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IV. CONSTRAINTS

This section evaluates potential constraints to the development, maintenance, and improvement of housing, and identifies appropriate steps to mitigate potential constraints, where feasible. Potential constraints to housing are discussed below and include both governmental and non-governmental factors.

Governmental Constraints

Governmental regulations, while intended to protect public health, safety, and welfare, can also unintentionally increase the cost of housing. Potential governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land Use Controls

General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under state law, the General Plan elements must be internally consistent, and the City's zoning and development regulations must be consistent with the General Plan.

In 2019, the City drafted a comprehensive General Plan update¹ that provides guiding policies for land use and development through the 2030 horizon year. However, the 2030 Huntington Park General Plan was not adopted and CEQA analysis was not completed. This Housing Element update uses the 1991 General Plan² as the basis for analysis. The City's 1991 General Plan is outdated and difficult to navigate. An updated General Plan would provide more certainty for developers and more comprehensive plan for development. The City will update the General Plan (at minimum, the Land Use, Circulation, and Public Facilities elements) during the Housing Element planning period (Program 7, Zoning Code Updates).

The City is in the process of updating the Safety Element of its General Plan as required by Government Code Section 65302 and adopting a new Environmental Justice element as required by Government Code Section 65302(h). Those updates are expected to be adopted in 2023.

Huntington Park has seven land use categories that allow residential uses (Table IV-1 ~~Table IV-1~~), allowing a range of housing types and densities from 8.7 units per acre to 400 units per acre.

¹ City of Huntington Park, Planning and Zoning Division, <http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>

² City of Huntington Park, Planning and Zoning Division, <https://www.hpca.gov/DocumentCenter/View/407>

**Table IV-1
Residential Land Use Designations
Huntington Park General Plan**

GENERAL PLAN LAND USE CATEGORY	ZONING DESIGNATION	MAXIMUM DENSITY OR FLOOR AREA RATIO (FAR)	RESIDENTIAL TYPES PERMITTED
Residential			
Low-Density Residential	R-L	8.7 units/acre	Low-density single-family dwellings, manufactured homes
Medium-Density Residential	R-M	17.4 units/acre	Medium-density townhouses, small-lot single-family dwellings, two-and three-family housing arrangements, low-rise apartment buildings
High-Density Residential	R-H	20 units/acre	Apartments and condominiums
Senior Housing Overlay	R-H, DTSP	225 units/acre	Senior housing in high-rise developments, single-room occupancy (SRO) developments
Single Room Occupancy Overlay	R-H	400 units/acre	SROs
Central Business District/Residential	C-P, C-N, DTSP (District A, B, C & D)	2:1 FAR 4:1 FAR (on Pacific Boulevard)	Multi-family residential development, mixed-use development, SROs
Mixed Use Overlay		17.4 units/acre	Vertical mixed-use development (ground-floor commercial), residential development

Source: Huntington Park General Plan, Land Use Element, Table LU-1, pages 22-26 1991.

Specific Plans

The Downtown Specific Plan covers an area of approximately 85 acres in the City of Huntington Park’s Downtown. The Specific Plan divides the downtown area into four districts. Within each district there is a 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:

1. District A: Mixed-Use Opportunity Sites – Commercial and office on ground floor with residential and office above ground. Maximum height of 84 feet.
2. District B: Mixed Use – Commercial and office on ground floor with residential and office above ground. Maximum height of 60 feet
3. District C: Multi-family residential with the opportunity for commercial on the ground floor as the market prescribes. Maximum building height of 35 to 60 feet.
4. District D: Mixed Use – Fronting Zoe Avenue, commercial on ground floor with residential above; not fronting Zoe Ave, commercial and residential on ground floor with residential above. Maximum building height of 35 feet.

Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Zoning Code (Title 9 of the Huntington Park Municipal Code) and the Zoning Map. These regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Code and Zoning Map set forth residential development standards and review procedures for each zoning district. Table IV-2Table IV-2 summarizes the housing types permitted in each of the Huntington Park zoning districts.

The three zoning districts that allow residential units as a permitted use are as follows:

- 1) R-L (Low-Density Residential)
- 2) R-M (Medium-Density Residential)
- 3) R-H (High-Density District)

Commercial zoning districts that allow residential uses are as follows:

- 1) C-P (Office-Professional)
- 2) C-N (Neighborhood-Commercial)

The Downtown Specific Plan allows residential uses in zoning districts established in that plan (zoning district DTSP in the Zoning Code):

- 1) District A (Gateway)
- 2) District B (Festival)
- 3) District C (Neighborhood)
- 4) District D (Zoe)

The Zoning Code also contains a number of overlay zones,³ which allow for additional uses beyond the base zoning district:

- 1) Medium Density Overlay Zone
- 2) Senior Citizen Housing Overlay Zone
- 3) Single Room Occupancy Overlay Zone
- 4) Affordable Housing Overlay Zone

³ City of Huntington Park Zoning Code, Section 9-4.502, Overlay zones.

**Table IV-2
Permitted Residential Development by Zoning District**

ALLOWED LAND USES	ZONING DISTRICT										
	R-L	R-M	R-H	C-P	C-N	C-G	MPD	DTSP			
								A	B	C	D
Residential Use											
Condominiums	-	-	-	-	-	-	-	C ²	C ²	C	C ²
Convalescent Homes	-	C	C	C	-	C	-	-	-	-	-
Density Bonus/Affordable Housing	P	P	P	-	-	-	-	C ²	C ²	C	C ²
Manufactured Housing	D	D	D	-	-	-	-	-	-	-	-
Multi-Family Dwellings	-	D	D	D	-	D	-	D ²	D ²	D	D ²
Second Dwelling Unit/"Granny" Housing/Guest House	P	-	-	-	-	-	-	-	-	-	-
Senior Citizen/Congregate Care Housing	-	-	C	-	-	-	-	C ²	C ²	C	C ²
Single-Family Dwellings	P	P	P	-	-	-	-	-	-	C	-
Single Room Occupancy Facilities	-	-	D	-	-	-	-	-	-	C	-
Group Homes											
6 or less clients	P	P	P	-	-	-	-	P ¹	-	P	P ²
7 or more clients	C	C	C	-	-	-	-	-	C ²	C	C ²
Transitional Housing*	-	D	D	-	-	-	-	-	-	-	-
Supportive Housing*	-	D	D	-	-	-	-	-	-	-	-
Zero Lot Line/Small Lot Residential Developments	-	D	D	-	-	-	-	-	-	C	-
Emergency Shelters											
Up to 30 beds	-	-	-	-	P	-	-	C	-	-	-
More than 30 beds	-	-	-	-	C	-	-	C	-	-	-

P=Permitted, D=Development Permit, C=Conditionally Permitted, - = Prohibited (Permit types are discussed in Development Procedures, below)

* Note: Assumes transitional and supportive housing is configured as a multi-family residential use, and is therefore subject to a Development Permit. If such housing were configured as a single-family use, it would be permitted by right within the R-M and R-H zones.

¹ Permitted Only Above First Floor on Pacific Boulevard

² Permitted Only Above First Floor

Development Standards

Development standards can affect the feasibility of development projects, particularly housing that is affordable to lower-income households. The most significant of these standards is density. Higher densities generally result in lower per-unit land costs, thereby reducing overall development cost, although this is not always the case. For example, at some point, higher density may require more expensive construction methods such as parking structures or below-grade garages.

Stakeholders interviewed for this Housing Element Update did not have specific experience developing in Huntington Park, but did have experience with infill development in urban areas and

provided input on typical development standards found in areas similar to Huntington Park. Some of the development standards that the City will consider adjusting include:

- **Height:** The lowest-density type of development that may be viable in Huntington Park (townhomes) typically require a height maximum of at least 35 feet. The City will increase the 30-foot height limit in the C-N district.
- **Open Space:** Open space requirements are not listed in the tables below and are found in the housing type-specific development standards in the Zoning Code. Developers find that required open space often goes unused, and can constrain their ability to achieve the maximum density allowed. Developers urged careful consideration of open space requirements (particularly common open space) to ensure that the type of open space required is appropriate for the type of development proposed, and suggested increasing park fees and contributing to more public open spaces.
- **Minimum Unit Sizes:** A minimum unit size requirement can act as a proxy for a minimum standard of quality, but do not allow for much flexibility in the design of projects. Developers consistently reported flexibility as a key to a development's success.
- **Prohibition on Ground-Floor Residential uses in the Downtown Specific Plan.** In the A, B, and D districts of the Downtown Specific Plan, residential uses are not permitted on the ground floor. The plan is intended to create a mix of uses, and the plan area is an important commercial corridor for the city, but the requirement could prove challenging for residential developers, especially affordable housing developers, to accommodate. The City will explore modifications to this development standard to ensure that the Downtown Specific Plan area is a viable part of the city in which to develop housing.

The City will, during annual reviews of its RHNA progress and outreach to developers, examine these standards as constraints and modify the Zoning Ordinance to modify them if needed to maintain progress toward meeting its RHNA (Program 7, Zoning Ordinance Updates).

Table IV-3~~Table IV-3~~ and Table IV-4~~Table IV-4~~ summarize the City's standards for residential development in all zones.

**Table IV-3
Residential Development Standards (Commercial and Residential Zoning Districts)**

DEVELOPMENT STANDARD	R-L	R-M	R-H	C-P**	C-N**
Density (du/ac)	8.712	17.424	20	20	20
Min Lot Area (sq. ft.)	5,000*	5,000*	15,000*	5,000	5,000
Lot Width (ft.)	45*	45*	100*	50	50
Lot Depth (ft.)	80*	80*	100*	0	0
Front Setback (ft.)	20 ¹	15 ¹	10 ¹	5	5
Rear Setback (ft.)	10	10	10	0	0
Side Setback (each)	4 feet plus 1 foot for each story over 1 story			0	0
Side Setback (street)	10 feet plus 1 foot for each story over 1 story				
Min. Unit Size (sq. ft.)	1,000	850	Studio – 500 1 bedroom – 600 2 bedroom – 750 3 bedroom – 900 150 for each additional bedroom		
Lot Coverage (building footprint) (%, Max)	45%	55%	65%	1.0 FAR	1.0 FAR
Structure Height (feet, max)	35, 2 stories	35	45***	40	30

* Lots created before January 1, 2019 containing no more than one dwelling unit are exempt from the minimum lot size standards. Properties falling under this exemption shall maintain a maximum of one dwelling unit and are subject to compliance with all other applicable development standards.

** C-P and C-N zones allow residential, subject to a Development Permit

¹ Garage door setback for single-family uses shall be a minimum of twenty (20) feet from the front property line.

*** Building heights may be increased up to 100 feet by the Planning Commission as part of a Development Permit application.

**Table IV-4
Residential Development Standards (Downtown Specific Plan)**

DEVELOPMENT STANDARD	A	B	C	D
Density (du/ac)	70 units/acre	70 units/acre	70 units/acre	30 units/acre
Floor Area Ratio (FAR)	4.0 FAR (for mixed use)	4.0 FAR (for mixed use)	2.0 FAR (for mixed use)	3.0 FAR (for mixed use)
Min Lot Area (sq. ft.)				
Lot Width (feet)				
Lot Depth (feet)				
Front Setback (feet)	0 ft.	0 ft.	0 ft. (10 ft. for lots fronting Seville)	10 ft.
Rear Setback (feet)	0 ft.	0 ft.	0 ft. (10 ft. for lots fronting Seville)	0 ft.
Side Setback (each)	0 ft.	0 ft.	0 ft.	0 ft.
Side Setback (street)	0 ft.	0 ft.	0 ft.	0 ft.
Min Unit Size				
Open Space (common)	100 sf/du	50 sf/du	150 sf/du or 200 sf/du for lots fronting Seville (100 sf/du may be met by in-lieu fee)	150 sf/du
Open Space (private)	150 sf/du	100 sf/du	50 sf/du or 200 sf/du for lots fronting Seville (50 sf/du may be satisfied by offering additional common open space)	150 sf/du (50 sf/du may be met by additional common space)
Lot Coverage (building footprint) (% , Max)				
Maximum Building Height (feet)	84 ft.	60 ft. (35 ft. min.)	50 ft. (70 ft. on the west side of Rita Avenue and on the east side of Rugby Avenue) 35 ft. for lots fronting Seville	50 ft.

Zero Lot Line / Small Lot Residential Development Standards

Section 9-4.103(2)(R) of the City’s Zoning Code permits zero lot line/small lot developments in the R-H and R-M zoning districts, subject to the approval of a Development Permit by the Community Development Director, to add standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small-lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates the development and reduces development costs.

DEVELOPMENT STANDARD	ZERO LOT LINE / SMALL LOT RESIDENTIAL DEVELOPMENT STANDARDS
Minimum Lot Size	3,050 sq. ft.
Access	Alleys may be permitted to provide vehicular access
Minimum Lot Frontage	30 ft. (20 ft. for lots fronting public street and alley)
Front Yard Setbacks	20 ft., garage door setback for single-family uses shall be a minimum of 20 ft. from the front property line
Side Yard Setbacks	5 ft. from side/street right-of-way
Rear Yard Setbacks	5 ft. from rear alley (public right-of-way)
Open Space	400 ft. private outdoor open space
Parking	2 spaces in garage; tandem parking may be permitted in garage on parcels without alley access

Development standards not specified in the small lot ordinance are defined by the respective residential zone district the property is located in.

Senior Citizen Housing Overlay Zone Development Standards

Section 9-4.502(3) of the Zoning Code establishes modified development standards to facilitate the provision of senior housing (age 55 and over). Senior housing is permitted at densities up to 225 units per gross acre within the Senior Citizen Housing Overlay Zone, or in accordance with the underlying residential density within other zoning districts where the overlay zone is not applied. In addition, a reduced parking ratio of one space for every two guest rooms (units) is allowed. The minimum floor area for each unit is as follows:

Studio: 410 sq. ft.

One-bedroom: 570 sq. ft.

Two-bedroom: 670 sq. ft.

Affordable Housing Overlay and Affordable Housing Development Standards

The Affordable Housing Overlay (Zoning Ordinance Section 9-4.502) is intended to facilitate the development of affordable family housing at densities up to 70 dwelling units per acre. Senior housing at a density of 225 units per acre, and single-room occupancy (SRO) facilities at a density of 400 units per acre are also permitted.

Developments in this overlay are required to comply with the Affordable Housing development standards (Municipal Code, Section 2, Ord. 848-NS). A height increase of up to 10 feet above the maximum permitted within the underlying zoning district may be granted. All setbacks shall comply with the minimum setback requirements as set forth within the underlying zoning district. All residential dwelling units within an affordable housing development project, regardless of affordability restriction, shall not differ in appearance and shall be designed to contain all the same amenities, architectural features, and/or any other similar elements. These requirements are intended to decrease barriers to the development of housing.

The City’s code establishes a minimum livable area by number of bedrooms, ranging from 500 square feet for a studio to 900 square feet for a four-bedroom unit. There are state requirements for minimum livable area: bedrooms must be at least 100 square feet of habitable floor space for

the first occupant and 50 square feet of habitable floor space for each additional occupant. There are no requirements for overall unit size at the state level.⁴ A minimum unit size is a constraint to maximizing the number of units in a project, smaller units are typically more affordable to rent, and no minimum unit size provides developers with more flexibility. Program 7, Zoning Ordinance Updates, would have the City annually examine the minimum unit size requirement and modify if needed to maintain progress toward meeting its RHNA.

Minimum Lot Size Exceptions

The Zoning Code prohibits multiple dwelling units on lots created before January 1, 2019, containing no more than one dwelling unit, and therefore exempt from the minimum lot size standards.

The California HOME Act (Senate Bill 9, 2021) requires a ministerial review process for eligible development of up to two principal dwelling units on a parcel in a single-family residential zone, and a ministerial review process for eligible “urban lot splits,” to create two new parcels for residential uses in a single-family residential zone. This prohibition is inconsistent with the California HOME Act and state ADU law. The City will modify this prohibition to allow multiple dwelling units in compliance with state law (Program 7, Zoning Code Updates).

Off-Street Parking Requirements

The City’s parking requirements for residential uses vary by residential type. Single-family dwellings (detached and attached) require two parking spaces per unit in a garage, plus one parking space for every bedroom after the first two bedrooms and one guest space per unit. Mobile homes require 1.5 parking spaces plus one guest parking space for every three units. Studio units require one space for each unit in a garage, plus guest parking. Multi-family dwellings, condos, and other attached dwellings are required to have two spaces in a garage for each unit plus one space for each bedroom after the first two bedrooms and one uncovered guest parking per unit. Accessory dwelling units are required to have one space in addition to that required for the single-family unit or bedroom but can be exempted per State Law if they meet the criteria in Government Code section 65852.2, subdivisions (d)(1-5) and (j)(10):

- 1) Accessory dwelling unit is located within one-half mile walking distance of public transit.
- 2) Accessory dwelling unit is located within an architecturally and historically significant historic district.
- 3) Accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.
- 4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- 5) When there is a car share vehicle located within one block of the accessory dwelling unit.

Senior housing projects and Senior Congregate Care Facilities are required to provide 0.5 space for each unit. Extended care facilities are required to provide one space for each two beds the facility is licensed to accommodate. These parking requirements are summarized in [Table IV-5](#) ~~Table IV-5~~.

⁴ § 370.04. Standards for Decent, Safe, and Sanitary Dwellings

**Table IV-5
Residential Parking Requirements**

TYPE OF UNIT	MINIMUM PARKING SPACE REQUIRED
Single Family Detached Dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Single Family Attached Dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit
Mobile Homes (in M.H. parks)	1.5 covered spaces, plus 1 uncovered guest space for every 3 units
Accessory Dwelling Units	1 off-street parking space in addition to that required for a single-family unit unless exempted per Government Code section 65852.2, subdivisions (d)(1-5) and (j)(10).
Multi-Family Dwellings, Condominiums, and Other Attached Dwellings*	
Studio	2 covered spaces per unit, plus 1 uncovered guest space for every unit.
1 or More Bedrooms	2 covered spaces per unit, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, plus 1 uncovered guest space for every unit.
Single Room Occupancy	1 space for each 4 guest rooms.
Senior Housing Projects	1 space for each 2 guest rooms.
Senior Congregate Care Facilities	1 space for each 2 guest rooms.
Extended Care Facilities (elderly, skilled nursing facilities and residential care homes)	1 space for each 2 guest rooms.

Source: Huntington Park Zoning Code, 2019

* Reduced parking is allowed for projects that provide affordable housing pursuant to state Density Bonus law.

** Guest parking shall be provided at a ratio of one space for each four required parking spaces.

With over 19,000 persons per square mile, Huntington Park has one of the highest population densities in the state. Associated with this dense population is a high density of automobiles within the City’s three square-mile jurisdiction. The California Department of Motor Vehicles identified 44,782 registered automobiles, motorcycles, and trailers in the Huntington Park zip code (90255) in 2020, translating to approximately three vehicles per household. The City’s single- and multi-family parking standards of two spaces per unit are established to provide adequate on-site parking to address the needs of Huntington Park’s predominately large family households. During stakeholder outreach for this Housing Element Update, developers found the City’s parking standards to be high. Townhome-style developers reported a typical, marketable parking standard to be two off-street spaces per unit plus one-quarter guest space per unit. Parking requirements also contribute to the high cost of development, and can make it difficult for projects to achieve the maximum density allowed. Therefore, the City has included Program 7, Zoning Ordinance Updates, in the Housing Element to evaluate its parking standards further and develop strategies to allow reduced parking for new development while not negatively impacting the community.

All or a portion of the off-street parking required by the Zoning Code (Municipal Code Section 9-3.8) may be waived when the lot or parcel of land involved is located in, or within 500 feet of, the Downtown Specific Plan (DTSP) and is within 500 feet from the nearest point of a public parking lot as measured between the property line of subject parcel or lot to the property line of the public parking lot provided the owner or occupant of the property on which the waiver is to be applied pays to the City an amount to be determined by the Council, to be deposited in the Parking System

Fund. Upon the payment of the fee to the City Treasurer, the Director shall issue a permit waiving the specified parking spaces. All money given to the City pursuant to the provisions of this section shall be used for the purposes of providing for or facilitating the use of public off-street parking.

Requests to Develop Housing at Densities Lower Than Anticipated in the Sites Inventory

Many factors influence the actual density of a project and can result in significantly lower densities than the maximum density allowed by zoning. There have been no requests to develop housing at densities lower than those anticipated in the sites inventory. The City will establish minimum densities in the Downtown Specific Plan Area of at least 20 units per acre (Program 10), and the Transit Oriented Development Overlay District to be developed with this Housing Element (Program 11) will establish minimum densities of 30 units per acre, to ensure sites in this 6th Cycle Housing Element Sites Inventory are developed at densities to meet realistic capacity assumptions.

Design Guidelines

Design guidelines are intended to communicate the desired qualities and characteristics of development and are intended to promote quality design that is sensitive to its neighborhood context, adjacent structures, and the General Plan's Urban Design Goals.

Design guidelines are used by staff, the Community Development Director, Commission, and Council in the review of development proposals. Criteria include architectural design and details of structures, site layout, pedestrian and vehicular circulation, and compatibility with the surrounding area.

Downtown Specific Plan Design Guidelines

Residential and mixed-use development within the Downtown Specific Plan⁵ is subject to standards currently found in the Zoning Code as well as additional standards applicable to the Downtown Specific Plan Zones. Such standards are created to ensure residential development within this zone is compatible in architectural design and scale and functions appropriately with the surrounding commercial and mixed-use areas.

Mixed-use developments in the Specific Plan area must comply with the following regulations that may be a constraint to the development of housing due to increased costs associated with implementing these:

- Residential uses shall not occupy first/ground floor space in Districts A and B and along the Zoe Street frontage in District D, except for entrances and lobbies. For projects under 10 units, the required ADA unit may be located at the ground floor in a non-street fronting location for Districts A, B, and D.
- Access to residential units shall be from a central lobby which may be located on the first/ground level or one story above. Lobby access shall be restricted to residents only.
- Separate access drives and parking facilities shall be provided for residential uses and commercial uses except that residential visitor parking and commercial parking may be shared subject to the approval of the Community Development Director.
- Private open space shall be provided for residential uses in a mixed-use project.

⁵ Downtown Specific Plan, 2008. <https://www.hpca.gov/DocumentCenter/View/320/HP-Downtown-Specific-Plan?bidId=>

General Plan Urban Design Element

The Urban Design Element of the General Plan includes policies and programs intended to shape the urban design of the city, but the policies are not design guidelines. The 1991 General Plan also contains policies requiring the development of design guidelines, and the City's 2030 General Plan identified a need for urban design guidelines.⁶

Many policies related to residential development contain subjective and difficult to apply language such as "improve," and allows for discretionary review of projects. The existing policies are a constraint to housing development due to the subjective nature of design standards. Until design guidelines are adopted, the lack of city-wide design guidelines is a constraint due to the limited guidance provided by the policies listed above and ability for permits to be reviewed subjectively. Under Program 8, Development Procedures, the City will adopt objective design standards for qualifying residential and mixed-use development, and citywide objective design guidelines for all residential and mixed-use projects.

Local Ordinances

Density Bonus Ordinance

State Density Bonus Law (Government Code Section 65915-65918) requires the City to provide certain incentives to developers that provide affordable or senior housing. The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income level, with a maximum density bonus of 50 percent.

Density bonus law also requires that qualifying projects be provided up to three incentives or concessions. The number of required incentives or concessions is based on the percentage of affordable units in the project. An incentive or concession is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements;
- Approval of mixed-use zoning; or
- Other regulatory incentives or concessions which actually result in identifiable and financially sufficient cost reductions.

Huntington Park adopted a Density Bonus Ordinance (Municipal Code, 9-3-22) in 2010, which provides incentives or concessions for the production of housing for very low-, low-, and moderate-income and senior households. The City's ordinance is not consistent with recent changes to state Density Bonus Law, and the City will update the density bonus for consistency with state law (Program 11, Density Bonus and other Affordable Housing Incentives).

Condominium Conversions

The City's Zoning Code regulates the conversion of rental units to condominiums through a Conditional Use Permit process as a means of managing the undesirable aspects of conversion projects on tenants and the stock of rental housing in the community. Prior to approval of a conversion, the Commission must find the following:

⁶ Draft 2030 General Plan Land Use & Community Development Element, Policy 14.

<http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>

- The project would not adversely affect the supply and availability of rental housing in the City or within a specified area of the City
- At least 25% of the project's tenants qualify for the purchase of units

Additional tenant protections include: (1) direct noticing of the public hearing on the proposed conversion; (2) Minimum 120-day notice to vacate if the conversion is approved; (3) allowance for tenants with children to extend their lease until the end of school year; (4) Tenant right of first purchase; and (5) arrangement for equivalent housing facilities (at the tenant's expense) for tenants purchasing units but temporarily displaced by renovations.

The City's condominium conversion requirements protect tenants from displacement and do not constrain the development of housing.

Special Needs Housing

Persons with special needs include those in residential care facilities; persons with disabilities; the elderly; farm workers; persons needing emergency shelter or transitional living arrangements; and those living in single room occupancy units. The City's provisions for these housing types are discussed below.

Transitional and Supportive Housing

State Housing Element law defines transitional housing as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance” (Government Code Section 65582(j)).

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing is defined as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community” (Government Code Section 65582(g)). Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments.

State law (Government Code Section 65583(c)(1)(C)(3)) requires cities and counties to treat transitional housing and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. Supportive housing must also be permitted by right in zones where multifamily and mixed uses are permitted, subject to certain standards (Government Code Section 65651(a)).

The City's Zoning Code defines Supportive and Transitional Housing (Section 9-1.203) as follows:

“Transitional housing” means temporary housing for a homeless individual or family transitioning to permanent housing for stays of at least six months.

“Supportive Housing” shall have the same meaning as transitional housing; however, there is no time limit on the length of stay for supportive housing.

There are two supportive or transitional housing developments in the city: Mosaic Gardens at Huntington Park has a total of 24 beds and Tiki Gardens is a transitional housing project with 35 units for homeless persons.

Supportive and transitional housing configured as a single-family use are permitted by-right in R-M and R-H zoned residential districts with only a ministerial zoning clearance required. Supportive and transitional housing configured as a multi-family use is subject to a development permit in the RM and RH Districts. These facilities are not permitted within the R-L zoned districts. There are no separation requirements for supportive and transitional housing facilities. The City's regulations are not consistent with state law because supportive and transitional housing are subject to more stringent requirements than single-family dwellings in the same zones. Program 7, Zoning Code Updates, would amend the Zoning Code for consistency with state law.

Emergency Shelters

Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the City's need for emergency shelters and must provide capacity for at least one year-round shelter. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. Assembly Bill 2339 requires that emergency shelters are allowed in a zone which allows residential uses or zones with available land which is located near amenities and services that serve people experiencing homelessness.

Emergency shelters with up to 30 beds are permitted by right in the Industrial/Manufacturing Planned Development (MPD) zone, and emergency shelters with more than 30 beds are conditionally permitted in the MPD, subject to approval of a CUP. Emergency shelters of any size are also conditionally permitted in the C-G (General-Commercial) zone.⁷ The MPD zone provides for service, commercial, business, and industrial uses, and extends along several of the City's major corridors, including Soto, Slauson, Randolph, and Alameda, all of which are located near transit (bus service). Many of these sites are within walking distance of medical services, social services, and groceries. The City's Land Use Element identifies over 200 acres of MPD-designated land. While there is little vacant land in the City including within the MPD zone, 178 MPD properties (totaling approximately 68 acres) are either underutilized (defined as improvement to land value ratio below 1.0 and buildings built prior to 1980) or have existing structures that are potentially suitable for conversion to shelter use. Lots range from 100,000 square feet (approximately 2 acres) to approximately 12,000 square feet in the northern areas of Huntington Park.

⁷ Huntington Park Municipal Code, Section 9-4.202 Allowed uses.

https://library.gcode.us/lib/huntington_park_ca/pub/municipal_code/item/title_9-chapter_4-article_2-9_4_202

According to the 2022 Point in Time Count, there are approximately 282 unsheltered people experiencing homelessness living in Huntington Park. Pursuant to AB 2339, 56,400 square feet (1.3 acres) of land is required to shelter 282 people at a rate of 200 square feet per person. With a limit of 30 beds per shelter, 10 emergency shelters would be needed to accommodate all unsheltered residents.

To ensure there are adequate sites, including vacant sites, close to services, the City's new Transit Oriented Development (TOD) overlay will permit emergency shelters by right. The TOD overlay district allows for by-right, stand-alone residential and mixed-use development containing a wide variety of commercial establishments, including retail, services, hotels, and motels. The TOD overlay district is applied to sites with a range of parcel sizes and existing uses and offers potential for reuse and development in locations with older structures and lower improvement to land value ratios. The TOD overlay district includes 1.3 acres of vacant land and approximately 23 acres of underutilized land (defined as improvement to land value ratio below 1.0 and buildings built prior to 1980), allows residential projects, and is within walking distance of public transit and medical, social, and/or commercial services.

The Huntington Park Zoning Code defines "emergency shelters" as follows:

"Emergency shelter" means a facility operated by a nonprofit organization providing temporary housing and minimal supportive services for homeless persons for a period of no more than six (6) months.

Standards for emergency shelters are established in Article 20, Emergency Shelters. State law allows for objective standards including:

1. The maximum number of beds or persons permitted to be served nightly by the facility
2. Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone
3. The size and location of exterior and interior onsite waiting and client intake areas
4. The provision of onsite management
5. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart
6. The length of stay

7. Lighting
8. Security during hours that the emergency shelter is in operation

Article 20 contains a number of provisions that exceed standards allowed by state law, and several standards that require discretion to apply. The City defers to state law in evaluating proposals for emergency shelters where the Zoning Code is inconsistent with state law. As discussed in the People Experiencing Homelessness (Housing Needs Assessment), Huntington Park has an estimated homeless population of approximately 282 persons, and there are no emergency shelters in the city. As established in the Housing Needs Assessment, there is a gap in local resources to serve the city's homeless population. The City will amend the Zoning Code to revise standards for emergency shelters for consistency with state law (Program 7, Zoning Ordinance Updates).

Low Barrier Navigation Centers

Government Code Section 65660 defines a Low Barrier Navigation Center as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." "Low barrier" refers to practices to reduce barriers to entry and may include, but not be limited to, allowing partners to share living space, storage of possessions, and pets.

California law provides that Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. Therefore, the City cannot impose certain requirements or conditions or other discretionary review procedures. While the City must comply with all California law, the HPMC currently does not identify whether Low Barrier Navigation Center type uses are permitted in mixed-use or nonresidential zones within HPMC Title 9 Chapter 4. Therefore, the City will need to amend its zoning regulations to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses (Program 7, Zoning Ordinance Updates).

Group Homes

Group homes fill an important need for housing for persons with disabilities. This type of housing may be known as group homes, recovery residences, sober living homes, community care residential facilities, boarding houses, dormitories. Other similar facilities but defined elsewhere in this Housing Element and by state law are regulated differently, and include emergency shelters and supportive and transitional housing. Group homes may or may not provide services which require licensing from the State of California.

Section 1566.3 of the California Health and Safety Code requires group homes which serve six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities (such as a conditional use permit, zoning variance, or other zoning clearance) than is required of a family dwelling of the same type in the same zone. The Huntington Park Zoning Code permits group homes serving six or fewer persons by right in all residential zones (R-L, R-M, R-H), by right in all districts within the Downtown Specific Plan (Districts A, B, C, and D), and does not subject such facilities to a use permit, building standard, or regulation not otherwise required of residential uses in the same zone.

The Health and Safety Code further states that no local zoning ordinance can include residential facilities which serve six or fewer residents in the definition of a boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm, foster care home, guest home, rest home, sanitarium, mental hygiene home, or other similar term which implies that the residential facility is a business run for profit or differs in any way from a family dwelling.

In compliance with state law, the Zoning Code⁸ establishes rules for residential care facilities under the definition of “group home:”

“Group home” means a facility providing residential social and personal care for children, the elderly and people with limited ability for self-care, but where medical care is not a major element. Group home includes children’s homes, board and care homes, self-help group homes. Convalescent homes, nursing homes and similar facilities providing medical care are not included under this definition.⁹

While the City’s regulations meet the minimum standard in state law, Housing Element Law requires a comprehensive analysis of the extent to which local regulations constrain the provision of this type of housing.

The City’s group home regulations for small facilities are consistent with state law. Regarding large group homes (serving more than six people), the City, like many jurisdictions, requires a Conditional Use Permit (CUP) approved by the Planning Commission for large group homes, with no distinctions for licensed or unlicensed facilities. The Zoning Code requires a CUP for large group homes in R-L, R-M, and R-H districts and Districts A, B, C, and D in the Downtown Specific Plan. Refer to *Permits and Procedures* for a listing of the City’s required CUP findings. The CUP requirement for large group homes is intended to regulate provisions such as adequate housing, amenities, and staffing. The City does not impose any spacing requirements between group homes or other special needs facilities and does not impose any occupancy standards for unrelated adults which differ from those for families. However, a CUP adds cost, time, and discretion to any project, which poses a constraint to development of group homes, which is also a fair housing issue. According to guidance from the Department of Housing and Community Development (HCD), “local policies that require all group homes with more than six residents to obtain conditional use or other permits inappropriately turn state laws designed to remove constraints on small, licensed group homes into constraints on the many other group homes that do not require state licenses.”¹⁰ HCD recommends the following guidelines for establishing local regulations on large group homes:

- Group homes that operate as single-family residences and that do not provide licensable services should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.
- Group homes that operate as single-family residences and that provide licensable services to six or fewer residents should be allowed in single-family neighborhoods, subject only to

⁸ Section 9-1.203, Definitions.

⁹ Section 9-1.203 defines convalescent home as “a licensed facility which provides bed and ambulatory care for patients with post-operative convalescent, chronic illness and persons unable to care for themselves; but not including alcoholics, drug addicts or persons with mental or contagious diseases or afflictions. (Includes ‘Nursing Home’ and ‘Rest Home’).”

¹⁰ State of California Department of Housing and Community Development, Group Home Technical Advisory, page 25. <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf>

the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.

- Group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes. Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures.

Through Program 7, the City will amend the Zoning Code to remove constraints for group homes by:

- Revising the definition of Group Homes to distinguish between licensed and unlicensed facilities;
- Revising allowed land uses in single-family neighborhoods to allow larger, unlicensed facilities;
- Revising the conditional use permit requirement for large group homes to apply only to licensed facilities;
- Ensure that conditions of approval for large facilities requiring a CUP are objective and transparent; and
- Allow use of the Reasonable Accommodation procedure to except large, licensed facilities from the CUP requirement.

Definition of Family

California court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

In response to these court rulings, the City of Huntington Park has adopted the following definition of “family” within the Zoning Ordinance:

“Family” means one or more persons occupying a premise and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. A family shall not include a fraternal, religious, social or business group. A family shall be deemed to include domestic help employed by the family.

Public comments expressed concern regarding that the inclusion of “non-profit” in the City’s definition of “family” could constrain the development of group homes and residential care facilities. The City will commit to removing references to “non-profit” in the definition of “family” (Program 7). The City’s definition of “family” is consistent with state law, and is not a constraint to developing housing, including group homes, which are regulated by state law and the City’s Zoning Ordinance.

Housing for Persons with Disabilities / Reasonable Accommodations

The federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide

the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations can mean local jurisdictions making modifications or exceptions in their zoning laws and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The City of Huntington Park has adopted a “Reasonable Accommodation Ordinance” included in Section 9-3.1901 of the City of Huntington Park Municipal Code. The stated purpose is to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing.

The Community Development Director may approve improvements as long as a number of findings have been made:

1. The request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws;
2. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws;
3. The requested accommodation would not impose an undue financial or administrative burden on the City; and
4. The requested accommodation would not require a fundamental alteration in the nature of the City’s General Plan and Zoning Ordinance.

A reasonable accommodation cannot waive a requirement for an entitlement (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map) when otherwise required or result in approval of uses otherwise prohibited by the City’s land use and zoning regulations. As discussed in the Group Homes, above, state guidelines advise allowing the reasonable accommodation procedure to be used to except certain group homes or residential care facilities from a conditional use permit requirement. Program 7, Zoning Ordinance Updates, commits to allowing the use of the reasonable accommodation procedure for this purpose.

The Planning Commission has the authority to review and decide upon requests for reasonable accommodation when it involves any encroachments into any required setback area, results in building size increase above what is allowed in the applicable zoning district concerning height, lot coverage, and floor area ratio maximums, or whenever a reduction in required parking is requested. If the application for reasonable accommodation is referred to or reviewed by the Planning Commission, a decision to approve, approve with conditions, or deny the application shall be rendered within fifteen working days after the close of the public hearing, based on the findings set forth in Section 9-3.1908. During the last housing cycle, there were no reasonable accommodation requests. A public hearing can introduce delays and subjectivity into the decision process. Program 7 commits to removing the requirement for a public hearing before the Planning Commission.

There is a \$55 fee to process a Reasonable Accommodation.¹¹ As discussed in Special Needs Populations (Housing Needs Assessment), people living with disabilities tend to be lower income and often on fixed incomes and/or public assistance. A fee is a constraint to the ability of persons with disabilities to access housing that meets their needs. Program 7 commits the City to amending the Zoning Code to remove this fee to increase fair housing opportunities for persons with disabilities.

Employee and Farmworker Housing

The Employee Housing Act (Division 13, Part 1 of the Health and Safety Code) requires employee housing for six or fewer employees to be allowed wherever single-family homes are allowed. Health and Safety Code Section 17021.6 precludes a local government from requiring a conditional use permit, zoning variance, and/ or other zoning clearance for certain agricultural employee housing.

The Employee Housing Act (Health and Safety Code, Section 17000 et seq.) requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

According to recent Census estimates, about 182 Huntington Park residents were employed in agricultural, forestry, fishing, and hunting, and 132 of those were employed full-time in these industries. The City has no agricultural zoning districts or allowed agricultural uses. The Zoning Code does not define employee housing or contain specific provisions for employee housing. The City will revise the Zoning Code to comply with the Employee Housing Act, including adding provisions that would allow employee housing in all residential zones (Program 7, Zoning Ordinance Updates).

Single Room Occupancy Facilities

Single Room Occupancy (SRO) residences are small, one-room units (generally 100-250 sq. ft.) occupied by a single individual and may have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis, typically without rental deposit, and can provide an entry point into the housing market for extremely low-income individuals, formerly homeless, and disabled persons. The City's General Plan and Zoning establish an SRO Overlay District, permitting SROs up to 440 units/acre, as well as permitting SROs in the Pacific Paseo District at densities of 70 units/acre, and in the High-Density Residential District at 20 units/acre.

The City has adopted standards to regulate the development and operation of SROs, established in Article 13 of the City's zoning code. A number of these standards are subjective or do not apply to other multifamily developments pose constraints to the development of SROs, including but not limited to:

- SROs shall not be located within 250 feet of a parcel which has a school for children, adult bookstore or theater, bar or liquor store; and existing motels, hotels or apartments shall not be permitted to convert to SROs;
- SROs shall be located within one-quarter mile of a bus stop or transit station;
- The design of a SRO project shall coordinate with and complement the existing architectural style and standards of the surrounding land uses. If a design theme has been established in

¹¹ Master Fee Schedule for FY 2018-19

the proposed area, the theme should be reflected in the design and scale of the SRO project; and

- A permanent, continuously available temporary parking/loading area shall be provided adjacent to the main entrance; and
- A cap on the number of SRO units citywide

Minimum amenities listed in Section 9-3.102(10) are intended to ensure a minimum standard of quality of life for residents, but some may increase the cost of development or conversion and are in excess of those that apply to other multifamily development types, including intercom systems, key card doors, furnishings, and security monitoring.

The City recognizes that SROs can play an important role in addressing the range of housing needs in Huntington Park and are particularly suitable for extremely low-income small households and individuals transitioning out of homelessness. To further facilitate the provision of SROs, Program 7 will eliminate the current requirement for a Conditional Use Permit and approve SROs through a Development Permit process, modify subjective standards or those listed above that do not apply to other multifamily developments, remove the prohibition on the conversion of existing hotels, motels, or apartments to SROs, and evaluate the cap on SRO units citywide. The proposed TOD Overlay (Action 10-5) will allow SROs by-right.

Accessory Dwelling Units (Secondary Dwelling Units)

Huntington Park's Zoning Code (Section 9-1.203) defines second dwelling units as follows:

“Second dwelling unit” means a dwelling unit located on the same lot as the primary single-family dwelling, which the second unit is either attached to, or detached from, and which provides complete, independent living facilities for no more than two (2) persons. A second unit shall include permanent living facilities, including permanent but separate provisions for living, sleeping, eating, cooking and sanitation and shall contain a full bath, a kitchen and not more than one bedroom.

State law requires jurisdictions to provide for the establishment of second units (called “accessory dwelling units” or ADUs in state law) in residential zones, and limits the discretion a jurisdiction may apply to such uses. The City provides for second units in the R-L zone district, but the ordinance currently requires a CUP and two covered parking spaces. The City's standards require a minimum 6,500 square foot lot size for a second unit, and minimum parcel width of 50 feet and depth of 80 feet. The size of the additional unit shall not exceed 30 percent of the existing living area of the main dwelling for an attached second unit, or 750 square feet for a detached unit. These provisions are inconsistent with state ADU law.

Until the City revises its ordinance consistent with state law, the City processes ADU applications consistent with state requirements. The City will update the second unit ordinance to bring it into compliance with state law (Program 7, Zoning Ordinance Updates).

Mobile Homes / Manufactured Housing

Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households. A mobile home or manufactured home is defined as a structure which is transportable in one or more sections, is eight feet or more in body width, or 40 feet or

more in body length, in the traveling mode, or, when erected onsite, is 320 or more square feet.¹² Mobile homes are defined as being constructed prior to June 15, 1976, while a manufactured home is constructed on or after the same date.

Government Code Section 65852.3 requires manufactured homes to be allowed on permanent foundations wherever single-family homes are allowed, and subject to the same development standards to which a conventional single-family residential dwelling is subject. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

The Zoning Code defines mobile homes and manufactured housing as follows:

“Manufactured housing” means single-family detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974. Includes mobile homes.

“Mobile home” means a transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974.

Huntington Park permits manufactured housing on permanent foundations in all residential zone districts, subject to a Development Permit. A Development Permit requires review by the Community Development Director to ensure compatibility of the manufactured home with surrounding uses (see a description of the Development Permit process, below). The City has adopted the following development standards to govern the installation of mobile and manufactured homes:

1. Homes shall have a minimum eave projection of 2 feet on at least 2 opposite sides, with at least 1 foot on any one side;
2. Roofs must have a minimum pitch of 1:4 and shall be constructed of non-reflective/non-metallic roofing material;
3. Exterior siding shall be non-reflective/non-metallic and shall be installed from the ground up to the roof; and
4. Homes shall have a minimum width of 20 feet, unless part of any approved modular style.

Under the Municipal Code, single-family dwellings are not subject to the requirement to obtain a Development Permit. The City will amend its Zoning Ordinance to allow manufactured homes as a use by right in all residential zones. The City will amend the Zoning Code to remove the Development Permit requirement for the installation of a manufactured homes (Program 7, Zoning Ordinance Updates).

Permits and Procedures

The evaluation and review process required by the City contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit’s selling price.

¹² Health and Safety Code Sections 18007 to 18008

In Huntington Park, projects are governed by just three levels of decision-making bodies: the Community Development Director, Planning Commission, and City Council.

Pre-Application Conference

For all discretionary entitlements, staff recommends that a Preliminary Review (per Section 9-2.103, Pre-application conference) be submitted. The Preliminary Review allows staff to comprehensively review the proposal and work with the applicant to resolve any issues prior to the formal application submittal. Additionally, staff provides the applicant with a recommendation and conditions of approval that will be recommended to the Planning Commission, allowing the applicant the opportunity to work with staff and decide whether to move forward. The initial staff review in the Preliminary Review Process is 30 to 45 days. Once revised plans are re-submitted, the second review is an additional two weeks and the applicant is provided with staff's recommendation and conditions during this review.

Development Permit

The City utilizes a Development Permit as its process for site plan review. The purpose of the Development Review is to “protect the integrity and character of the residential, commercial, and industrial areas of the City and ensure consistency with the General Plan” (Huntington Park Municipal Code, Section 9-2.1001). In practice, the Development Permit process allows other departments to review and comment on projects, and ensure that the project includes required infrastructure improvements. Development Permits are approved with conditions and can be referred to the Planning Commission for review, but they may also be approved administratively.

Approval of all Development Permits are subject to the following findings (Section 9-2.1007):

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

A number of the required findings are subjective in nature (findings 3, 5, and 7, above). The subjective nature of those findings can be considered constraints to housing development in that they do not specify concrete, quantitative data by which a determination on a project's consistency with the required findings can be made. These findings alone may increase the likelihood that a project is required to be reviewed by decision makers in hearing, leading to a protracted review

process and potentially a denial based on interpretation. Because Development Permits are recognized by the City to be the most appropriate mechanism for reviewing housing development proposals, eliminating subjectivity will remove constraints to the development of housing (Program 7, Action 7-2).

Conditional Use Permits

Conditional Use Permits (CUPs) are used for activities or uses that may affect the surrounding environment in ways that cannot be determined prior to proposal at a particular location. All CUPs require approval by the Planning Commission. Multifamily projects in residential zones require a Major Development Permit, described above, whereas projects in commercial and mixed-use districts require a Conditional Use Permit.

An application for a Conditional Use Permit is deemed complete when an application form and environmental checklist is submitted. The City's Environmental Information Form¹³ serves as the initial study under the California Environmental Quality Act (CEQA).

The Commission must make the following findings to approve the project:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of CEQA and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The City recognizes that the Development Permit is a more appropriate tool to ensure the compatibility of residential uses within commercial districts than a Conditional Use Permit, which focuses on the use rather than the design. Therefore, the Housing Element includes Program 7 to modify the required entitlement from a CUP to a Development Permit for multi-family residential projects in the C-P, C-N, and DTSP zones and SROs in any zone.

Administrative Variances

When residential development projects propose to deviate significantly from applicable codes, a zone variance is required. The City does offer a waiver of development standards for variances deviating less than ten percent from the Code, referred to as a "Minor Variance." Minor Variances

¹³ City of Huntington Park, Environmental Assessment Checklist,
<http://hpca.gov/DocumentCenter/View/267/Environmental-Assessment-Checklist>

are minor adjustments from the standards and granted only when, because of special circumstances applicable to the property, the strict application of this Code denies the property of privileges enjoyed by other property located nearby and in an identical zoning district. Minor Variances do not require a public hearing or notice and may be granted by the Community Development Director. The Director shall record the decision in writing and shall recite the findings upon which the decision is based, in compliance with state law (Government Code Section 65906 or as this section may be amended/replaced from time to time). The Director may instead defer action and refer the application to the Commission for a decision. The Director may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
2. That granting the Minor Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Minor Variance is sought;
3. That granting the Minor Variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. That granting the Minor Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
5. That granting the Minor Variance does not result in an adjustment which would exceed ten (10) percent of the standard(s) being modified or allow use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
6. That granting the Minor Variance will not be inconsistent with the General Plan.

Design Review

The City's Design Review procedures and requirements are outlined in Article 18 of the Zoning Code. The Design Review process is explicitly a discretionary process. The following project types are required to undergo Design Review:

1. New structure(s)/development and related plans which require a Development Permit except as exempted in Section 9-2.1804;
2. Additions and exterior modifications to existing structures that require a Development Permit except as exempted in Section 9-2.1804;
3. Planned Sign Programs (9-3.1206); and
4. Other public or private improvement projects as determined by the Council, Commission or Director.

The required findings are as follows:

1. The proposed development is consistent with all applicable provisions of this Code and other applicable City codes, ordinances and General Plan goals;

2. The general design considerations, including the character, scale and quality of design are consistent with the purpose/intent of this Article and any adopted design guidelines;
3. The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., screening of equipment, exterior lighting, signs, awnings, etc.) have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development, and/or between the different types of uses in a mixed use development;
4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings;
5. The general landscape design, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscape elements have been considered to ensure visual relief, to complement structures and to provide an attractive environment;
6. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring development (existing and future), will not result in vehicular or pedestrian hazards and will lead to a reduction in opportunities for crime;
7. The interior and exterior building design and/or site layout, including on-site parking, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site; and
8. Special requirements or standards have been adequately incorporated, when applicable, into the site or building design (e.g., transportation demand management improvements, mitigation measures, utilities, American Disabilities Act regulations, density bonus requirements, open space, historic preservation, etc.).

The Community Development Director is responsible for conducting design review. If Planning Commission or City Council approval is required for the project's other entitlements, the Director's recommendations are forwarded to the appropriate review body. Because the City's Design Review process is conducted administratively, the process doesn't constrain the development of housing by adding additional hearings to a project's review.

However, the discretionary nature of the Design Review process is a constraint to the development of housing, even if it is conducted administratively. Discretionary processes were universally cited by developers as causing delays, increasing uncertainty, and increasing costs. Discretionary review processes may also complicate the use of CEQA exemptions for infill development that would otherwise be available. Program 8, Development Procedures, contains provisions to limit discretion in the review of housing development applications, and would apply to the Design Review process.

Processing Timeframes

The Permit Streamlining Act governs the processing time for planning applications, although an applicant can waive these time limits. The length of processing time depends on the scale and complexity of the project and the knowledge, expertise, and ability of the development team and their ability to prepare plans in accordance with City requirements, make timely submissions (and resubmissions), and revise plans based on feedback received.

Huntington Square (Case No. 2021-05) at 6101 State Street would subdivide one lot into two, build 48 residential units on one lot and nine affordable units on the second lot in the C-G zone. The

application was submitted on May 26, 2021, and a Planning Commission meeting was scheduled for June 30, 2021. This project had many entitlements, including a General Plan Amendment, Zoning Ordinance Amendment, Tentative Parcel Map, and Density Bonus along with the Development Permit. Timelines for processing any discretionary permit would be similar. A complex commercial project at 2901/2909 East Slauson Avenue and 5731/5795 Bickett Street involving site cleanup, demolition of three buildings, renovation of an existing building, and development of two new commercial buildings¹⁴ was approved in three months (application submitted September 14, 2020, and approved on December 9, 2020), Processing timelines are reasonable and do not delay a project; therefore, processing timeframes are not a constraint.

Due to staffing shortages, the average time for processing Building Plan Checks has been four to six months. This is considered a constraint. The City will hire more staff to conduct Plan Check (Program 8, Development Procedures). The City will implement changes to its Minor Development Permit requirements to improve the timeline for processing (Program 7, Zoning Ordinance Updates) and will identify inter-departmental constraints to timely processing throughout the planning period (Program 8).

Senate Bill 330

The Housing Crisis Act of 2019 (SB 330) aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act. The City doesn't currently have procedures to implement SB 330 but will develop checklist and application materials (Program 8, Development Procedures).

SB 35 (2017), Streamlined Approval Process

Pursuant to Government Code Section 65913.4, jurisdictions that have not met their allocated Regional Housing Needs Allocation (RHNA) numbers are required to streamline certain proposed developments that include affordable units. As of June of 2019, Huntington Park had insufficient progress towards its Above Moderate Income RHNA and therefore, under SB 35, is required to approve proposed developments with at least 10 percent affordable units with a ministerial permit.¹⁵ The City will develop objective design standards and procedures for implementing SB 35 (Program 8, Development Procedures).

Fees

Development is subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by state law. These fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers contribute to overall increased housing unit cost. However, fees are necessary to maintain adequate planning services and other public services and facilities in the city.

There are two types of fees imposed on new development: planning fees that fund direct services for processing the necessary permits for a project (i.e., application fees for a zone change or variance, building permits, plan check, etc.), and development impact fees which are used to fund physical infrastructure (such as sewerage facilities, schools, parks, etc.). When developers of

¹⁴ Case No. 2020-05 CUP/DP

¹⁵ SB 35 Statewide Determination Summary, https://www.hcd.ca.gov/community-development/housing-element/docs/sb35_statewidedeterminationsummary.pdf

housing refer to fees as impediments to housing construction, they are generally referring to both types of fees.

The City periodically evaluates the actual cost of processing development permits when revising its fee schedule. The last fee schedule update was adopted in 2018.

Planning Fees

Planning fees for residential development increase depending on the complexity of the entitlement requested. For example, if an applicant proposes a new single-family home or ADU, a Minor Development Permit fee will be required in the amount of \$412 along with the \$5,000 Parkland Fee. The total costs for multiple family projects increase by the amount of a Major Development Permit fee of \$1,875 per project. The project cost also varies as different entitlements may be requested, including Variances, General Plan Amendments, Tentative Tract/Parcel Maps, Development Agreements, and Environmental Assessments. Planning fees are listed in Table IV-6Table IV-6.

**Table IV-6
Planning Fees**

TYPE OF REQUEST	FEE
Minor Development Permit	\$412
Major Development Permit	\$1,875
Preliminary Plan Reviews (1 st & 2 nd)	\$930
Development Permit Amendment	\$1,951
Conditional Use Permit, Variance	\$4,972
Zone Change	\$5,616
General Plan Amendment	\$6,387
Tentative Tract Map	\$2,644
Tentative Parcel Map	\$2,644
Development Agreement	\$3,789
Environmental Assessment	
Categorical Exemption	\$285
Negative Declaration	\$1,179
Mitigated Negative Declaration	\$1,622
Environmental Impact Report	Consultant Fee plus 25% Admin Fee
Quimby/Park Development Fees	Reference HPMC Section 9-3.1602
Publicly Visible Art Fee	1% of construction valuation
Building and Safety Plan Check	Based on Building Valuation
Building and Safety Permit Fees	Based on Building Valuation

Source: City of Huntington Park, Master Fee Schedule 2018

Development Impact Fees

Residential developers are required to provide and/or fund infrastructure to serve their projects. Developers of single- and multifamily residential projects are required to pay development impact fees to fund capital improvements for parks and public safety services proportional to the demands placed on these services by the project. Developers are also required to provide the infrastructure necessary for utility connections to the project, including water, electricity, and sewer, as well as funding their portion of any off-site system expansions or upgrades that are necessary to serve the project. For larger projects requiring environmental review, developers are responsible for funding any infrastructure improvements required to mitigate project impacts and have not been previously identified as part of a capital improvement program covered by the development impact fees.

Publicly Visible Art Program

In 2001, the City established a Publicly Visible Art program to improve and enhance the quality of life for individuals living, working, and visiting the City. Balanced development of cultural and artistic resources preserves and improves the quality of the urban environment and increases property values. All new residential developments of two or more units, public and institutional buildings, and all commercial and industrial development projects with a construction value of \$100,000 are subject to the program and are required to provide publicly visible art as part of their project, such as sculptures, murals, or fountains. Alternatively, projects can contribute one percent of the construction valuation of their project to the City Art Fund. The City's Art Ordinance exempts affordable and senior housing units from the calculation of construction valuation.

Parkland Fees

The City adopted parkland dedication and/or in-lieu parkland ("Quimby") fees on residential development in 2004. Any new residential development of one unit or more, and any addition of one or more units to an existing residential property, is subject to the park dedication requirement. While the parkland standard under the Quimby Act is for three acres of parks per 1,000 population, Huntington Park is severely park deficient with only 0.74 acres of parks per 1,000 residents. The parkland dedication and/or fee requirement intends to require developers to pay a share of the costs for development of new and rehabilitation of existing park and recreation facilities to serve the residents of the development. The City's Parkland Ordinance exempts affordable and senior housing units from the fee calculation.

Recognizing that fees charged under the formula in Municipal Code Section 9-3.1602 pose an undue economic hardship and constraining development, in 2007, the City adopted Resolution 2007-12, establishing a per-unit flat fee of \$5,000. This amount is lower than the fee determined through implementation of the formula and does not constrain housing development while still contributing to park development and maintenance.

Implications for Housing Development

Because the City does not have a robust history of multifamily development, there is a shortage of data on which this Housing Element can evaluate the impact of fees.

Program 8 would commit the City to analyze fees on a regular basis. There are existing state laws dictating how cities may calculate development fees and establishing a schedule for updates, but the City will also conduct analysis of fees and regular outreach as part of Program 8, Development

Procedures, to determine what constraints still exist that may prevent the City from meeting its RHNA obligations.

The Housing Plan also has a number of actions to reduce fees. Program 2 would reduce fees for ADUs, and Program 10 would provide fee waivers or deferrals for lot consolidation.

Based on the analysis below, multifamily and single-family development per-unit fees costs are comparable, and do not pose a constraint to development.

Multifamily Development

Huntington Square (6101 State Street), approved in August 2021 (Ordinance No. 2021-02), is a 48-unit affordable housing development. The project required a General Plan and Zoning Map amendment, a tentative Parcel Map, and a Major Development Permit. Typical multifamily development for a site that is zoned for residential development would require only a Major Development Permit.

The project had an estimated total development cost of \$27,437,069, of which fees, permits, and studies made up \$416,250, or about two percent of the total development cost. The amount of fees per unit was \$8,671.

Single-Family Development

A typical new single-family dwelling is required to obtain a Major Development Permit. The development permit application includes environmental review, other administrative fees, and parkland fees, for a total cost of \$8,310.

Off-Site Improvements

Developers of projects that will include streets are required to install the curbs, gutters, sidewalks, utility systems, and landscaping. These facilities are typically subject to the City's street design standards and comply with HUD accessibility guidelines. The City uses a standard 30-foot curb-to-curb width requirement within a 54-foot right-of-way for local residential streets. Collector streets are 40 feet curb-to-curb, within a 60 to 66-foot right-of-way. Developers are responsible for installing all improvements and utilities necessary for the private driveways pursuant to City standards.

Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic, or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Mechanical, and Electrical Codes. These are the minimum necessary to protect the public's health, safety, and welfare. No additional regulations have been imposed by the City that would unnecessarily add to housing costs.

Non-Governmental Constraints

Environmental Constraints

Huntington Park is a completely urbanized community, and no natural habitat remains in the city. No mineral resources are known to exist. Environmental constraints that are present in the city are described below.

Seismic Hazards

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

- The Newport-Inglewood Fault Zone is located approximately nine miles west of the City. The 1933 Long Beach Earthquake occurred on the Newport-Inglewood fault. A maximum credible earthquake of Magnitude 6.8 on the Newport-Inglewood fault has the potential of generating horizontal peak ground accelerations of about 0.2 to 0.3 in the area. Ground-shaking could last approximately 22 seconds, with seismic Mercalli intensity values of VII to VIII. This type of earthquake would be particularly damaging to older low-rise structures located within the City.
- The Palos Verdes Hills Fault, located 20 miles to the southwest of the City and is considered to be an active fault based on late Pleistocene and Holocene age displacements that have been interpreted along offshore segments of the fault in the San Pedro shelf. The fault is considered to be capable of generating a maximum credible earthquake of Magnitude 7.0 that would cause seismic intensities in the IX to X range. The Palos Verdes fault could result in greater damage than that anticipated from an earthquake on the San Andreas fault due to its proximity.
- The Sierra Madre Fault Zone is located approximately 15 miles northeast of the City at the base of the San Gabriel Mountains and forms a prominent 50-mile long east-west structural zone on the south side of the San Gabriel Mountains. The Sierra Madre fault system was responsible for the uplift of the San Gabriel Mountains by faulting in response to tectonic compression.
- The Whittier-Elsinore Fault Zone is located along the southern base of the Puente Hills approximately nine miles east of the City of Huntington Park. This northwest-trending fault extends from the Whittier Narrows area continuing southeast across the Santa Ana River, past Lake Elsinore, into western Imperial County and then continuing on into Mexico. This fault is expected to be capable of generating a Magnitude 6.6 earthquake.
- The Santa Monica-Malibu Coast Fault System is an east-west trending fault system located along the southern margin of the western Santa Monica Mountains and into Santa Monica Bay. The nearest fault trace is located approximately 22 miles to the west of the City. Although there has been very little seismic activity along this fault system, the Malibu Coast fault segment has been characterized as active based on displaced soils. This displacement was estimated to have occurred about five thousand years ago.

- The San Andreas Fault Zone is located approximately 37 miles to the north and northeast of the City at its nearest point. This fault zone extends from the Gulf of California continuing northward to the Cape Mendocino area where it continues northward along the ocean floor. The total length of the San Andreas Fault Zone is approximately 750 miles. The length of the fault and its active seismic history indicates that it has a very high potential for large-scale movement in the near future (Magnitude 8.0).
- The San Jacinto Fault Zone, located approximately 44 miles to the northeast of the City, is part of the San Andreas Fault System. The two fault strands separate near the San Gabriel Mountains, where the San Jacinto fault extends southeastward to form the southwestern boundary of the San Jacinto Mountains and the San Timoteo Badlands. This fault is thought capable of generating a maximum credible earthquake of magnitude 7.0. Strong ground shaking from this earthquake would last about 25 seconds, with MM intensity values in the VIII to IX range.
- The Elysian Park Blind Thrust Fault is exposed for approximately two miles at Elysian Park but is not exposed over the rest of its trace toward the east. (Blind thrust faults are low-angle or low-lying faults occurring generally 5 to 15 kilometers below the ground surface which have no surface manifestation.) The Elysian Blind Thrust is located approximately five miles from the City of Huntington Park at its nearest point. The Elysian Park Fault was the source of the magnitude 5.9 earthquake near Whittier in 1987. This fault is thought to be capable of generating earthquakes of magnitude 7.2 to 7.6 and would result in intense ground-shaking in the entire Los Angeles basin.
- The Torrance-Wilmington Fault is a newly postulated, blind thrust fault and fold system located under the Palos Verdes Peninsula. Although this fault system is not well defined, it is estimated that if one of the segments ruptures, an earthquake of Magnitude 5.0 to 7.5, would occur.

Most injuries and property damage from a major earthquake impacting the City will be caused by strong ground motion, especially structural damage to buildings. The developed areas of Huntington Park consist mostly of low density and medium density residential zones. Less extensive areas are devoted to low-rise commercial development. Low-rise buildings (less than three stories) common in the City are more likely to be damaged by a near-field earthquake, such as one occurring on the Newport-Inglewood fault or the Hollywood fault.

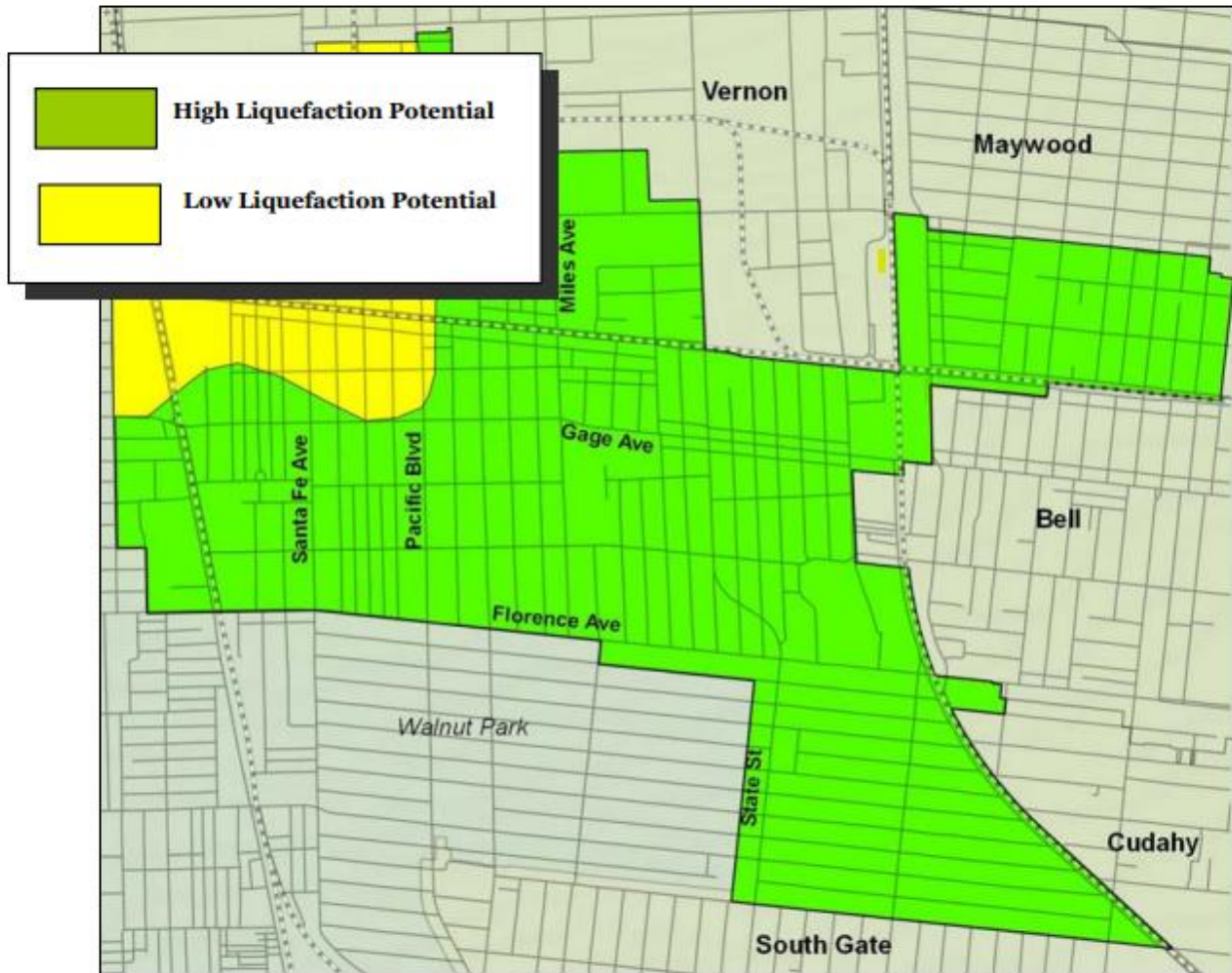
The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. However, a trend in wood-frame construction in recent years,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

All future development projects will be required to conform to applicable development standards governing seismic safety. Adherence to applicable regulations and policies will ensure future development does not result in any significant adverse impact.

Landslides and Erosion

A study of earthquake hazards by the United States Geological Survey (USGS) indicates that a majority of the City has a moderate to high potential for liquefaction (Figure IV-1). According to the USGS, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. Structures constructed on soils that liquefy may sink or topple over as the soil loses its bearing strength. Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking. The General Plan Health & Safety Element Policy 2 requires a review of soils and geologic conditions in areas with liquefaction potential.

Figure IV-1 Areas In The City of Huntington Park Subject to Potential Liquefaction



The City of Huntington Park has a relatively flat topography, and hazards associated with slope instability, erosion, and landslides are considered unlikely. Because of the City’s level topography, there are no landslide hazards in the City or the surrounding area.

Flood, Tsunami and Sea Level Rise Related Hazards

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

A review of the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, indicated that the City is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.

The City of Huntington Park is located within the inundation paths of the Hansen and Sepulveda Dams. Large areas downstream of the Hansen and Sepulveda Dams, including the City of

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

The General Plan Health & Safety Element, Policy 8 requires local drainage-related improvements to be implemented as part of new development approvals.

Wildfire

There are no open grass areas in or around the City which present brush fire or wildfire hazards in the City of Huntington Park. The major risk involves structural fires associated with older buildings in the City which may not be consistent with the more recent and stringent fire safety codes and regulations. Furthermore, industrial uses may also be considered to have a greater risk for fire due to the higher potential for use of flammable, explosive, and hazardous materials. The industrial uses in Huntington Park are located within the western and northern portions of the City.

The City of Huntington Park contracts with the Los Angeles County Fire Department (LACFD) for fire protection and emergency services. Fire stations are located in the City of the Huntington Park and the surrounding area to meet the demand for fire protection in the area. The LACFD has a service area covering over 22,000 square miles. There are 235 fire stations throughout the County which respond to approximately 200,000 calls per year. The City of Huntington Park has access to all the resources and facilities of the County Fire Department. Thus, other fire stations may respond to a fire in the City of Huntington Park, if the need arises. 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. Response time county-wide is under five minutes.

Noise

Noise is generally defined as unwanted sound. The decibel (dB) scale (a logarithmic loudness scale) is most often used to quantify sound levels or intensity. There are three weighted scales (A, B and C) used in conjunction with the dB scale. Each sub-scale is used for a different purpose and provides specific information. The A and B scales are more accurate and objective representations of sound pressure levels than the C scale. However, since the human ear is not equally sensitive to all frequencies within the entire noise spectrum, noise measurements are weighted more heavily within those frequencies that correspond to human sensitivity using an A-weighting (referred to as dBA). The human ear can detect changes in sound levels of between 3 and 5 dBA under normal ambient conditions. Changes of less than 3 dBA are noticeable to some people under extremely quiet conditions while changes of less than 1 dBA are only discernable by few people under controlled, extremely quiet conditions.

The City of Huntington Park Municipal Code also regulates noise levels in the City by referencing the Los Angeles County Noise Control Ordinance. The Code makes it unlawful for any person to make or cause any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

Hazardous Materials

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

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded. The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.

The city has a long history of industrial activity and still currently has a number of active industrial uses, leading to current and historical soil contamination issues. A declining local industrial economy means that much of the city's industrial land will redevelop as residential development. The Housing Element Sites Inventory identifies many sites meeting this criteria. A summary of those issues known at the time of this Housing Element follow.

Active Uses

According to the Envirofacts Database, the U.S. Environmental Protection Agency (EPA) is currently regulating 127 facilities in the City. These uses range from plating/manufacturing; foundries; pharmacies; auto repair shops; dry cleaners; copy and printing companies; light industrial; hardware stores; and gasoline service stations. The EPA identifies these uses as being handlers and/or consumers of hazardous materials.

Historical Uses and Cleanup Sites

The California Department of Toxic Substances Control (DTSC) indicates through its Hazardous Waste and Substances Site list that there is one use that is currently undergoing state remedial action through the Site Cleanup Program. Furthermore, additional sites engaged in cleanup activities, or that have completed remediation are identified by the State Water Resources Control Board's GeoTracker database. The GeoTracker database also identifies other facilities presently undergoing DTSC regulation. The facilities include Leaking Underground Storage Tanks (LUSTs), military cleanup sites, permitted USTs, and active operations utilizing hazardous materials or generating hazardous waste.

Roadways

Florence Avenue is a major truck route connecting industry in the City to the I-710 and I-110 freeways and presents a potential for hazardous material accidents and spills during transport. In

addition, the railroad lines that serve the area occasionally transport hazardous materials. Trains travelling on the SPRR railroad line parallel to Randolph Street; on the UPRR line along the east side; and on the Alameda Corridor also carry hazardous cargoes. The City has no jurisdiction or control over the transport of hazardous materials on freeways and railroads. The California Highway Patrol is in charge of spills that occur on the local freeways along with Caltrans.

Residential Pollution Burdens

As previously indicated in Chapter II, CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution and where people are often especially vulnerable to pollution's effects.

The Environmental Justice Element of the General Plan contains a number of policies and programs to mitigate and reduce the impacts of pollution on residents of Huntington Park. This Housing Element also contains programs (Program 3, Safe and Sanitary Homes, and Program 4, Home Rehabilitation) to assist residents to retrofit homes with air filtration and other improvements to lessen the in-home pollution burden.

Implications for the Housing Element Sites Inventory

The City is largely built out, leaving industrial sites to provide the highest opportunity for redevelopment without increasing displacement risk. The sites in the City's Sites Inventory in the Slauson/Long Beach and Pacific/Randolph planned transit station areas have high pollution exposure. In the Slauson/Long Beach station area, some opportunity sites contain active manufacturing and other industrial land uses. All residential development sites will have to undergo Phase I Environmental Site Analyses (see Policy 4.7), leading to a Phase 2 and/or 3 analyses if necessary. Soil remediation measures may be required.

Project design is an important tool that can decrease residents' exposure to pollution. Program 14, Comprehensive Planning Updates, includes Action 14-3, Open Space Planning, which will increase the City's tree canopy to improve air quality. Action 8-4 will establish citywide design standards that will include building design provisions to orient buildings away from sources of pollution and require indoor air filtration to improve indoor air quality.

To encourage redevelopment, the new Transit-Oriented Development Ordinance (Program 10, Action 10-5) establishes clear, objective design standards and streamlined, administrative approval of qualifying projects. The City will also pursue funding to assist with site cleanup and provide incentives for the transition from industrial to residential uses (Program 10, Adequate Housing Sites). The City will mitigate indoor air pollution by implementation of Program 3, Safe and Sanitary Homes.

Federal and State Environmental Regulations

Federal and state regulations require an environmental review of proposed discretionary projects that do not fall within specified exemptions outlined in CEQA Statute and Guidelines (e.g., subdivision maps, development of large sites, use permits, etc.). The cost of complying with environmental regulations can add costs to development. However, these regulations help preserve the environment and ensure environmental quality for Huntington Park residents.

Regional plans and programs related to public safety included the State Seismic Hazards Mapping Act, CEQA Statute and Guidelines, California Noise Insulation Standards (Title 24), and the Federal

Emergency Management Agency (FEMA) Flood Insurance Program. Pursuant to CEQA, nearly all residential development that requires a discretionary action also requires environmental review concurrent with the approval process. The preparation, review, and certification of CEQA documents may add time to the development process.

Pursuant to State law, the City developed and adopted a Local Hazard Mitigation Plan (LHMP)¹⁶ in 2004. Under FEMA regulations, the City's LHMP is expired. Updating the LHMP will be an implementation program in the City's updated Safety Element, which was in progress at the time of publishing this Housing Element (Program 3, Safe and Sanitary Homes).

Infrastructure Constraints

As discussed under Development Fees and Improvement Requirements, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

Additionally, the City's Capital Improvement Program (CIP) contains a schedule of public improvements, including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that the construction of public improvements is coordinated with development. As a result of these policies, any infrastructure constraints which currently exist must be fully mitigated and financed as growth occurs.

Because the city is mostly built out, most infrastructure is in place where development is contemplated by the Sites Inventory. Some infrastructure is aging and will need replacing, and the capacity of many of the systems managed by entities other than the City are unknown. This lack of information is a constraint to development, and the City will remedy this primarily through completion of Program 14, Comprehensive Planning Updates, in which the City commits to updating its General Plan with current population projections and, in particular, updating the Public Facilities Element to establish a comprehensive plan for infrastructure sufficient to support new development in the city.

Wastewater

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

The City will update its General Plan, including its Public Facilities Element, to identify deficiencies in the physical infrastructure and establish a comprehensive plan for improvement and ensuring adequate capacity in the system to accommodate development anticipated by the Housing Element (Program 14, Comprehensive Planning Updates).

¹⁶ City of Huntington Park Natural Hazards Mitigation Plan, 2004.

<https://www.hpca.gov/DocumentCenter/View/4366/City-of-Huntington-Park-Natural-Hazards-Mitigation-Plan>

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 discussed in more detail in Section IV, *Resources*.

Government Code Section 65589.7 requires cities and counties to work with water and sewer services to adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. The City's Public Works Department currently hooks up water and sewer services to projects with permits without special priorities, requirements, or conditions for specific project types. The City will work closely with local water and sewer providers to adequately serve and prioritize qualified lower-income, single- and multi-family development (Program 9). Additionally, the 2020 Urban Water Management Plan identified local and regional projects intended to increase water supply and increase opportunities for water recycling.

Storm Water Drainage

The County Flood Control District provides flood control for the city and physical infrastructure is in fairly good condition. Development proposals are assessed for drainage impacts and required facilities. With these existing facilities and review procedures in place, the City's flood control system is not expected to limit development during the planning period.

Dry Utilities

Southern California Edison is responsible for supplying electricity to the city and surrounding areas. Other dry utilities such as natural gas, telephone and data services, and cable television are serviced by contracted providers within the city. Providers include, without limitation, SoCalGas, AT&T, and Spectrum.

Market Constraints

Various factors not under the control of the government also affect the cost, supply, and distribution of housing. These factors include land cost, construction costs, and availability of financing.

Development Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. The availability and price of land are potential constraints to a housing development for all income levels.

Another major cost associated with housing development is the cost of building materials, which have risen dramatically in recent years. Hard construction costs include building shell costs, on- and off-site improvements, parking, and all contractor costs. As part of the City's density bonus program, the City allows for affordable units to be slightly smaller in size (maintaining the same number of bedrooms) and have different interior finishes than market-rate units, provided that all project units are comparable in construction quality and exterior design. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at

one time; this is of particular benefit when density bonuses are used for the provision of affordable housing.

Construction Cost

Construction costs depend on several factors, including type of construction; custom versus tract development; cost of materials; site conditions; finishing details; amenities; size; and structural configuration. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes.

The California Construction Cost Index (CCCI) is based on the Building Cost Index (BCI). This index measures changes in cost for production factors in housing construction. Typically, this cost accounts for materials of various types, equipment, salaries, and transport services. These indices provide average estimates for San Francisco and Los Angeles only and are produced by the Engineering News Record (ENR). Taking these factors into account, construction costs have risen 24 percent in California since June of 2016.

The ICC estimated in 2021 that the average cost per-square-foot for good-quality housing in Los Angeles County was approximately \$117 for multi-family housing, \$130 for single-family homes, and \$147 for residential care/assisted living facilities.¹⁷

Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production in Huntington Park.

While development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public services and improvements. Therefore, the city’s calculation of the Parkland fees dependent on appraisal value and costs along with the fees calculated from the Master Fee Schedule are not seen as a constraint to the development of housing.

Cost and Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community; lending practices, rates, and fees charged; laws and regulations governing financial institutions and equal access to those institutions; and availability of a range of credit options to residents in all neighborhoods regardless of race, gender, income, or location. The following discussion analyzes residential lending in Huntington Park as well as issues affecting equal access to credit. Huntington Park is typical of Southern California communities with regard to private sector home financing programs.

Under State law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or socio-economic conditions in the area (“redlining”). There is no evidence of redlining being practiced in any area of the City.

¹⁷ 7 DGS California Construction Cost Index CCCI. 2021. <https://www.dgs.ca.gov/RES/Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI>

The City currently advertises funding opportunities for lower-income residents to assist with home rehabilitation and lead-based hazard mitigations through Program 3. Although the City cannot control development costs and other market constraints, the city actively reviews available funding and implement financial programs throughout the planning period. This is a common annual practice and therefore does not require the development of a new program.

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