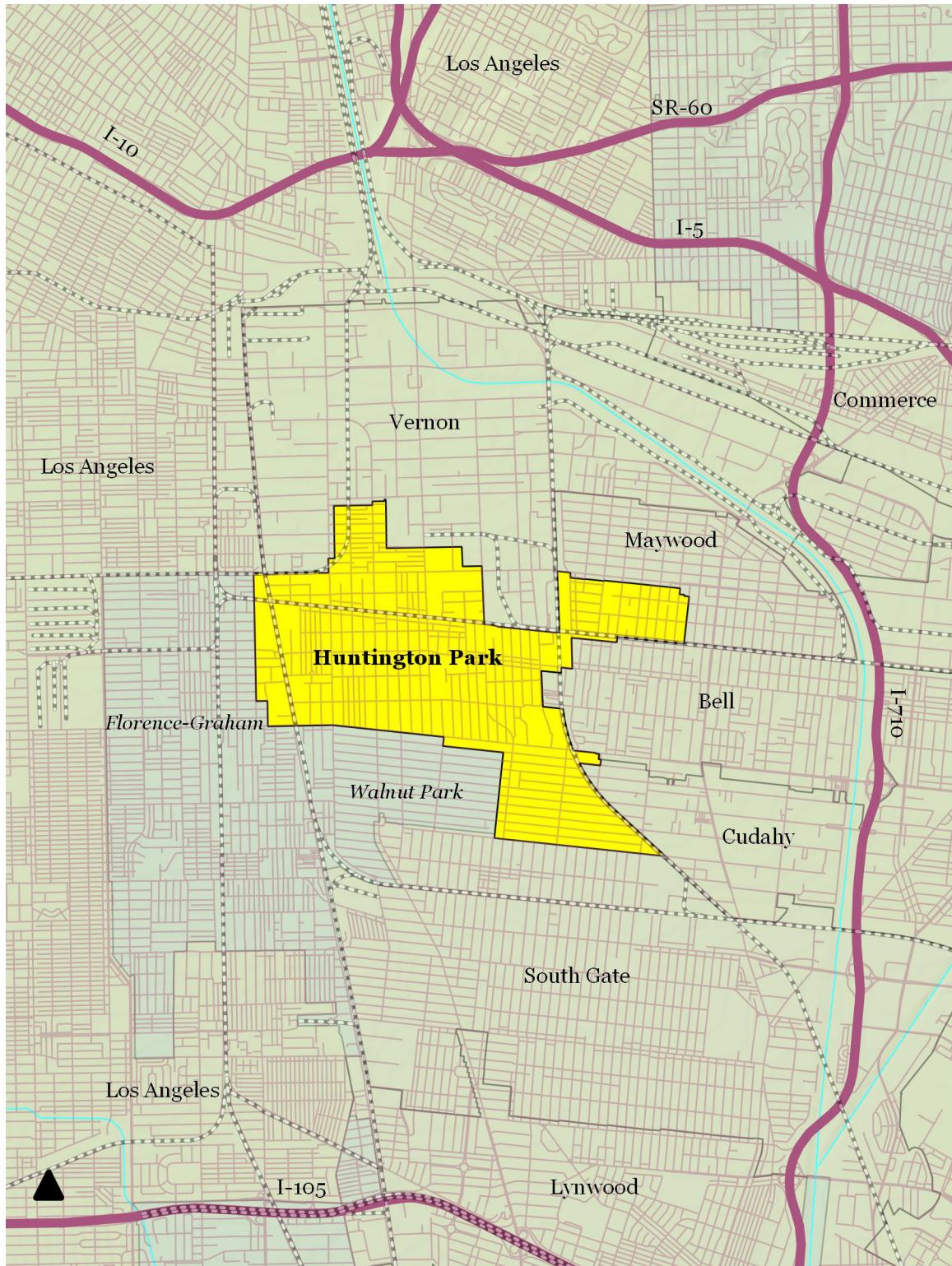
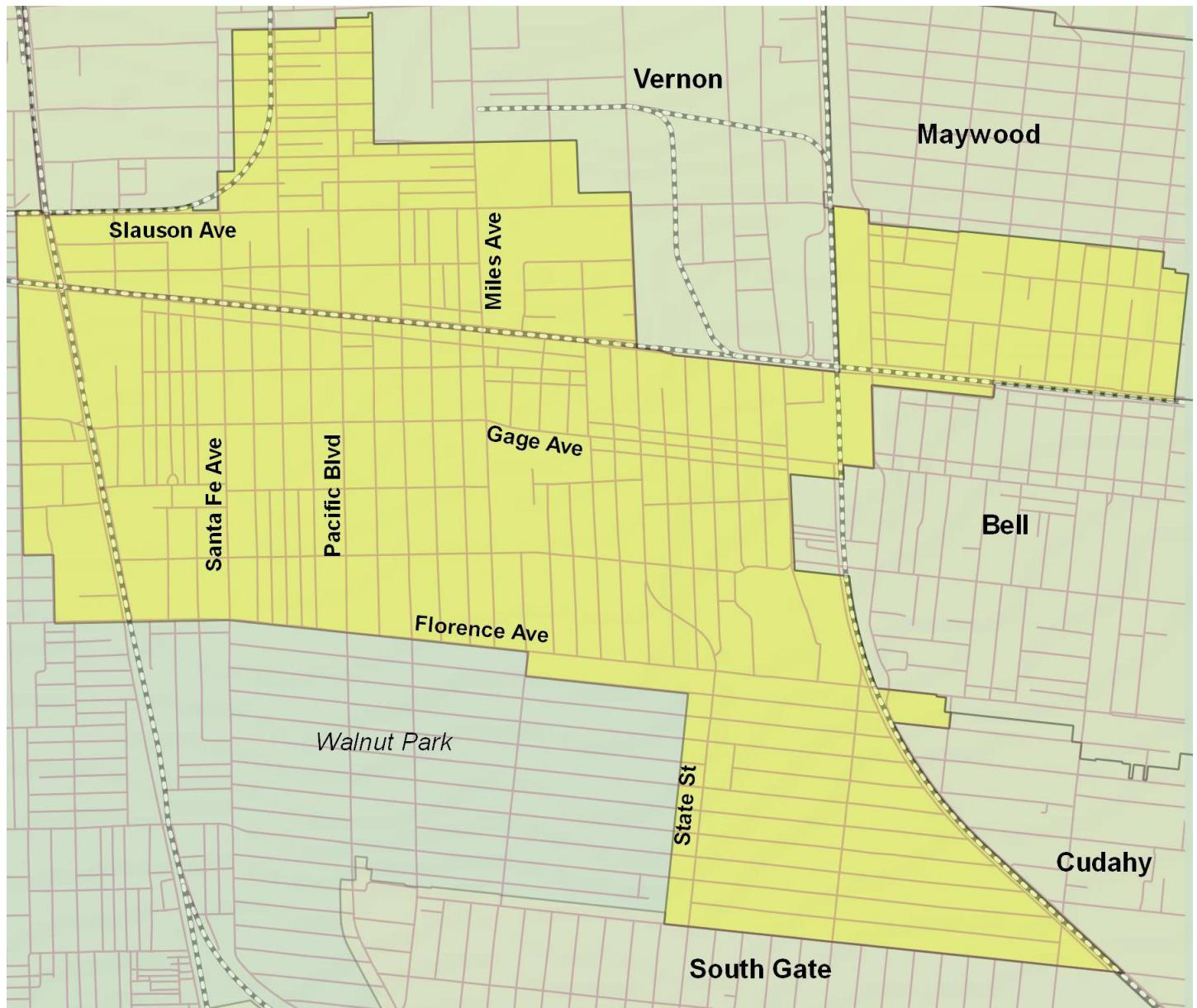


Exhibit 1-3: Map of the City of Huntington Park



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. Key development and land use patterns are summarized in the following paragraphs.





- The City of Huntington Park contains a variety of uses; however, the most prominent land use in the City is residential. In spite of the aforementioned discussion concerning increased population, residential land uses are located throughout the City at varying densities. Higher density residential developed has replaced many single family neighborhoods that were common in the City in the mid-twentieth century.

- 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 52nd 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, 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.



1.4 POLICY FRAMEWORK



The scope and content of a General Plan prepared by a local government, as well as the process that must be followed in its adoption and amendment, is governed by the State of California planning laws. In addition, the courts have further refined the interpretation of the legislature's intent over the past decades. Presently, the Huntington Park General Plan represents the cornerstone in the long-range planning for land use and development. The importance of the General Plan is clearly stated in the government code, which indicates the Plan is designed to "serve as the constitution of the local government for which it has been prepared." The foundation of the United States Constitution rests on the Bill of Rights and its 26 Amendments. As with the Nation's constitution, the Huntington Park General Plan's foundation rests on the policies contained within it. With regard to policies, the State of California General Plan Guidelines indicates the following:

"The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principals, standards, and plan proposals. A development policy is a General Plan statement that guides action. Development policies include goals, objectives, principals, plan proposals, and standards. Therefore, with regard to General Plans, "policy" has both a specific and general meaning".

The General Plan Guidelines prepared by the State provide some valuable guidance when formulating and reviewing policies by indicating the following:

- A policy is a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body. A policy is based on a General Plan's goals and objectives as well as the analysis of data.
- A realistic policy is one that is adopted by local legislators who are mindful of the General Plan's implementation.
- For a policy to be useful as a guide to the decision-makers, it must be clear and unambiguous. Clear policies are particularly important when it comes to judging whether or not zoning decisions, subdivisions, public works projects, etc., are consistent with a General Plan.
- When writing policies, local officials need to be aware of the difference between "shall" and "should." "Shall" indicates an unequivocal directive. "Should" signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations. It is better to adopt no policy than to adopt a policy with no backbone.
- Solid policy is based on solid information. The analysis of data collected as part of a General Plan's development should provide local officials with a knowledge of trends, existing conditions, and projections they need to formulate policy.





LAND USE & COMMUNITY DEVELOPMENT ELEMENT POLICIES

ISSUE: LAND USE DIVERSITY

- **Land Use & Community Development Element Policy 1.** The City of Huntington Park shall maintain and preserve those industrial and commercial areas of the City while preventing land use conflicts through comprehensive land use planning and environmental review.
- **Land Use & Community Development Element Policy 2.** The City of Huntington Park shall promote mixed-use development (residential, retail, and commercial uses) in key activity areas of the City as indicated on the Land Use Policy Map.
- **Land Use & Community Development Element Policy 3.** The City of Huntington Park shall continue to support the development of senior housing in locations with convenient access to commercial uses, services, and public transportation.
- **Land Use & Community Development Element Policy 4.** The City of Huntington Park shall continue to permit single room occupancy (SROs) uses in the Central Business District and SRO/Commercial Mixed Use Overlay as a means to provide affordable housing.

ISSUE: NEW DEVELOPMENT & LAND USE COMPATABILITY

- **Land Use & Community Development Element Policy 5.** The City of Huntington Park shall require that multi-family development provide adequate buffers (such as decorative walls and landscaped setbacks) to prevent impacts on surrounding neighborhoods due to noise, traffic, parking, light and glare, and differences in scale as a means to ensure privacy and to provide visual compatibility.
- **Land Use & Community Development Element Policy 6.** The City of Huntington Park shall require that new developments are properly designed to minimize potential land use conflicts and environmental impacts.
- **Land Use & Community Development Element Policy 7.** The City of Huntington Park shall ensure that new industrial development does not lead to any environmental impacts related to contamination, excessive noise, air pollution, and truck traffic.
- **Land Use & Community Development Element Policy 8.** The City of Huntington Park shall develop and implement an amortization program to require legal non-conforming uses to meet current building code and zoning requirements.

ISSUE: EXPANSION & DIVERSIFICATION OF ECONOMIC BASE

- **Land Use & Community Development Element Policy 9.** The City of Huntington Park shall encourage the growth and expansion of local businesses through a streamlined permit approval processes.
- **Land Use & Community Development Element Policy 10.** The City of Huntington Park shall actively promote the City as a place for businesses to locate through marketing, advertising, and cooperation with the local Chamber of Commerce.
- **Land Use & Community Development Element Policy 11.** The City of Huntington Park shall target certain businesses and industries that will benefit the local market.



- **Land Use & Community Development Element Policy 12.** The City of Huntington Park shall maintain, market, and further develop the Pacific Boulevard corridor as a regional retail destination.

ISSUE: URBAN DESIGN

- **Land Use & Community Development Element Policy 13.** The City of Huntington Park shall require that new and rehabilitated residential, commercial, and light industrial development located adjacent to pedestrian and recreational amenities provide linkages to those amenities including ground-level access; pedestrian-oriented ground-floor uses; and locating on-site parking away from pedestrian-oriented areas.
- **Land Use & Community Development Element Policy 14.** The City of Huntington Park shall oversee the preparation of urban design guidelines that, together with the City's Zoning Ordinance, will serve as a design guide for new development and rehabilitation.
- **Land Use & Community Development Element Policy 15.** The City of Huntington Park shall establish a consistent design vocabulary for all public signage, including fixture type, lettering, colors, symbols, and logos.
- **Land Use & Community Development Element Policy 16.** The City of Huntington Park shall locate distinctive public signage and landscaping for key entry points into the City and will require that signage on commercial structures be compatible and integrated with the surrounding area.

ISSUE: REVITALIZATION AND NEW DEVELOPMENT

- **Land Use & Community Development Element Policy 17.** The City of Huntington Park shall use various land use and development incentives to facilitate the revitalization of underutilized or blighted properties consistent with the adopted Land Use Map.
- **Land Use & Community Development Element Policy 18.** The City of Huntington Park shall continue to require property maintenance through continued Code Enforcement efforts.



- **Land Use & Community Development Element Policy 19.** The City of Huntington Park shall continue to pursue funding sources to assist in the implementation of existing residential and commercial rehabilitation programs.
- **Land Use & Community Development Element Policy 20.** The City of Huntington Park shall continue to encourage the restoration and rehabilitation of properties eligible for inclusion on the National Register of Historic Places and will support tax credit incentives of the National Trust for Historic Preservation.

ISSUE: DEVELOPMENT AND PUBLIC SERVICES

- **Land Use & Community Development Element Policy 21.** The City of Huntington Park shall require that new development(s) pay their "Fair Share" for the provision of the necessary infrastructure and other support services that will be required to serve the development.
- **Land Use & Community Development Element Policy 22.** The City of Huntington Park shall work with the Huntington Park Police Department and the Los Angeles County Fire Department to ensure that sufficient resources continue to be available to meet the existing and projected service demands.
- **Land Use & Community Development Element Policy 23.** The City of Huntington Park shall require all new development, including commercial, industrial, and residential development to install fire protection systems, including automatic sprinkler systems.
- **Land Use & Community Development Element Policy 24.** The City of Huntington Park shall enhance public crime prevention awareness through the development of new or expanded educational programs (in both Spanish and English) that address personal safety awareness, neighborhood watch programs, and the City shall take into account public safety in the design of new developments.



ISSUE: INTERAGENCY COORDINATION AND COOPERATION

- **Land Use & Community Development Element Policy 25.** The City of Huntington Park shall cooperate with surrounding jurisdictions in the review and implementation of larger development projects in the region.
- **Land Use & Community Development Element Policy 26.** The City of Huntington Park shall work with public agencies in the region so as to avoid the duplication of services.
- **Land Use & Community Development Element Policy 27.** The City of Huntington Park shall coordinate with the Los Angeles Unified School District as it expands and upgrades existing educational facilities.
- **Land Use & Community Development Element Policy 28.** The City of Huntington Park shall work with the library system to identify the service needs.

ISSUE: INFRASTRUCTURE

- **Land Use & Community Development Element Policy 29.** The City of Huntington Park shall work closely with local water purveyors in determining future area needs to identify and implement water conservation programs.
- **Land Use & Community Development Element Policy 30.** The City of Huntington Park shall ensure that adequate water and sewer service is available as new development occurs.
- **Land Use & Community Development Element Policy 31.** The City of Huntington Park shall continue to require the use of drought-resistant landscaping to reduce water use.
- **Land Use & Community Development Element Policy 32.** The City of Huntington Park shall strive to correct identified storm drain deficiencies and develop a long-range program for replacing aging drainage system components.



ISSUE: SOLID WASTE COLLECTION, DISPOSAL, & RECYCLING

- **Land Use & Community Development Element Policy 33.** The City of Huntington Park shall work closely with the County of Los Angeles and other responsible agencies so as to reduce solid waste generated in the City.
- **Land Use & Community Development Element Policy 34.** The City of Huntington Park shall explore the creation of City-managed recycling drop-off stations in the City. The new recycling stations must adhere to all City Codes and requirements.
- **Land Use & Community Development Element Policy 35.** The City of Huntington Park shall encourage waste reduction, recycling, and use of recycled materials within City government.
- **Land Use & Community Development Element Policy 36.** The City of Huntington Park shall encourage composting as an alternative to disposal for solid wastes.

MOBILITY & CIRCULATION ELEMENT POLICIES

ISSUE: LOCAL STREET SYSTEM

- **Mobility & Circulation Element Policy 1.** The City of Huntington Park shall design and employ appropriate traffic control measures to ensure City streets and roads function with safety and efficiency and shall coordinate street system improvements and signalization with regional transportation efforts.
- **Mobility & Circulation Element Policy 2.** The City of Huntington Park shall design local, collector, and residential streets to discourage their use as through traffic routes.
- **Mobility & Circulation Element Policy 3.** The City of Huntington Park shall require the traffic impacts of major new developments include a traffic impact analysis to identify measures to mitigate the traffic impacts.



- **Mobility & Circulation Element Policy 4.** As new development or redevelopment occurs, the City of Huntington Park shall limit driveway access onto arterial streets, restrict travel through adjacent residential neighborhoods, and provide bus turnouts where appropriate along heavily traveled arterials.

ISSUE: REGIONAL TRANSPORTATION

- **Mobility & Circulation Element Policy 5.** The City of Huntington Park shall support completion of planned improvements to the Long Beach Freeway (I-710).
- **Mobility & Circulation Element Policy 6.** The City of Huntington Park shall coordinate the development of arterial streets with the Los Angeles County Congestion Management Plan to assure that arterial streets will be compatible with those of neighboring jurisdictions.
- **Mobility & Circulation Element Policy 7.** The City of Huntington Park shall promote regional mobility and transportation efforts including the provision of transit and support the Eco-Rapid Transit Authority and Metro's West Santa Ana Branch.
- **Mobility & Circulation Element Policy 8.** The City of Huntington Park shall coordinate the development of goods movement system that will reduce the impact of trucks on the local traffic and the street infrastructure.

ISSUE: TRAFFIC REDUCTION

- **Mobility & Circulation Element Policy 9.** The City of Huntington Park shall support the implementation of employer traffic demand management (TDM) as required in the City's TDM Ordinance.
- **Mobility & Circulation Element Policy 10.** The City of Huntington Park shall require that proposals for major new developments include submission of a TDM plan to the City, including monitoring and enforcement provisions.
- **Mobility & Circulation Element Policy 11.** The City of Huntington Park shall promote ridesharing through publicity and outreach to the public.



Mobility & Circulation Element Policy 12. The City of Huntington Park shall encourage employers to reduce vehicular trips by offering employees incentives such as reduced rate transit passes as well as apportioning preferred parking for ridesharing.

ISSUE: PUBLIC TRANSPORTATION

- **Mobility & Circulation Element Policy 13.** The City of Huntington Park shall work with the MTA to develop improved connections to the Blue Line and encourage the MTA to upgrade its transit station located at Slauson Avenue.
- **Mobility & Circulation Element Policy 14.** The City of Huntington Park shall work with the MTA to identify needs for additional local and express bus service to Huntington Park.
- **Mobility & Circulation Element Policy 15.** The City of Huntington Park shall require new development to provide transit facilities, such as bus shelters and turn-outs, where deemed necessary and if space is available.

ISSUE: ALTERNATIVE FORMS OF TRANSPORTATION

- **Mobility & Circulation Element Policy 16.** The City of Huntington Park shall provide for safety of pedestrians and bicycles in the planning and construction of new roadway and transit projects.
- **Mobility & Circulation Element Policy 17.** The City of Huntington Park shall maintain existing pedestrian facilities and require new development to provide pedestrian access to existing public walkways.
- **Mobility & Circulation Element Policy 18.** The City of Huntington Park shall work with adjacent jurisdictions and the MTA to develop a network of on-street bike lanes or off-street bike paths.
- **Mobility & Circulation Element Policy 19.** The City of Huntington Park shall encourage the provision of an accessible and secure area for bicycle storage at all new and existing developments.



ISSUE: PARKING

- **Mobility & Circulation Element Policy 20.** The City of Huntington Park shall review the City's off-street parking requirements and revise as necessary to conform to actual parking demands.
- **Mobility & Circulation Element Policy 21.** Joint use of parking facilities may be granted as part of an area plan or site plan in the City of Huntington Park, depending on the peak parking generation of the permitted uses in the planning area.
- **Mobility & Circulation Element Policy 22.** The City of Huntington Park shall establish a parking overlay zone and designate appropriate areas of the Land Use Plan Map to facilitate the development of parking facilities through such methods as alley vacation and lot consolidation.
- **Mobility & Circulation Element Policy 23.** The City of Huntington Park shall explore the feasibility of on-street parking restrictions in certain areas of the City.

ISSUE: TRUCK TRAFFIC

- **Mobility & Circulation Element Policy 24.** The City of Huntington Park shall limit primary truck routes to major arterials to lessen the impacts to the residential neighborhoods.
- **Mobility & Circulation Element Policy 25.** The City of Huntington Park shall maintain truck routes to appropriate design standards to safely accommodate truck volumes.
- **Mobility & Circulation Element Policy 26.** The City of Huntington Park shall require all truck parking and queuing to occur outside of the public rights-of-ways.
- **Mobility & Circulation Element Policy 27.** The City of Huntington Park will continue to require truck loading areas that do not interfere with nearby traffic circulation.



RESOURCE MANAGEMENT ELEMENT POLICIES

ISSUE: REDUCE AIR POLLUTION

- **Resource Management Element Policy 1.** The City of Huntington Park shall endorse regional and local air quality and transportation management plans in order to reduce air pollution emissions and vehicular trips.
- **Resource Management Element Policy 2.** The City of Huntington Park shall participate in regional and statewide measures to address global warming.
- **Resource Management Element Policy 3.** The City of Huntington Park shall encourage the improvement of existing, and the development of new, shuttle, and transit systems to reduce vehicular trips and air pollution.
- **Resource Management Element Policy 4.** The City of Huntington Park shall encourage the use of energy conservation devices in project design and construction to increase energy efficiency and decrease pollution emissions from energy production and use.

ISSUE: CONSERVE & PROTECT WATER RESOURCES

- **Resource Management Element Policy 5.** The City of Huntington Park shall protect groundwater resources from depletion and pollution.
- **Resource Management Element Policy 6.** The City of Huntington Park shall reduce water consumption by providing water conservation techniques and by using reclaimed water, water-conserving appliances, and drought-resistant landscaping when feasible.
- **Resource Management Element Policy 7.** The City of Huntington Park shall comply with Statewide measures that are designed to promote a reduction in water use.
- **Resource Management Element Policy 8.** The City of Huntington Park shall implement a water conservation ordinance that includes the installation of xeriscape and water-conserving plumbing fixtures.



ISSUE: ENERGY CONSERVATION

- **Resource Management Element Policy 9.** The City of Huntington Park shall encourage innovative site planning and building designs which minimize energy consumption by taking advantage of sun/shade patterns, prevailing winds, landscaping, and building materials.
- **Resource Management Element Policy 10.** The City of Huntington Park shall establish, update, and implement building code requirements in accordance with State Title 24 energy and low impact development (LID) regulations.
- **Resource Management Element Policy 11.** The City of Huntington Park shall promote the use of solar panels as a mean to reduce electricity usage.
- **Resource Management Element Policy 12.** The City of Huntington Park shall promote the use of energy-efficient lighting throughout the City.

ISSUE: MAN-MADE AND NATURAL RESOURCES

- **Resource Management Element Policy 13.** The City of Huntington Park shall promote the preservation of important historic resources in the City, including but not limited to, the ongoing implementation of the City's Historic Preservation Ordinance.
- **Resource Management Element Policy 14.** The City of Huntington Park shall comply with the requirements of AB-52 requiring consultation with local Native American tribes in the review of new development proposals.
- **Resource Management Element Policy 15.** The City of Huntington Park shall encourage the use of California native vegetation in the landscaping of larger developments.
- **Resource Management Element Policy 16.** The City of Huntington Park shall strive to maintain parkway landscaping throughout the City.



ISSUE: OPEN SPACE, PARKS, & RECREATIONAL FACILITIES

- **Resource Management Element Policy 17.** The City of Huntington Park shall provide an active and passive park system and recreational facilities, based on the distribution of population within the City so as to serve the needs of residents of all ages, economic levels, and physical conditions.
- **Resource Management Element Policy 18.** The City of Huntington Park shall upgrade existing park facilities to improve park use and appearance and shall utilize opportunities for joint use of public facilities for recreational purposes, such as schools, utility easements, and abandoned railroad right-of-ways.
- **Resource Management Element Policy 19.** The City of Huntington Park shall encourage the development of common and private open space and recreational facilities within multi-family developments to increase recreational opportunities.
- **Resource Management Element Policy 20.** The City of Huntington Park shall coordinate local open space development with regional open space opportunities to satisfy a wide range of recreational demands.

HEALTH & SAFETY ELEMENT POLICIES

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.



HOUSING ELEMENT POLICIES

ISSUE AREA: HOUSING CONSERVATION

- **Housing Element Policy 1.** The City of Huntington Park shall promote the maintenance of the existing housing units and shall require property owners to maintain their housing so the units are safe, healthful, and aesthetically pleasing.
- **Housing Element Policy 2.** The City of Huntington Park shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished.
- **Housing Element Policy 3.** The City of Huntington Park shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing.
- **Housing Element Policy 4.** The City of Huntington Park, where possible, shall work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements.

ISSUE AREA: DEVELOPMENT OF NEW HOUSING

- **Housing Element Policy 5.** The City of Huntington Park shall encourage an adequate supply of dwelling units to meet the needs of all income groups through its General Plan.
- **Housing Element Policy 6.** The City of Huntington Park shall promote the development of new owner-occupied housing units to meet the housing demand for moderate and upper income households.
- **Housing Element Policy 7.** The City of Huntington Park shall continue to cooperate with other public agencies and NGOs as a means to promote the existing emergency and transitional housing in certain areas of the City.



- **Housing Element Policy 8.** The City of Huntington Park shall ensure that new residential projects are kept at a scale (number of units, height, etc.) compatible in design with adjacent residential areas.

ISSUE AREA: IDENTIFICATION OF ADEQUATE SITES

- **Housing Element Policy 9.** The City of Huntington Park shall assist developers in the identification of land suitable for housing developments for medium- and lower-income families and individuals.
- **Housing Element Policy 10.** The City of Huntington Park shall explore opportunities for new residential development within residentially zoned areas.
- **Housing Element Policy 11.** The City of Huntington Park shall implement new land use designations, such as Mixed Use, for key areas of the City that could accommodate such development.

ISSUE AREA: REMOVAL OF GOVERNMENTAL CONSTRAINTS

- **Housing Element Policy 12.** The City of Huntington Park shall continue to review and streamline administrative procedures for processing development permits and establish finite time limits for such approvals so as to minimize the time, costs, and uncertainty associated with development.
- **Housing Element Policy 13.** The City of Huntington Park shall periodically review and update development codes and standards to minimize their impact on new development.
- **Housing Element Policy 14.** The City of Huntington Park shall explore innovative strategies that will facilitate the planning and design review process while providing clear and consistent direction to housing developers and property owners.



- **Housing Element Policy 15.** The City of Huntington Park shall continue to cooperate with other public agencies and the adjacent cities in identifying strategies to promote and facilitate new housing construction.

ISSUE AREA: EQUAL HOUSING

- **Housing Element Policy 16.** The City of Huntington Park shall ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units.
- **Housing Element Policy 17.** The City of Huntington Park shall ensure adequate housing and high quality community services for all persons regardless of income, age, race, sex, marital status, or ethnic background.
- **Housing Element Policy 18.** The City of Huntington Park shall vigorously oppose those prejudices, practices, and market behaviors that result in housing discrimination.
- **Housing Element Policy 19.** The City of Huntington Park shall cooperate with other public agencies involved in the enforcement of laws aimed at promoting access to housing (fair housing laws) and non-discrimination.



1.5 AMENDING & THE ONGOING REVIEW OF THE GENERAL PLAN



California Government Code Section 65400 requires the City to annually review the General Plan and the corresponding Implementation Plan. An annual report should be prepared for review and approval by the Planning Commission/City Council and forwarded to the State Office of Planning and Research and the State Housing and Community Development office on or before October 1 of each year. The annual review report is intended to provide information on how the General Plan is being implemented. As a "living document," the General Plan is reviewed and periodically amended to reflect changes in the housing market, the economy, etc. Should individual elements require amendment, these amendments can be adopted up to four times per year after noticed public hearings.



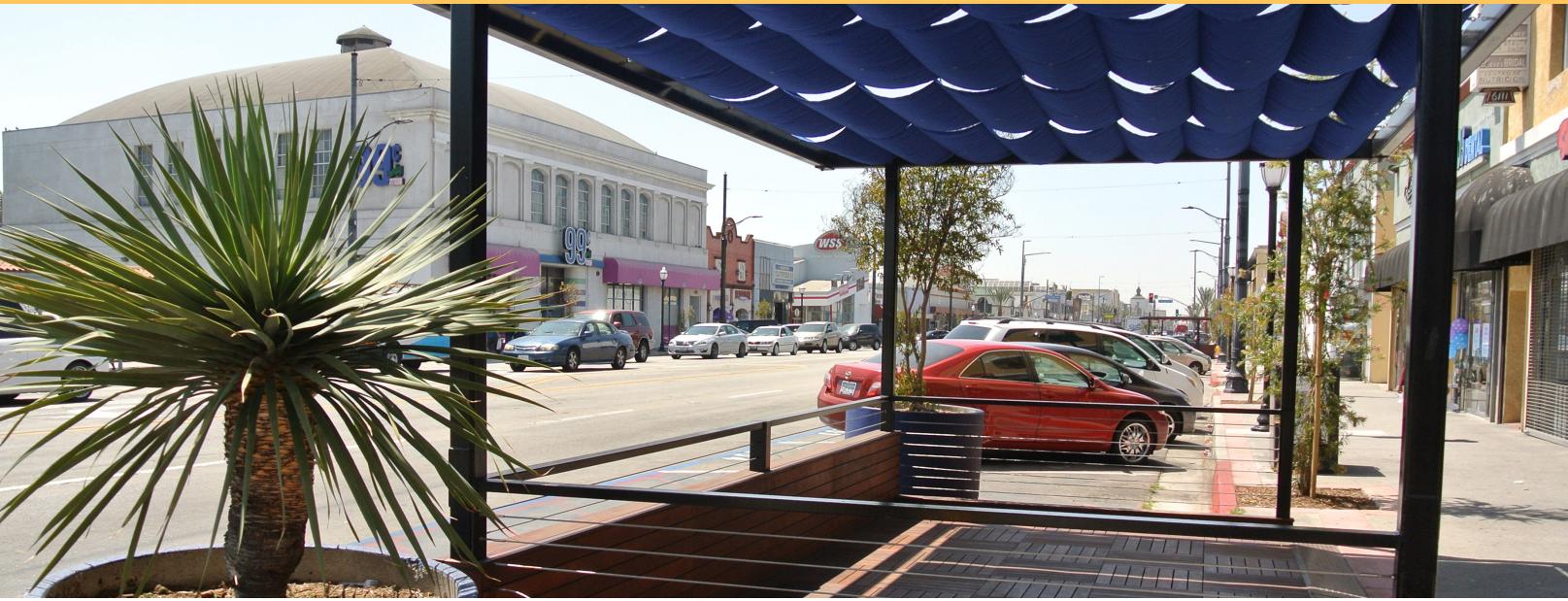
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LAND USE & COMMUNITY DEVELOPMENT ELEMENT

2.1 INTRODUCTION



SCOPE OF THE LAND USE & COMMUNITY DEVELOPMENT ELEMENT

The City has been largely urban 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 current population is 61,348. This represents an increase of 27,866 persons or 83% in the past five decades. This nearly doubling in population has been absorbed within the City, 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.

The Land Use and Community Development Element serves as a long-range guide for development and planning in the City of Huntington Park and indicates the location and extent of existing and future development throughout the City. The Element identifies those areas where existing and future land uses will be permitted. According to the State planning law, this Element must:

- Designate the distribution, location, and extent of land uses for housing, business, industry, open space, recreation, and public facilities;
- Establish standards of population density and building intensity for each land use category covered by the General Plan; and,
- Identify land uses in those areas subject to development constraints, such as flooding.

The primary objective of the Land Use and Community Development Element is to assist in the management of future growth, to improve the City's physical appearance, and to minimize land use conflicts. Additionally, the State General Plan Guidelines indicate this Element must focus on the following issues:

- Promote a balanced and functional mix of land uses consistent with the community's values;
- Reflect those opportunities and constraints identified in other elements of the General Plan that may affect land use and development; and,
- Assist in reducing the potential for loss of life, injury, property damage, and economic and social dislocation resulting from natural hazards.

This Element also emphasizes sustainable development by coordinating growth and new development in a comprehensive manner so as to avoid incremental and uncoordinated decision making that lacks vision. Growth is targeted in those areas of the City where growth may be accommodated while maintaining the residential neighborhoods, and ensuring quality development.



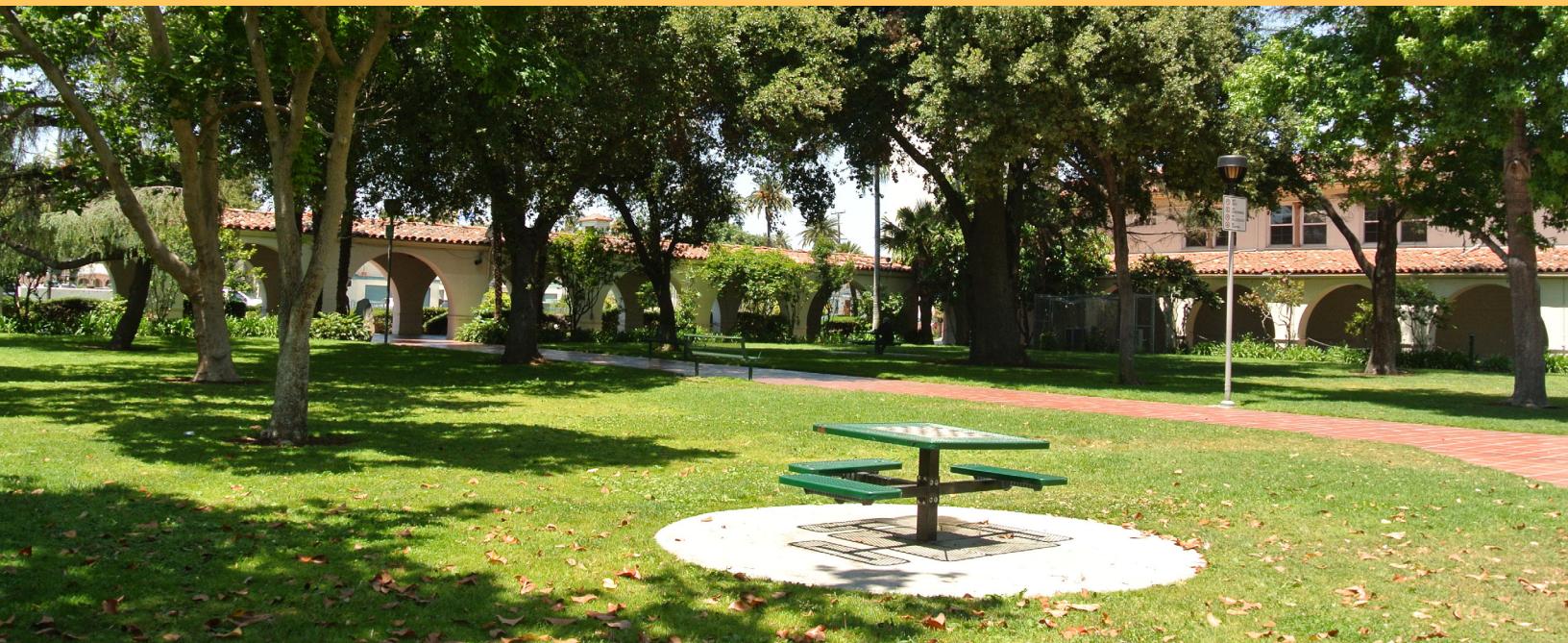
RELATIONSHIP TO THE GENERAL PLAN

The Land Use and Community Development Element will serve as a blueprint for land use and development within the City of Huntington Park and sets forth policies and programs concerning physical development within the community. The Element addresses a wide range of issues regarding existing and future development, land use compatibility, the availability of public services and infrastructure, public safety, and the conservation of resources of concern to the community. The scope and content of this Land Use and Community Development Element is governed by State law (Section 65302(a) of the Government Code). According to State law, the policies included in this Element must reflect the policies contained within the other General Plan Elements.

- The Housing Element contains policies for residential development that are considered in the Land Use and Community Development Element.
- The Mobility and Circulation Element provides for the development of a transportation framework that will support the ultimate land uses and development anticipated under the Land Use Plan.
- The Health and Safety Element identifies hazards that need to be considered in future land use planning. This Element is also used as a guide to establish noise mitigation.



2.2 BACKGROUND FOR PLANNING



OVERVIEW OF LAND USE & DEVELOPMENT

Huntington Park was largely developed by the 1930's. As a result, the City is an urbanized community that was essentially fully developed prior to the Second World War. Land use and development characteristics are summarized in below.



- The City contains a variety of uses with residential development being the most extensive type of use. Single-family, medium density, and high density residential are the most dominant type of use in the central portion of the City, which is bounded by Randolph Street to the north, the west of side of Stafford Avenue to the west, Florence Avenue to the South, and Bissell Street to the east. Single-family residential development is also found in the southern portion of the City.





- The northeastern portion of the City is generally occupied by high density residential development. High density residential is generally concentrated west of Rugby Avenue, east of Regent Street, south of Randolph Street, and north of Florence Avenue. In addition, medium density residential is located north of Randolph Street.

- Commercial uses are concentrated along major arterial routes including Pacific Boulevard, Slauson Avenue, Florence Avenue, and Gage Avenue. Neighborhood commercial uses are also located within the southeastern section of the City.



- Industrial uses generally occupy the western portion of the City, with a small pocket located along both sides of the Union Pacific Railroad right-of-way (ROW) in the northeastern section of the City.

Table 2-1 summarizes the distribution of land uses and development in the City.

Table 2-1: Distribution of Existing Land Uses in the City

Land Use Category And Description	Area (in acres)	% of City
Residential (Single Family, Condominiums, Duplex, Triplexes, Fourplexes, and Apartments)	1,942.99	77.8%
Commercial (Lots, Stores, Retail, Gas Stations, Auto Repair, Service Stations)	199.44	8.0%
Industrial (Warehouse/Lumber yard)	65.81	2.6%
Miscellaneous Public Use (Church, Schools, Parks, Auditoriums, Clubs, Lodges, Hospitals, Hotels)	42.7	1.7%
Manufacturing	101.37	4.1%
Clubs and Lodges	5.59	0.2%
Private Utilities	35.21	1.4%
Office Buildings	14.42	0.6%
Vacant (Residential, Commercial, and Industrial)	90.41	3.6%
Total	2,497.94	100.0%
Source: Blodgett Baylosis Environmental Planning, 2016.		



OVERVIEW OF EXISTING RESIDENTIAL DEVELOPMENT

Residential development is the predominant land use in the City. Various sections of the City are occupied by different residential land uses, which are separated by density. The southeast portion of the City is dominated by single-family residential. Single-family uses extend as far north as Gage Avenue and as far south as the City's southern border with South Gate and unincorporated Walnut Park. In addition, single-family residential uses extend as far west as the west side of Passaic Street to Salt Lake Avenue to the east. Medium density residential uses are separated by Randolph Street and extend just north of Gage Avenue. The aforementioned section of medium density residential is bounded by Templeton Street to the west and by the east side of Bissell Street to the east. Three pockets of medium density residential are located between Slauson Avenue to the north and Randolph Street to the south. One last pocket of medium density residential is located north of Slauson Avenue along the north side of 58th Street and extends to the City's northern border with Vernon. High density residential is concentrated within the northeastern portion of the City and to the east and west of the downtown area. The concentration of high density residential located to the east of downtown is generally bounded by Randolph Street to the north, Seville Avenue to the west, Florence Avenue to the south, and the eastern side of Mountain View Avenue to the east. The second concentration of high density residential located to the west of downtown is generally bounded by Randolph Street to the north, Florence Avenue to the south, Rugby Avenue to the east, and Regent Street to the west. One small pocket of high density residential is located north of Florence Avenue, west of Salt Lake Avenue, and south of Saturn Avenue.

OVERVIEW OF EXISTING COMMERCIAL DEVELOPMENT

Commercial uses are concentrated along major arterial routes including Pacific Boulevard, Slauson Avenue, Florence Avenue, Santa Fe Avenue, and Gage Avenue. Strips of neighborhood commercial uses are located within the southeastern section of the City along both sides of State Street and California Avenue. Pacific Boulevard serves as the City's main commercial thoroughfare. Much of the City's commercial uses are concentrated along Pacific Boulevard, Florence Avenue, and Gage Avenue. The City's Downtown is located along Pacific Boulevard. The Downtown area is bounded on the north by Randolph Street, on the south by Florence Avenue, on the east by



Miles Avenue, and on the west by Rugby Avenue. Strip commercial centers are generally located along Florence Avenue.

INDUSTRIAL DEVELOPMENT

The City's industrial area is 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 52nd Street, and westerly to the City's border with unincorporated Los Angeles County along Wilmington Avenue. The industrial sector is generally bounded by Santa Fe Avenue, Pacific Boulevard, and the City of Vernon to the east and Randolph Street to the south.

INFRASTRUCTURE - WATER

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.

INFRASTRUCTURE - 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 (LACSD). 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 - 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. 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. The storm drains extend along major arterials and connect directly to the Los Angeles River to the east.

UTILITIES & 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. The SCE maintains overhead and underground lines in the City to serve the energy demands of local residents and businesses.



LIBRARY FACILITIES

The Huntington Park Library is located at 6518 Miles Avenue and is part of the County of Los Angeles Public Library system. The library was first established in 1913 and has relocated three times in the years 1924, 1931, and finally in 1970 to its current location in the Civic Center. The library is approximately 33,482 square feet and has a meeting room with a maximum capacity of 84 persons. Amenities include a children's area, a teen space, a 24-hour book drop, a household battery recycling site, an American Indian resource center, in-person and telephone research assistance, a photocopier, live homework help, a homework center, a family place, story time kits, and a Learning Express Library for teens.



SCHOOL FACILITIES

The City of Huntington Park is served by the Los Angeles Unified School District, which operates a total of 24 schools in the City. Approximately nine of the public schools in the City are charter schools. The City has a total of ten elementary schools, five middle schools, seven high schools, and two preschool/early education centers. Huntington Park is also within the service boundaries of East Los Angeles Community College (ELAC). **Table 2-2** indicates the address of those schools that currently serve Huntington Park residents.



Table 2-2: Schools that Serve the City Residents

School	Address
Aspire Antonio Maria Lugo Academy	6100 Carmelita Ave.
Aspire Ollin University Preparatory Academy	2540 East 58 th St.
Academia Moderna	2410 Broadway
Alliance Collins Family College-Ready High	2071 Saturn Ave.
Aspire Centennial College Preparatory Academy	2079 Saturn Ave.
Aspire Junior College Academy	6724 South Alameda St.
Aspire Pacific Academy	2565 58 th St.
Aspire Titan Academy	6720 South Alameda St.
Chester W. Nimitz Middle School Science/Tech/Math Magnet	6021 Carmelita Ave.
Chester W. Nimitz Middle	6021 Carmelita Ave
Henry T. Gage Middle	2880 East Gage Ave.
Henry T. Gage Middle School Science/Tech/Math Magnet	2880 East Gage Ave
Hope Street Elementary	7560 State St.
Huntington Park Elementary	6055 Corona Ave.
Huntington Park Elementary Dual Language Spanish	6055 Corona Ave.
Huntington Park New Elementary #7 LAUP	6055 Corona Ave.
Huntington Park Senior High	6020 Miles Ave.
Linda Esperanza Marquez High A Huntington Park Institute of Applied Medicine	6361 Cottage St.
Linda Esperanza Marquez High B LIBRA Academy	6361 Cottage St.
Linda Esperanza Marquez High C School of Social Justice	6361 Cottage St.
Lucille Roybal-Allard Elementary	3232 Saturn Ave.
Middleton Cal State Preschool Program	2410 Zoe Ave.
Middleton Primary Center	2410 Zoe Ave.
Middleton Street Elementary	6537 Malabar St.
Miles Avenue Early Education Center	2855 Saturn Ave.
Miles Avenue Elementary	6720 Miles Ave.



Table 2-2: Schools that Serve the City Residents (continued)

Miles Avenue Elementary Dual Language Spanish	6720 Miles Ave.
Miles Avenue Elementary Science/Tech/Math Magnet	6720 Miles Ave.
Pacific Boulevard	2660 East 57 th St.
PREPA TEC – Los Angeles	2665 Clarendon Ave.
Renuovo Elementary School	3154 East Gage Ave.
Renuovo Leadership Academy	3154 East Gage Ave
San Antonio Continuation	2911 Belgrave Ave.
San Antonio Elementary	6222 State St.
San Antonio Elementary Science/Tech/Math Magnet	6220 State St.
St. Matthias Elementary School	7130 Cedar St.
State Street Early Education Center	3210 Broadway
Source: Los Angeles Unified School District.	

POLICE & FIRE FACILITIES

Police protection for the City is provided by the Huntington Park Police Department (HPPD) that consists of 57 sworn personnel and 62 civilian employees for a total of 119 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 County facilities.

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.



2.3 PLANNING VISION



The City of Huntington Park, with the implementation of the Land Use and Community Development Element, seeks to promote an orderly pattern of quality future development to achieve a complete and controlled balance of growth among land uses. The following objectives will be realized through the implementation of the policies and programs contained in the Land Use and Community Development Element:

- To promote orderly development within the City while, at the same time, ensuring that sustainability is the cornerstone of this future development;
- To provide for a variety of housing opportunities for all residents of the City of Huntington Park;
- To maintain and conserve the existing residential neighborhoods in the community while providing for a variety of housing opportunities for all residents;
- To increase employment opportunities in the City;

- To promote the development of a wide range of commercial uses to meet the needs of the local and regional marketplace;
- To ensure a strong industrial and commercial tax base to finance public improvements and services; and,
- To promote quality design and sustainable development along the City's major commercial corridors.

The City's adopted land use and sustainability 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 the Land Use and Community Development Element.

LAND USE & COMMUNITY DEVELOPMENT ELEMENT POLICIES

ISSUE: LAND USE DIVERSITY

- **Land Use & Community Development Element Policy 1.** The City of Huntington Park shall maintain and preserve those industrial and commercial areas of the City while preventing land use conflicts through comprehensive land use planning and environmental review.
- **Land Use & Community Development Element Policy 2.** The City of Huntington Park shall promote mixed-use development (residential, retail, and commercial uses) in key activity areas of the City as indicated on the Land Use Policy Map.
- **Land Use & Community Development Element Policy 3.** The City of Huntington Park shall continue to support the development of senior housing in locations with convenient access to commercial uses, services, and public transportation.
- **Land Use & Community Development Element Policy 4.** The City of Huntington Park shall continue to permit single room occupancy (SROs) uses in the Central Business District and SRO/Commercial Mixed Use Overlay as a means to provide affordable housing.



ISSUE: NEW DEVELOPMENT & LAND USE COMPATIBILITY

- **Land Use & Community Development Element Policy 5.** The City of Huntington Park shall require that multi-family development provide adequate buffers (such as decorative walls and landscaped setbacks) to prevent impacts on surrounding neighborhoods due to noise, traffic, parking, light and glare, and differences in scale as a means to ensure privacy and to provide visual compatibility.
- **Land Use & Community Development Element Policy 6.** The City of Huntington Park shall require that new developments are properly designed to minimize potential land use conflicts and environmental impacts.
- **Land Use & Community Development Element Policy 7.** The City of Huntington Park shall ensure that new industrial development does not lead to any environmental impacts related to contamination, excessive noise, air pollution, and truck traffic.
- **Land Use & Community Development Element Policy 8.** The City of Huntington Park shall develop and implement an amortization program to require legal non-conforming uses to meet current building code and zoning requirements.

ISSUE: EXPANSION & DIVERSIFICATION OF ECONOMIC BASE

- **Land Use & Community Development Element Policy 9.** The City of Huntington Park shall encourage the growth and expansion of local businesses through a streamlined permit approval processes.
- **Land Use & Community Development Element Policy 10.** The City of Huntington Park shall actively promote the City as a place for businesses to locate through marketing, advertising, and cooperation with the local Chamber of Commerce.



- **Land Use & Community Development Element Policy 11.** The City of Huntington Park shall target certain businesses and industries that will benefit the local market.
- **Land Use & Community Development Element Policy 12.** The City of Huntington Park shall maintain, market, and further develop the Pacific Boulevard corridor as a regional retail destination.

ISSUE: URBAN DESIGN

- **Land Use & Community Development Element Policy 13.** The City of Huntington Park shall require that new and rehabilitated residential, commercial, and light industrial development located adjacent to pedestrian and recreational amenities provide linkages to those amenities including ground-level access; pedestrian-oriented ground-floor uses; and locating on-site parking away from pedestrian-oriented areas.
- **Land Use & Community Development Element Policy 14.** The City of Huntington Park shall oversee the preparation of urban design guidelines that, together with the City's Zoning Ordinance, will serve as a design guide for new development and rehabilitation.
- **Land Use & Community Development Element Policy 15.** The City of Huntington Park shall establish a consistent design vocabulary for all public signage, including fixture type, lettering, colors, symbols, and logos.
- **Land Use & Community Development Element Policy 16.** The City of Huntington Park shall locate distinctive public signage and landscaping for key entry points into the City and will require that signage on commercial structures be compatible and integrated with the surrounding area.

ISSUE: REVITALIZATION AND NEW DEVELOPMENT

- **Land Use & Community Development Element Policy 17.** The City of Huntington Park shall use various land use and development incentives to facilitate the revitalization of underutilized or blighted properties consistent with the adopted land use map..



- **Land Use & Community Development Element Policy 18.** The City of Huntington Park shall continue to require property maintenance through continued Code Enforcement efforts.
- **Land Use & Community Development Element Policy 19.** The City of Huntington Park shall continue to pursue funding sources to assist in the implementation of existing residential and commercial rehabilitation programs.
- **Land Use & Community Development Element Policy 20.** The City of Huntington Park shall continue to encourage the restoration and rehabilitation of properties eligible for inclusion on the National Register of Historic Places and will support tax credit incentives of the National Trust for Historic Preservation.

ISSUE: DEVELOPMENT AND PUBLIC SERVICES

- **Land Use & Community Development Element Policy 21.** The City of Huntington Park shall require that new development(s) pay their "Fair Share" for the provision of the necessary infrastructure and other support services that will be required to serve the development.
- **Land Use & Community Development Element Policy 22.** The City of Huntington Park shall work with the Huntington Park Police Department and the Los Angeles County Fire Department to ensure that sufficient resources continue to be available to meet the existing and projected service demands.
- **Land Use & Community Development Element Policy 23.** The City of Huntington Park shall require all new development, including commercial, industrial, and residential development to install fire protection systems, including automatic sprinkler systems.
- **Land Use & Community Development Element Policy 24.** The City of Huntington Park shall enhance public crime prevention awareness through the development of new or expanded educational programs (in both Spanish and English) that address personal safety awareness, neighborhood watch programs, and taking into account public safety in the design of new developments.



ISSUE: DEVELOPMENT AND PUBLIC SERVICES

- **Land Use & Community Development Element Policy 21.** The City of Huntington Park shall require that new development(s) pay their "Fair Share" for the provision of the necessary infrastructure and other support services that will be required to serve the development.
- **Land Use & Community Development Element Policy 22.** The City of Huntington Park shall work with the Huntington Park Police Department and the Los Angeles County Fire Department to ensure that sufficient resources continue to be available to meet the existing and projected service demands.
- **Land Use & Community Development Element Policy 23.** The City of Huntington Park shall require all new development, including commercial, industrial, and residential development to install fire protection systems, including automatic sprinkler systems.
- **Land Use & Community Development Element Policy 24.** The City of Huntington Park shall enhance public crime prevention awareness through the development of new or expanded educational programs (in both Spanish and English) that address personal safety awareness, neighborhood watch programs, and taking into account public safety in the design of new developments.

ISSUE: INTERAGENCY COORDINATION AND COOPERATION

- **Land Use & Community Development Element Policy 25.** The City of Huntington Park shall cooperate with surrounding jurisdictions in the review and implementation of larger development projects in the region.
- **Land Use & Community Development Element Policy 26.** The City of Huntington Park shall work with public agencies in the region so as to avoid the duplication of services.
- **Land Use & Community Development Element Policy 27.** The City of Huntington Park shall coordinate with the Los Angeles Unified School District as it expands and upgrades existing educational facilities.



- **Land Use & Community Development Element Policy 28.** The City of Huntington Park shall work with the library system to identify the service needs.

ISSUE: INFRASTRUCTURE

- **Land Use & Community Development Element Policy 29.** The City of Huntington Park shall work closely with local water purveyors in determining future area needs to identify and implement water conservation programs.
- **Land Use & Community Development Element Policy 30.** The City of Huntington Park shall ensure that adequate water and sewer service is available as new development occurs.
- **Land Use & Community Development Element Policy 31.** The City of Huntington Park shall continue to require the use of drought-resistant landscaping to reduce water use.
- **Land Use & Community Development Element Policy 32.** The City of Huntington Park shall strive to correct identified storm drain deficiencies and develop a long-range program for replacing aging drainage system components.

ISSUE: SOLID WASTE COLLECTION, DISPOSAL, & RECYCLING

- **Land Use & Community Development Element Policy 33.** The City of Huntington Park shall work closely with the County of Los Angeles and other responsible agencies so as to reduce solid waste generated in the City.
- **Land Use & Community Development Element Policy 34.** The City of Huntington Park shall explore the creation of City-managed recycling drop-off stations in the City. The new recycling stations must adhere to all City Codes and requirements.



- **Land Use & Community Development Element Policy 35.** The City of Huntington Park shall encourage waste reduction, recycling, and use of recycled materials within City government.
- **Land Use & Community Development Element Policy 36.** The City of Huntington Park shall encourage composting as an alternative to disposal for solid wastes.

LAND USE & COMMUNITY DEVELOPMENT PROGRAMS

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

- **Building Code Review Program.** The City of Huntington Park will periodically review, and if necessary, update the Uniform Building Code (UBC) to reflect current technology and regulations. This review will be undertaken by designated individuals to identify appropriate changes to the UBC that should be considered. Amendments to the City's building code will then be made, as appropriate. This program's implementation strategy is summarized below:
 - **Source of Funding:** General Fund or other available resources.
 - **2019-2024 Program Objectives:** To undertake an annual review.
 - **Agency Responsible for Implementation:** Community Development Department.
 - **Implementation Schedule:** The program is ongoing and will be continued.
- **Capital Improvement Planning.** The City's Capital Improvement Program (CIP) is a five-year plan that indicates the timing of major capital expenditures. Individual projects are reviewed and ranked on an annual basis and may include streetscape upgrades, installation of traffic signals, slurry seal for streets, sidewalk repair, and sewer line upgrades. The City will continue to update, review, and implement its CIP to consider transportation-related improvements. This program's implementation strategy is summarized below:



- **Source of Funding:** General Fund or other available resources.
 - **2019-2024 Objectives:** To review and update the CIP
 - **Agency Responsible for Implementation:** Community Development Department.
 - **Implementation Schedule:** The program is ongoing and will be continued.
-
- **Code Enforcement.** Code enforcement is an integral part of the City's efforts to improve the appearance of substandard structures, properties, and signage. Community code enforcement efforts (funding and staffing) will continue to be the primary means to ensure that properties are well maintained. The objective of the City's Code Enforcement Program, in regard to housing, is to bring substandard units into compliance with City codes. Potential code violations are identified based on exterior windshield surveys and complaints reported to the City. The City's Code Enforcement Officers work closely with the Community Development staff and property owners to identify units in need of housing assistance. In order to address the continuing problem of illegal units, the Code Enforcement Officer surveys the City to identify such units, notifies property owners that they are in violation of City law, and enforces the steps necessary to bring their properties into compliance with City codes. These efforts result in improved maintenance of housing units throughout the City. Property owners are also informed of any rehabilitation loans or grants that are available as a means to correct code violations. This program's implementation strategy is summarized below:
 - **Source of Funding:** General Fund or other available resources.
 - **2019-2024 Program Objectives:** To maintain the existing service level
 - **Agency Responsible for Implementation:** Community Development Department.
 - **Implementation Schedule:** The program is ongoing and will be continued.



- **Design Guidelines and Review.** The City shall continue to implement its current design review procedures. The purpose of the design review process is to ensure that building design, architecture, and site layouts are compatible with surrounding development. The design review process is an important component of development review. This process may be used to consider a potential development's impact on the architectural integrity of historically significant structures and sites. This program's implementation strategy is summarized below:
 - **Source of Funding:** General Fund or other available resources.
 - **2019-2024 Program Objectives:** To complete design guidelines for the areas plans by 2020.
 - **Agency Responsible for Implementation:** Community Development Department.
 - **Implementation Schedule:** The program will commence at the adoption of the General Plan.
- **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. This program's implementation strategy is summarized below:
 - **Source of Funding:** General Fund or other available resources.
 - **2019-2024 Objectives:** To maintain the existing service level
 - **Agency Responsible for Implementation:** Community Development Department.
 - **Implementation Schedule:** The program is ongoing and will be continued.



- **Nonconforming Ordinance.** The City shall review, and if required, revise its Nonconforming Ordinance on an ongoing basis to ensure that it meets the current objectives of the community. The initial step will require City staff to review the existing Nonconforming Ordinance. Staff shall prepare a report that will be submitted to the City council and planning commission describing provisions of the ordinance and any problems that have been experienced related to its implementation. This program's implementation strategy is summarized below:
 - **Source of Funding:** General Fund or other available resources.
 - **2019-2024 Program Objectives:** To maintain the existing service level
 - **Agency Responsible for Implementation:** Community Development Department.
 - **Implementation Schedule:** The program is ongoing and will be continued.
- **Zoning Conformity Program.** The City will continue to review the zoning ordinance and map to ensure that the development standards are consistent with those identified in the Land Use and Community Development Element. The City will also initiate appropriate changes to the zoning map to ensure conformity between the Land Use and Community Development Element and zoning map. This program's implementation strategy is summarized below:
 - **Source of Funding:** General Fund and Community Development Block Grant (CDBG).
 - **2019-2024 Program Objectives:** To maintain the existing service level
 - **Agency Responsible for Implementation:** Community Development Department.
 - **Implementation Schedule:** The program is ongoing and will be continued.



2.4 PLANNING IMPLEMENTATION



The land use map (**Exhibit 2-1**) indicates the location and extent of permitted development in the City. With the City of Huntington Park completely urbanized (the City's current population is 61,348), the land use map's focus is on the conservation, maintenance, the rehabilitation of existing development, and the identification of opportunities for redevelopment in the City. California planning law calls for conformity between the land use map and the zoning map. This consistency provision is important, since the zoning ordinance serves as the primary implementation tool of the Land Use and Community Development Element. State law indicates that local governments have a "reasonable amount of time" to amend their zoning ordinance to ensure consistency. The majority of the earlier inconsistencies between the City's General Plan and zoning map were resolved as part of the previous General Plan update. The Land Use and Community Development Element, through this update, focuses on those areas where there is an opportunity for a change in land use and development. The focus of the City's future planning efforts relative to land use and development will be directed toward accomplishing the following objectives:

- To retain the existing desirable land uses while providing for a more compatible land use pattern in the City;
- To ensure that the land use map accurately reflects the development and land use objectives of the community;



- To make sure the boundaries for the various land use designations correspond to the boundaries of the various zone districts to ensure consistency; and,
- To correct any potential inconsistencies between the land use plan and the zoning map.

LAND USE DESIGNATIONS

The Land Use and Community Development Element indicates the location and extent of development and land uses throughout the City. The land use categories, or “designations,” indicate the type of development that is permitted for specific areas of the City. State law requires that these land use designations include a description of standards for *development intensity* and *population density*. The reason for these standards is to ensure that the types of development permitted under the various land use designations are understood by the public, decision-makers, property owners, and prospective developers. According to the California General Plan Guidelines, the land use map is a spatial representation of the City’s land use policy. The map meets the State’s requirement (Section 65302(a)) that calls for...

“...the designation of the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste and liquid waste disposal facilities, and other categories of public and private land use.”

BASE GENERAL PLAN AND ZONING DISTRICTS

The Huntington Park Zoning Code and Zoning Map are the primary implementation ordinances of the Land Use and Community Development Element. The zoning map and ordinance indicate the specific land uses allowed in the City and establish 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. The major base zone districts that regulate land uses and development are listed below:



- **Residential Development.** Three zones, R-L, R-M, and R-H, 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.
- **Commercial Development.** Three zones, C-P, C-N, and C-G, are applicable to commercial development. The C-P (Commercial, Professional) zone generally applies to office, medical, and professional services. The C-N (Commercial, Neighborhood) zone generally applies to small neighborhood-serving commercial and retailing uses. Finally, the C-G zone applies to larger commercial centers and districts.
- **Industrial Development.** A single zone, MPD, Industrial Planned Development is applicable to industrial development.

Table 2-3: City of Huntington Park Land Use Designations

Zone (General Plan Designation)	Uses	Density (DU/score or FAR)	Min. Lot Size	Min. Lot Coverage	Max. Height
R-L (Residential, Low)	Single-family	8.7 DU/Ac.	5,000 sq. ft.	45%	35 ft.
R-M (Residential, Medium)	Single-family, Duplex	17.4 DU/Ac.	5,000 sq. ft.	55%	35 ft.
R-H (Residential, High)	Condominiums, Apartments	20.0 DU/Ac.	5,000 sq. ft.	65%	45 ft.
C-P (Commercial Professional)	Offices, Medical, Services	1 to 1 FAR	5,000 sq. ft.	None	40 ft.
C-N (Commercial, Neighborhood)	Small Commercial	1 to 1 FAR	5,000 sq. ft.	None	30 ft.
C-G (Commercial, General)	Retail and Commercial	1 to 1 FAR	5,000 sq. ft.	None	40 ft.
MPD (Industrial Planned Dev.)	Manufacturing	2 to 1 FAR	5,000 sq. ft.	None	None
OS (Open Space)	Incidental to Primary Use	None	None	None	None
Source: Huntington Park Zoning Code, 2016					



Exhibit 2-1: A Generalized Land Use Map of the City

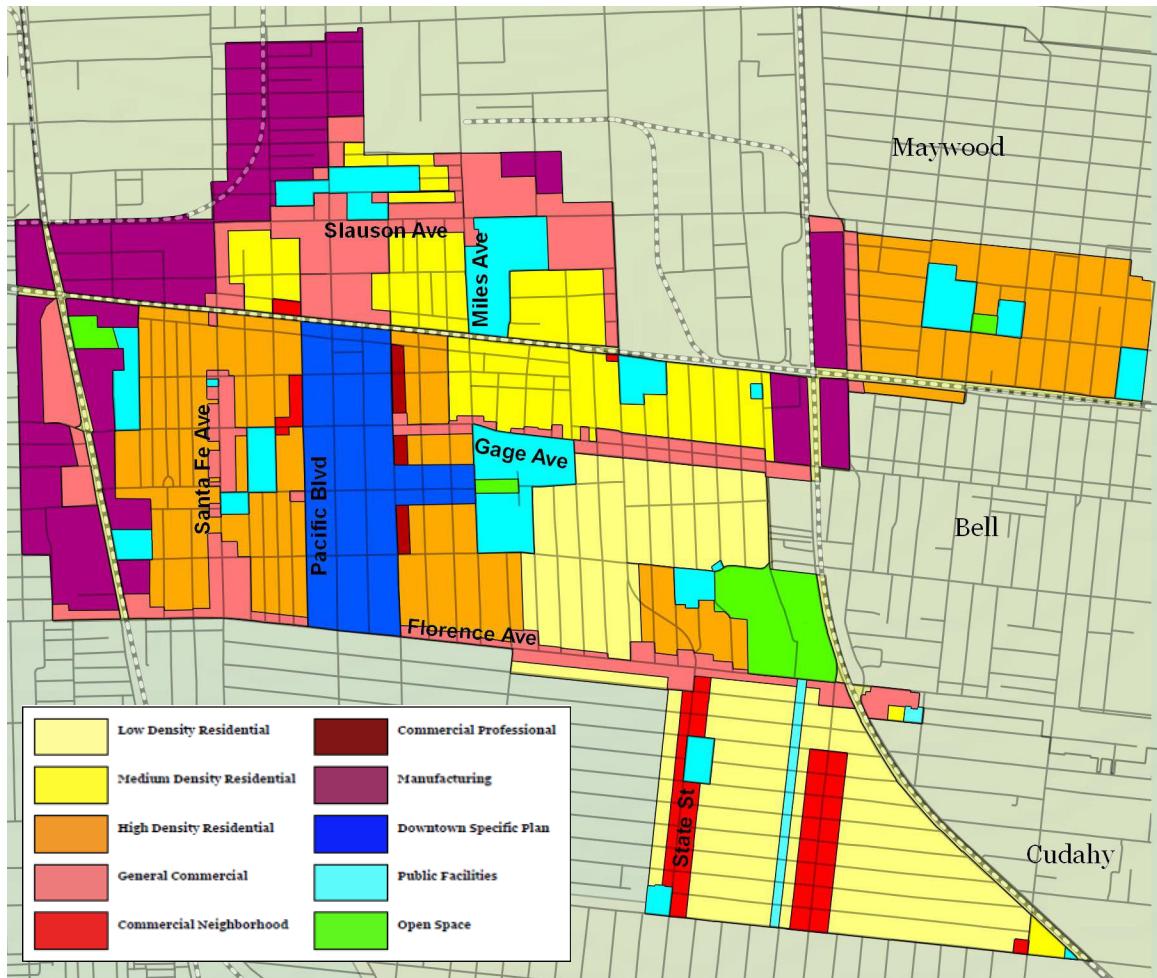


Exhibit 2-1 is land use map indicating the location and extent of permitted development and land uses in the City.

OVERLAY ZONE DISTRICTS

In addition to the aforementioned base zone districts, the City of Huntington Park Zoning Code includes a number of *overlay zones*. Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone that identifies special provisions in addition to those in the underlying base zone. An overlay zone can share common boundaries with the base zone or cut across base zone boundaries. 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 17.42 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 uses.
- **Parking Overlay Zone.** The purpose of this overlay zoning district is to provide for the identification of areas where private owners and/or the City are encouraged to acquire property for off-street parking facilities. The Parking Overlay Zone designates parcels which are suitable for off-street parking facilities.
- **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, meeting facilities, and reduced parking requirements. Single Room Occupancy (SRO) facilities are also allowed at up to 400 units per acre.
- **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).



- **Special Use Overlay Zone.** The purpose of this overlay zoning district is to accommodate adult-oriented businesses in certain areas of the City while minimizing the negative secondary effects, to the extent feasible, on surrounding areas.
- **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.
- **Historic District Overlay District.** The purpose of this zoning district is to preserve historic structure within this area of the City, and 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 2-4**.



Table 2-4: City of Huntington Park Zoning Ordinance, Special, & Overlay Zones

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 ft.			
Parking Overlay Zone	Off-Street Parking	None	None	None	None			
Special Use Overlay Zone	Adult Use Overlay	1 to 1 FAR	5,000 sq. ft.	None	None			
Affordable Housing Overlay Zone	Affordable Housing	70 DU/Ac.	The Base Zone regulations will apply.					
	Senior Housing	225 DU/Ac.						
	SRO Housing	400 DU/Ac.						
Historic District Overlay Zone	Preserve historic districts.	The Base Zone regulations will apply.						
Source: Huntington Park Zoning Code, 2015.								

SPECIFIC PLAN

The City has adopted a single specific plan, the Downtown Specific Plan (DTSP), which is applicable to the central business district or downtown. The purpose of the DTSP is to create a unique and identifiable downtown area for Huntington Park that is an economically vibrant, pedestrian-oriented destination. 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 2-2**). Within each District there is particular vision for future development. Land use and development standards, as well as



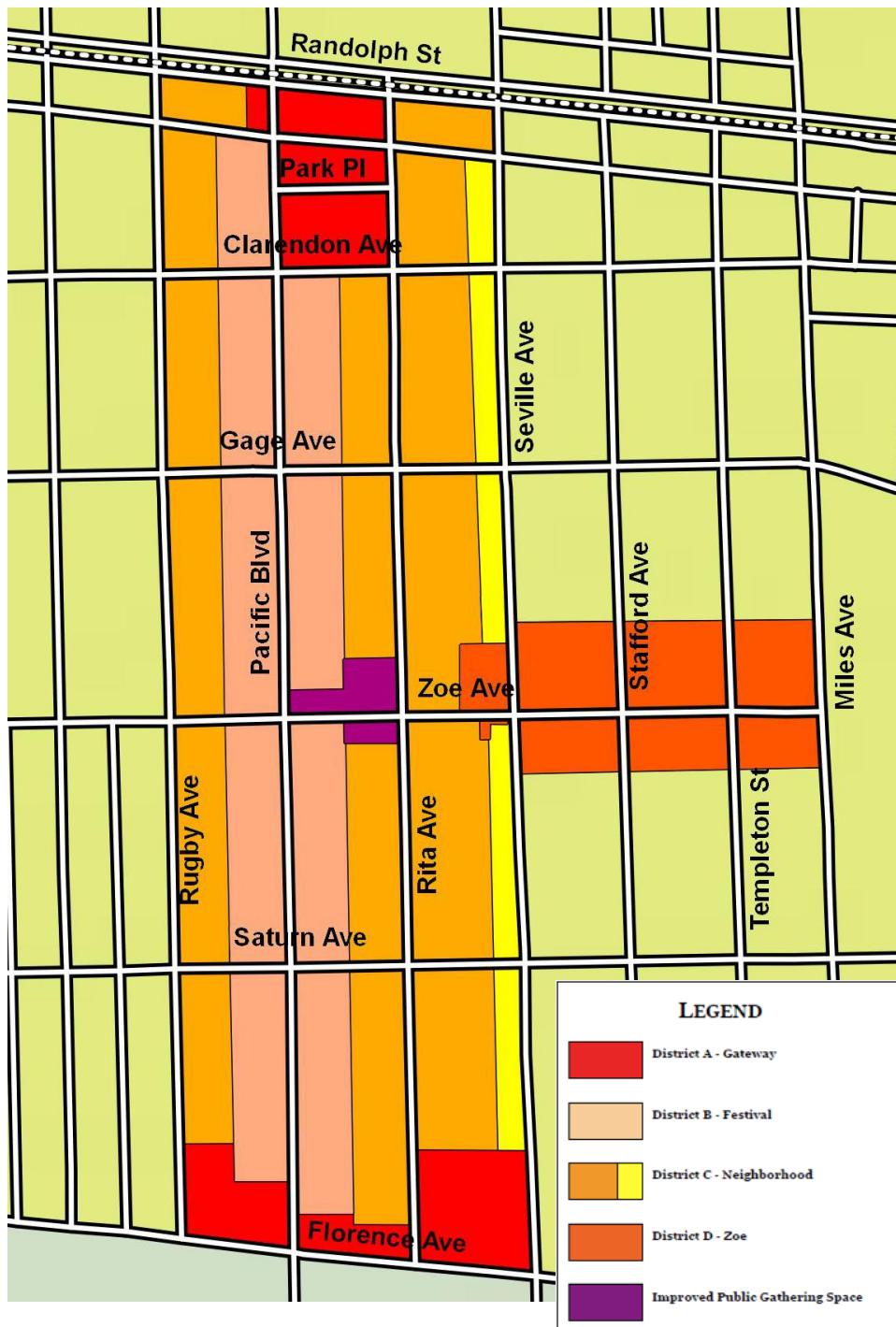
design guidelines, give direction for each of these Districts to achieve the future state envisioned by the community. The four Districts are as follows:

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

The DTSP offers methods to identify, preserve, and restore architecturally significant buildings while promoting clean, organized, and attractive merchandise display areas, storefronts, and building signage in order to prompt a stronger local identity and to beautify the area. New street improvements, including enhanced paving patterns and a cohesive collection of street furnishings, integrate with an effective way-finding system to create a unique commercial destination. In addition, new development standards provide opportunities for development to occur and thrive while design guidelines encourage and promote quality development. It is the City's intent through this planning and design assignment to continue revitalization trends, set forth a vision for this unique area, and provide an implementation strategy that is creative, realistic, and attractive to private investment.



Exhibit 2-2: Map of the Downtown Specific Plan (DTSP)



TARGET AREAS FOR TRANSIT ORIENTED DEVELOPMENT (TODs)

Exhibit 2-3: Map of the TOD Target Areas

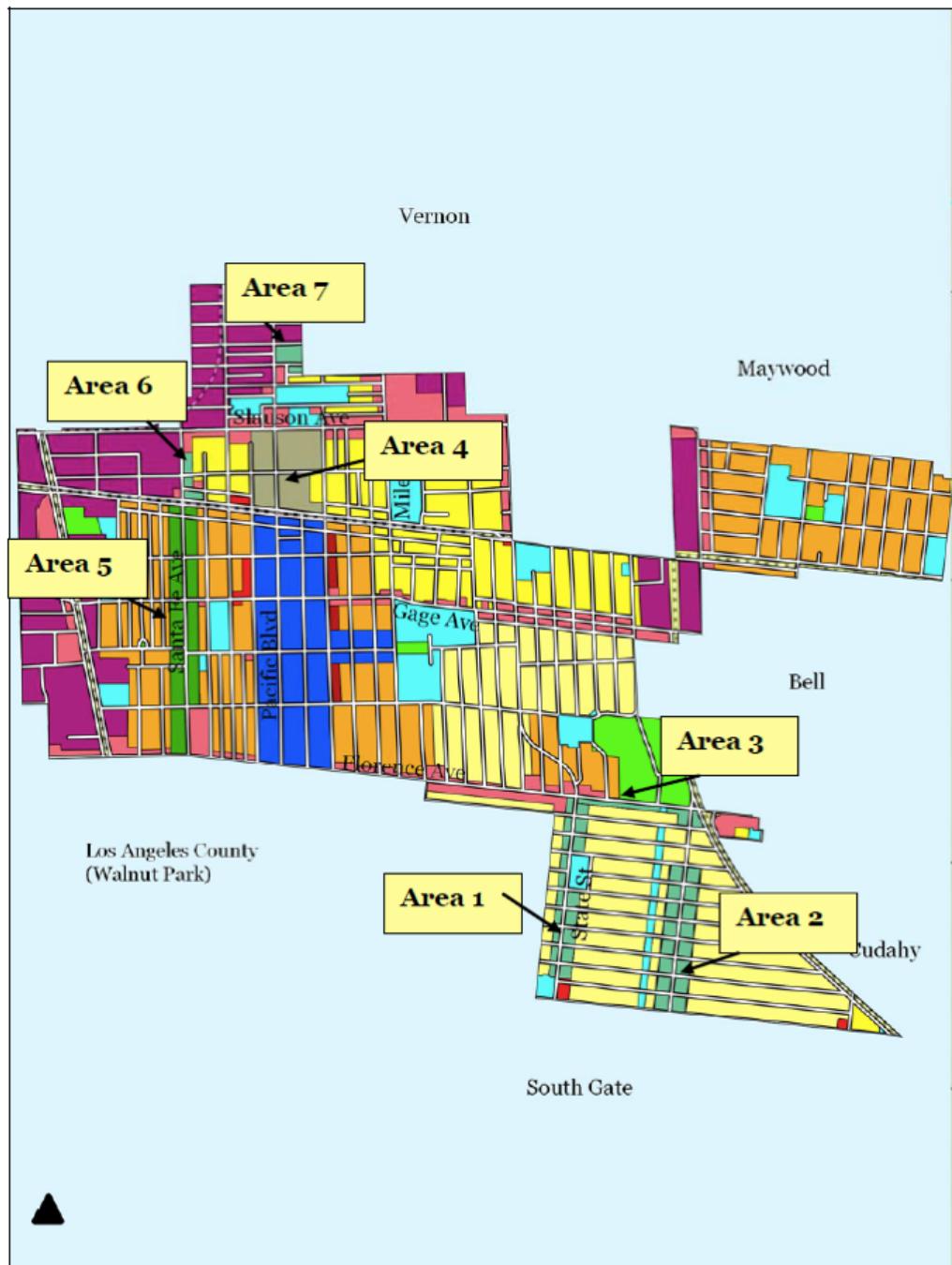


Exhibit 2-4: TOD Area 1 Map



Exhibit 2-5: TOD Area 2 Map



Exhibit 2-6: TOD Area 3 Map

