



Agenda Item #B.1

**Consideration of General Plan and Zoning Amendments
Ordinance No. 2026-996**

Implementing 6th Cycle Housing Element Programs 3a, 3b, and 3c

PROJECT TEAM & FUNDING

Project Team

City of La Puente
Planning Division



San Gabriel Council of Governments
Affordable Housing Incubator



Harris & Associates
Community Development and Planning (CDH)
Environmental Planning and Consulting (EPC)



Funding

REAP 2.0

Regional Early Action Planning Grant

This project is funded and managed by the Southern California Association of Governments (SCAG) with Regional Early Action Program 2021 grant funding from the State of California Department of Housing and Community Development.

BACKGROUND & CONTEXT

01

Housing Element Certified

HCD certified La Puente's 6th Cycle Housing Element in October 2022, committing the City to specific programs to meet its RHNA obligations.

02

Program 3 Commitments

Certification required zoning amendments to increase housing capacity, protect affordable units, and streamline approvals for housing with affordable units.

03

Implementation Required

HCD revoked the City's compliance finding in August 2025 after the City failed to complete required 3a and 3c rezoning actions by February 2025. Adoption of amendments is required to restore compliance.

- 3 Components
 - **Program 3a:** Adequate Sites and No Net Loss
 - **Program 3b:** Replacement Housing Requirement
 - **Program 3c:** By-Right Approval of Projects on "Reuse" Sites

PLANNING COMMISSION CONSIDERATION / ACTION

At the Planning Commission meeting held on **May 5, 2026**, a duly noticed public hearing was conducted regarding the proposed:

1

General Plan Amendment No. 26-01

Land Use & Housing Element updates

2

Zoning Code Amendments No. 26-01

Municipal Code Title 10 revisions

3

Zoning Map Updates

Application of overlays to specific parcels

4

CEQA Addendum

Direct staff to file Notice of Determination

OUTCOME

- Following the public hearing, the Planning Commission adopted **Resolution No. 26-1596** recommending that the City Council approve the proposed amendments and adopt the CEQA Addendum.

GENERAL PLAN AMENDMENT NO. 2026-01

Updates the Land Use and Housing Elements to ensure internal consistency and implement programs required under the certified Housing Element.

01

Overlay Land Use Designations

Establishes new overlay designations for Religious Congregational Sites (RCS) and Housing Element Re-Use Sites (HRS) to facilitate housing production.

02

By-Right (Ministerial) Housing Approvals

Supports ministerial approval for qualifying projects with at least 20% affordable units in RCS and HRS overlays, removing discretionary review requirements.

03

No Net Loss & Tenant Protections

Formalizes policies preventing net loss of housing units and establishes tenant protections. Consistent with General Plan goals and State Housing Element Law.

PROGRAM 3a | Adequate Sites to Accommodate RHNA and Monitoring No Net Loss

Chapter 10.21 - Religious Congregational Sites (RCS) Overlay

Establishes a new overlay zone allowing housing to be developed on properties owned or controlled by religious institutions or affiliated nonprofits.

20 du/ac

Min. Density

Max 30 du/ac

40 ft

Max Height

Reduced setbacks

By-Right

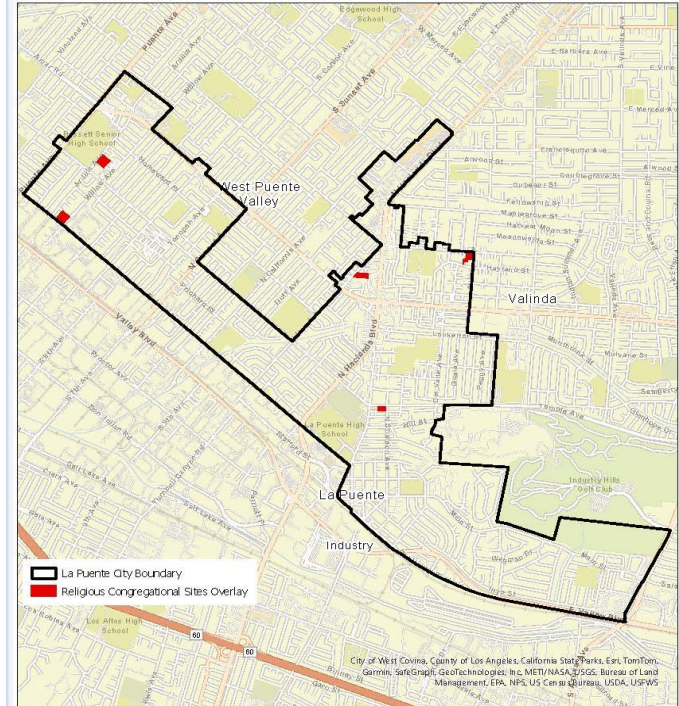
Approval

If at least 20% of units affordable

5 Sites Identified

- Existing zoning varies from R1 to R4.

RCS Overlay Sites



PROGRAM 3b | Replacement Housing & Tenant Protections

Chapter 10.51 — Replacement Housing Units

Prevents the net loss of affordable housing during redevelopment. Any development on a non-vacant site must replace demolished units at the same or lower income level.

One-for-One Replacement

All demolished residential units replaced with equal or greater bedroom counts. 'Protected Units' (occupied by lower-income households in the past 5 years) replaced at *same or lower* income level.

Long-Term Affordability

Replacement units restricted to same income levels for 55 years (rental) or 45 years (ownership) via regulatory agreement.

Tenant Protections

6-month notice of displacement, relocation assistance (up to 42 months of rent differential), and right of first refusal to return to new project.

PROGRAM 3c | By-Right Approval on Housing Element Reuse Sites

Chapter 10.52 — Housing Element Sites

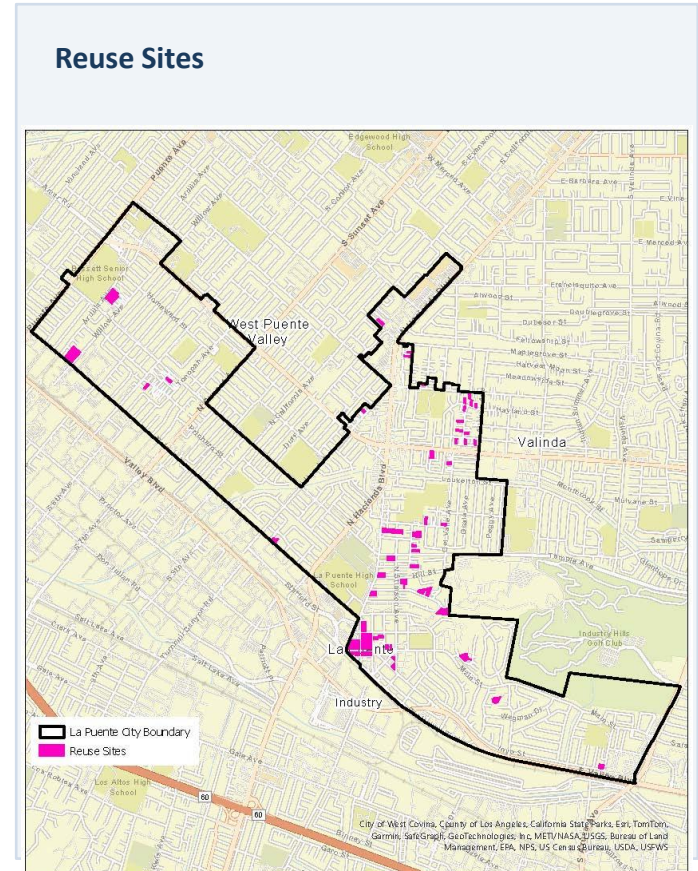
Projects on designated reuse sites that include at **least 20% affordable units for lower-income households** must be approved by-right (ministerially) — no CUP, no discretionary review, not subject to CEQA



Projects are reviewed for compliance with **objective development standards only**, resulting in a **streamlined approval process**.

97 Sites Identified:

- Prior Housing Element sites (non-vacant & vacant) – 79 sites
- Specific Downtown Business District (DBD) sites — 18 sites



SUMMARY TABLE

Program	Code Action	Primary Change	Sites
3a – RCS Overlay	Add Chapter 10.21	20–30 du/ac on religious sites Ministerial (by-right) approval for projects with $\geq 20\%$ affordable units	5 parcels
3b – Replacement Requirement	Add Chapter 10.51	1-for-1 replacement & affordability requirements for Protected Units	All non-vacant sites
3c – By-Right on Reuse Housing Element Sites	Add Chapter 10.52	Ministerial (by-right) approval for projects with $\geq 20\%$ affordable units on designated reuse Housing Element Sites	97 parcels

ENVIRONMENTAL REVIEW



Project is consistent with analysis in the Initial Study/Negative Declaration (IS/ND) adopted for the 6th Cycle Housing Element Update.



An Addendum (per CEQA Guidelines §15164) is appropriate — these are implementing regulations, *no new significant impacts*.



No substantial changes in circumstances or new information that would require a subsequent Negative Declaration or EIR.

STAFF RECOMMENDATION

It is recommended that the City Council:

- 1 Open the public hearing and take public testimony;
- 2 Adopt Resolution No. 26-5988 adopting the Planning Commission's recommendation, setting forth findings and approving General Plan Amendment No. 2026-01 and adopting the CEQA Addendum;
- 3 Waive reading of Ordinance No. 26-996 and read by title only;
- 4 Introduce and adopt an Ordinance amending Title 10 (Zoning) of the La Puente Municipal Code to add Chapter 10.21 (Religious Congregational Sites Overlay Zone), Chapter 10.51 (Replacement Housing Units), and Chapter 10.52 (Housing Element Sites), and updating the Official Zoning Map; and
- 5 Adopt the CEQA Addendum to the 6th Cycle Housing Element Negative Declaration and direct staff to file a Notice of Determination regarding the same.