

CITY OF LA PUENTE
PUBLIC PARTICIPATION IN MEETINGS DUE TO COVID-19

Given current Covid-19 restrictions and social distancing guidelines issued by federal, state and local agencies, the City has implemented the following procedures for participation in City Council meetings, until further notice. Members of the City Council/Successor Agency may participate from a remote location via teleconference.

How to Listen Live to the Meeting

Live Audio/Video: Visit the City's website at <https://lapuente.org/agenda/>. Click on "View Event" for the current meeting to view it live.

Additionally, the City offers live by phone "listen only" lines in English and Spanish.

For English: Please dial (408) 650-3123 and enter the following access code: 731-551-669.

For Spanish: Please dial (646) 749-3122 and enter the following access code: 225-262-461.

How to Submit Public Comment

Please note that all comments are subject to the same Rules of Decorum as would otherwise apply to speakers at City Council meetings.

In Person: Public comment may be provided in-person at City Hall, 15900 E. Main Street. Due to Covid-19 restrictions, speakers will not be allowed to remain inside Council Chambers/City Hall to observe the meeting. Social distancing will be strictly enforced and all speakers must wear a face covering and submit to a temperature check, in accordance with the City's adopted Re-Opening Protocols.

In Writing: eComments may be submitted for a posted meeting via SpeakUp on the Agendas and Minutes page of the City's website at <https://lapuente.org/agenda/>. Simply click on "Click here for eComment". Please submit your eComment no later than 2 hours prior to the meeting start time.

Dadas las restricciones actuales de Covid-19 y las pautas de distanciamiento social emitidas por agencias federales, estatales y locales, la Ciudad ha implementado los siguientes procedimientos para la participación en las reuniones del Concejo Municipal, hasta nuevo aviso. Los miembros del Concejo Municipal/Agencia Sucesora pueden participar desde una ubicación remota a través de teleconferencia.

Cómo escuchar la reunión en vivo

Audio en vivo: visite el sitio web de la ciudad en <https://lapuente.org/agenda/>. Haga clic en "Ver evento" para ver la reunión en vivo.

Adicionalmente, la Ciudad ofrece líneas telefónicas de "solo escuchar" en vivo en inglés y español.

Para inglés: marque (408) 650-3123 e ingrese el siguiente código de acceso: 731-551-669.

Para español: marque (646) 749-3122 e ingrese el siguiente código de acceso: 225-262-461.

Cómo enviar comentarios públicos

Tenga en cuenta que todos los comentarios están sujetos a las mismas reglas que se aplicarían a los oradores en las reuniones del Concejo Municipal.

En persona: Los comentarios del público se pueden proporcionar en persona en el Ayuntamiento, 15900 E. Main Street. Debido a las restricciones de Covid-19, no se permitirá que los oradores permanezcan dentro de las Cámaras del Consejo/Ayuntamiento para observar la reunión. El distanciamiento social se aplicará estrictamente y todos los oradores deben cubrirse la cara y someterse a un control de temperatura, de acuerdo con los Protocolos de reapertura adoptados por la Ciudad.

Por escrito: Los comentarios electrónicos se pueden enviar a través de SpeakUp en la página de Agendas and Minutes del sitio web de la Ciudad en <https://lapuente.org/agenda/>. Simplemente haga clic en "eComment" para la reunión actual. Proporcione su eComment a más tardar 2 horas antes de la hora de inicio de la reunión.



**REGULAR MEETING OF
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
COUNCIL CHAMBERS
15900 EAST MAIN STREET, LA PUENTE
FEBRUARY 22, 2022
7:00 P.M. REGULAR SESSION**

CALL TO ORDER

ROLL CALL

COUNCIL/AGENCY MEMBERS: Klinakis, Munoz, Argudo, Mendoza, and Quinones

PLEDGE OF ALLEGIANCE

PRESENTATIONS

Check Presentation to the La Puente Community Foundation by Eli Tawil of La Puente Live

Presentation of Employee Service Award to Adriana Dominguez

ORAL COMMUNICATIONS

If you wish to address the City Council - Successor Agency on an item other than a public hearing matter, please complete the Request for Oral Presentation form and submit it to the City Clerk no later than prior to the conclusion of the first speaker's remarks. (Ordinance No. 06-843.)

BOARDS/COMMISSION/COMMITTEE REPORTS

Council Members provide a report on any Boards/Commission/Committee meetings, listed below, that they have attended or that have occurred.

<u>ORGANIZATION</u>	<u>DEL/ALT</u>	<u>MONTHLY MEETINGS</u>	<u>TIME</u>
California Contract Cities Association	Argudo/Quinones	3 rd Wednesday	6:30 p.m.
Sanitation District 15 & 21	Klinakis/Munoz	4 th Wednesday	1:30 p.m.
League of California Cities L.A. Div.	Argudo/Mendoza	1 st Thursday	6:30 p.m.
City Selection Committee	Klinakis/Munoz	When Necessary	6:30 p.m.
San Gabriel Valley COG	Quinones/Argudo	3 rd Thursday	4:00 p.m.
California JPIA	Quinones/All Council	4 th Wednesday	6:30 p.m.
Foothill Transit Governing Board	Munoz/Klinakis	3 times per year or as needed	7:30 a.m.
San Gabriel Valley Mosquito & Vector Control District	Klinakis	2 nd Friday	7:00 a.m.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A-1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF FEBRUARY 8, 2022

Staff Recommendation: It is recommended that the City Council and Successor Agency waive the reading and approve the Minutes of the City Council and Successor Agency meeting of February 8, 2022.

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

B-1 GENERAL PLAN AMENDMENT NO. 21-02 – CONSIDERATION OF A RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. 21-02 FOR THE 2021-2029 HOUSING ELEMENT OF THE LA PUENTE GENERAL PLAN AND AN INITIAL STUDY/NEGATIVE DECLARATION, REGARDING SAME

Staff Recommendation: It is recommended that the City Council adopt Resolution No. 22-5690 approving General Plan Amendment No. 21-02 for the 2021-2029 Housing Element and approve the Addendum to the Final General Plan Environmental Impact Report.

C. UNFINISHED BUSINESS OF THE CITY COUNCIL – None

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine in nature and may be enacted by one motion approving the recommendation listed on the Agenda. One or more items may be removed from the Consent Calendar so that said item(s) may be discussed and considered individually by the City Council/Successor Agency, if a motion to remove the item(s) is approved by an affirmative vote of a majority of the members of the City Council/Successor Agency. Those specific item(s) will be considered as the first item under New Business.

D-1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT REGISTER NO. 1524

Staff Recommendation: It is recommended that the City Council and Successor Agency adopt Resolution No. 22-5691 approving Warrant Register No. 1524.

D-2 CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR DECORATIVE FENCING AND MOW STRIP AT LA PUENTE PARK SKATE PARK AND BASKETBALL COURTS

Staff Recommendation: It is recommended that the City Council: (1) accept the project as complete; and (2) authorize the City Clerk to execute the Notice of Completion.

D-3 CONSIDERATION OF AMENDMENT NO. 1 TO THE RIGHT OF ENTRY AGREEMENT WITH THE CITY OF INDUSTRY FOR THE REPAINTING OF THE AZUSA AVENUE BRIDGE OVER VALLEY BOULEVARD

Staff Recommendation: It is recommended that the City Council: (1) Approve Amendment No. 1 to the Right of Entry Agreement with the City of Industry; and (2) authorize the City Manager to execute the amendment on behalf of the City.

D-4 PRESENTATION OF JANUARY 2022 REQUISITION SUMMARY REPORT

Staff Recommendation: It is recommended that the City Council receive and file the requisition summary report for January 2022.

D-5 PRESENTATION OF JANUARY 2022 INVESTMENT REPORT

Staff Recommendation: It is recommended that the City Council receive and file this report.

D-6 CONSIDERATION OF A RESOLUTION DECLARING OPPOSITION TO INITIATIVE 21-0042A1

Staff Recommendation: It is recommended that the City Council adopt Resolution No. 22-5692 Declaring Opposition to Initiative 21-0042A1.

D-7 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH WESTBERG + WHITE, INC FOR ARCHITECTURAL DESIGN SERVICES FOR AN ACTIVITY CENTER BUILDING AT LA PUENTE PARK IN THE AMOUNT OF \$181,240.00

Staff Recommendation: It is recommended that the City Council: (1) approve the Agreement with Westberg + White, Inc. for Architectural Design Services in the amount of \$181,240.00; and (2) authorize the City Manager to execute the Agreement on behalf of the City.

D-8 CONSIDERATION OF A RESOLUTION AMENDING THE FISCAL YEAR 2021/2022 CAPITAL BUDGET

Staff Recommendation: It is recommended that the City Council adopt Resolution No. 22-5693 amending the adopted Capital Budget for Fiscal Year 2021/22

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

E-1 PRESENTATION OF JANUARY 2022 BUDGET REPORT

Staff Recommendation: It is recommended that the City Council receive and file this report.

E-2 DISCUSSION AND DIRECTION REGARDING ALLOCATION OF AMERICAN RESCUE PLAN ACT FUNDS

Staff Recommendation: It is recommended that the City Council discuss this item and provide any necessary direction to Staff.

E-3 DISCUSSION AND DIRECTION REGARDING THE LA PUENTE ACADEMIC SCHOLARSHIP PROGRAM GUIDELINES (COUNCIL MEMBERS ARGUDO AND QUINONES)

Staff Recommendation: It is recommended that the City Council: (1) approve the revisions to the La Puente Academic Scholarship program guidelines; or (2) discuss this item and provide any necessary direction to Staff.

E-4 INTRODUCTION AND CONSIDERATION OF AN ORDINANCE AMENDING SECTION 2.04.120(c) (RULES OF DECORUM FOR MEETINGS) OF THE LA PUENTE CITY MUNICIPAL CODE TO PERMIT THE CITY COUNCIL TO AMEND THE RULES OF DECORUM FOR ADDRESSING THE CITY COUNCIL THROUGH RESOLUTION

Staff Recommendation: It is recommended that the City Council: (1) waive reading of Ordinance No. 22-978 and read by title only; (2) and introduce Ordinance No. 22-978 Amending Section 2.04.120(c) (Rules of Decorum for Meetings) of the La Puente City Municipal Code to Permit the City Council Amend the Rules of Decorum for Addressing the Council through Resolution; and (3) provide direction to Staff regarding the allotted speaker time to be included in the Resolution.

ADHOC COMMITTEE REPORTS

Council Members provide a report on any Ad Hoc Committee meetings that they have attended.

<u>NAME</u>	<u>MEMBERS</u>
1. Code Enforcement	Klinakis/Mendoza
2. La Puente Park Master Plan and Youth Program Oversight	Munoz/Quinones
3. Comprehensive Fee Schedule	Klinakis/Munoz
4. Park Ordinance Oversight	Klinakis/Argudo
5. Project LEAD	Mendoza/Quinones
6. Community Safety and Welfare	Argudo/Quinones
7. Homeless Oversight	Klinakis/Quinones
8. LPQT Action Committee	Mendoza/Quinones

AB 1234 REPORTS

ORAL COMMENTS FROM COUNCIL

ORAL COMMENTS FROM STAFF

ADJOURNMENT

AVAILABILITY

Any writings or documents provided to a majority of the City Council/Successor Agency regarding any item on this agenda will be made available for public inspection at the City Clerk Department at City Hall located at 15900 E. Main Street and the Reference Desk at the Library located at 15920 E. Central during normal business hours. In addition, such writings and documents will be posted on the City's website at <http://www.lapueente.org>.

AMERICANS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by the City, please contact the City Clerk's Office at (626) 855-1500. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

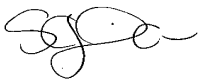
MEETING TIMES

Meetings of the City Council shall be adjourned no later than 10:30 p.m., unless a motion to supersede the 10:30 time limit to consider some or all of the remaining items listed on the Agenda, or to consider items which have been added to the Agenda in accordance with the provisions of the Ralph M. Brown Act, Government Code Section 54950, et seq., is approved by a majority of the members of the City Council. (Ordinance No. 95-727.)

CERTIFICATION

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements.

Dated this 17th day of February, 2022.



Sheryl Garcia, MMC, CPM
City Clerk

MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
REGULAR MEETING OF
FEBRUARY 8, 2022

Per *Robert's Rules of Order Newly Revised 11th Edition*, minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapuate.org.

A Regular Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, February 8, 2022, at 7:00 p.m.

CALL TO ORDER

Mayor Klinakis called the meeting to order at 7:05 p.m.

ROLL CALL

Members present: Klinakis, Munoz, Argudo, Mendoza, Quinones.

Members absent: None.

Staff members present: City Manager Bob Lindsey, City Attorney Victor Ponto (via teleconference), Director of Administrative Services Troy Grunklee, Director of Development Services John Di Mario, Code Enforcement Supervisor J.D. Buckwell, Management Assistant Cece Dunlap, Office Specialist Christine Soo, and Office Specialist Natalie Romo.

PLEDGE OF ALLEGIANCE

Mayor Klinakis led the Pledge of Allegiance.

PRESENTATIONS

Sergeant Bryan Smith of the Los Angeles County Sheriff's Department gave a report regarding the effectiveness of recently implemented flock camera systems. He noted that there have been 32 flock related arrests and 17 tracked arrests since the systems installation. He further specified that overall crime in the City has reduced by 60 percent and that grand theft auto crime has reduced by 50 percent.

ORAL COMMUNICATIONS

Mike Greenspan spoke regarding his concerns.

Jack spoke regarding his concerns with the California Department of Transportation and issues that occurred in Boyle Heights, Los Angeles.

Council Member Argudo requested that Staff bring back a discussion regarding a speaker time limit.

BOARDS/COMMISSION/COMMITTEE REPORTS – None.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A-1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS OF JANUARY 25 AND JANUARY 28, 2022

A motion was made by Council Member Argudo, seconded by Council Member Mendoza, to waive the reading and approve the Minutes of the City Council and Successor Agency meetings of January 25 and January 28, 2022. The motion carried by the following roll call vote:

AYES: Klinakis, Munoz, Argudo, Quinones, Mendoza
NOES: None
ABSTAIN: None
ABSENT: None

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL – None.

C. UNFINISHED BUSINESS OF THE CITY COUNCIL – None.

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

City Manager Lindsey pulled Item D-4 for consideration at a future City Council meeting.

Council Member Argudo pulled Item D-6 for further discussion.

A motion was made by Council Member Argudo, seconded by Council Member Munoz, to approve Consent Calendar Items D-1 through D-3, D-5, D7 through D-9. The motion carried by the following roll call vote:

AYES: Klinakis, Munoz, Argudo, Quinones, Mendoza
NOES: None
ABSTAIN: None
ABSENT: None

D-1 CONSIDERATION OF RESOLUTIONS APPROVING WARRANT REGISTER NO. 1523

Action Taken: The City Council and Successor Agency adopted Resolution No. 22-5686 approving Warrant Register No. 1523.

- D-2 CONSIDERATION AND APPROVAL OF A 30-DAY RESOLUTION REGARDING THE CONDUCT OF TELECONFERENCED MEETINGS OF THE CITY COUNCIL AND OTHER CITY BODIES UNDER THE MODIFIED RULES SET FORTH UNDER GOVERNMENT CODE SECTION 54953(E) AND OTHER APPLICABLE PROVISIONS AS AMENDED BY AB 361

Action Taken: The City Council adopted Resolution No. 22-5687 authorizing the City Council, City Boards, and all Commissions of the City continue to hold teleconferenced meetings from February 14, 2022 through March 15, 2022.

- D-3 CONSIDERATION OF A RESOLUTION IN SUPPORT OF THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY'S COMPLETE STREETS POLICY

Action Taken: The City Council adopted Resolution No. 22-5688 in support of the Los Angeles County Metropolitan Transportation Authority Complete Streets Policy.

- D-4 CONSIDERATION OF A PURCHASE ORDER CONTRACT WITH MOON VALLEY NURSERY FOR THE PURCHASE AND INSTALLATION OF LARGE SPECIES TREES AT LA PUENTE PARK IN THE AMOUNT OF \$431,749

City Manager Lindsey pulled this item for consideration at a future City Council meeting.

- D-5 CONSIDERATION OF A RESOLUTION DECLARING AS SURPLUS PROPERTY ONE VEHICLE IN THE CITY'S FLEET, AUTHORIZING THE SALE OF THE SURPLUS VEHICLE BY ENTERPRISE FLEET MANAGEMENT FOR THE SALE OF THE VEHICLES

Action Taken: The City Council: (1) adopted Resolution No. 22-5689 declaring as surplus property, one vehicle in the City's fleet, authorizing the sale of the surplus vehicle at auction; and (2) authorized the City Manager to execute the Agreements on behalf of the City.

- D-6 CONSIDERATION OF A COMMUNITY CENTER PARKING LOT AND STREET USE AGREEMENT FOR LA PUENTE YOUTH COALITION CARNIVAL WITH LA PUENTE SOFTBALL INC., LA PUENTE NATIONAL LITTLE LEAGUE, GUERREROS ATHLETIC FOUNDATION, AND JR. ALL AMERICAN FOOTBALL OF LA PUENTE, INC.

Council Member Argudo pulled this item for further discussion.

City Manager Lindsey introduced the La Puente Youth Coalition representatives, Erick Sanchez and President Frankie Sanchez. He further gave a report regarding the recommencement of the annual community carnival event.

Council Member Argudo expressed concern for the proposed location and closure of Glendora Avenue due to safety and traffic issues. He further inquired about the associated costs with the proposal and other potential locations for the event.

Discussion ensued regarding the proposed carnival location and its associated costs.

Mayor Pro Tem Munoz expressed concern for the proposed closure of Glendora Avenue. She recommended searching for other venue opportunities, supplementing coalition funds upon receiving accurate financial information, and beginning preparations for next year's event. Moreover, she suggested that Staff come back with accurate financial information and that a special meeting be called to discuss this specific line item.

Council Member Argudo recommended for Staff to assist the coalition in finding a safer location and allocate supplemental funds if a location is not secured within 48 hours.

Mayor Klinakis expressed concern for the closure of Glendora Avenue for safety reasons associated with the potential blockage of emergency service routes. He further agreed with the recommendations made by Council Member Argudo and Mayor Pro Tem Munoz.

A motion was made by Council Member Argudo, seconded by Mayor Pro Tem Munoz, to: (1) cap supplementary funds to the La Puente Youth Coalition at \$40,000; (2) allocate \$25,000 of Mayor Pro Tem Munoz's ARPA monies to the La Puente Youth Coalition; (3) call a special meeting if expenditures exceed \$40,000 to reconvene discussion regarding the event's financing; and (4) allocate \$15,000 of Mayor Pro Tem Munoz's and Council Member Argudo's ARPA monies to the La Puente Community Foundation for a total amount of \$30,000. The motion carried by the following roll call vote:

AYES: Klinakis, Munoz, Argudo, Quinones, Mendoza
NOES: None
ABSTAIN: None
ABSENT: None

D-7 CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR AMAR ROAD AND ELLIOTT AVENUE RIGHT-OF-WAY PARKWAY IMPROVEMENTS PROJECT

Action Taken: The City Council: (1) accepted the project as complete; and (2) authorized the City Clerk to execute the Notice of Completion.

D-8 CONSIDERATION OF AWARD OF CONSTRUCTION CONTRACT TO SPOHN RANCH, INC. FOR THE ADDITION TO THE IAN C. CALDERON SKATE PARK AT LA PUENTE PARK IN THE AMOUNT OF \$208,000.00

Action Taken: The City Council: (1) awarded the contract to Spohn Ranch. in the amount of \$208,000; and (2) authorized the City Manager to execute the Agreement and approve change orders up to 10% of the original bid amount.

- D-9 CONSIDERATION OF A CHANGE ORDER WITH FEC ELECTRIC, INC. FOR PHASE 3 ELECTRICAL IMPROVEMENTS AT LA PUENTE PARK IN THE AMOUNT OF \$30,000 AND A PURCHASE ORDER CONTRACT WITH MUSCO SPORTS LIGHTING, LLC FOR THE PURCHASE OF ONE LIGHTING POLE FOR THE SKATEPARK EXPANSION TO BE INSTALLED AT LA PUENTE PARK IN THE AMOUNT OF \$34,705

Action Taken: The City Council: (1) approved the change order with FEC Electric, Inc. in the amount of \$30,000 for Phase 3 electrical improvements at La Puente Park; and (2) approved the purchase order contract with Musco Sports Lighting, LLC for the purchase of one lighting fixtures to be installed at La Puente Park in the amount of \$34,705.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

- E-1 PRESENTATION, DISCUSSION AND DIRECTION REGARDING GRANT FUNDING TO VOLUNTEERS IN DEFENSE OF ANIMALS (“VIDA”)

Mayor Klinakis presented Laura Sandoval with a certificate recognizing her dedication and service to animals in need within the community.

Code Enforcement Supervisor Buckwell provided a presentation regarding the services provided by VIDA, including cost benefit of utilizing VIDA as opposed to LA County animal sheltering services. He further spoke about a proposed grant to assist with operating costs.

Council Member Argudo inquired regarding the City’s financial benefits upon providing VIDA with funds. Code Enforcement Supervisor Buckwell indicated the VIDA program is more cost effective than utilizing the LA County animal sheltering services.

A motion was made by Council Member Argudo, seconded by Mayor Klinakis to: (1) allocate \$15,000 of Mayor Klinakis’ discretionary ARPA funds, and direct the Finance Department to look at cost saving measures for the additional \$45,000 for a total of \$60,000 in increments of \$5,000 a month for a one-year period. The motion carried by the following vote:

AYES:	Klinakis, Munoz, Argudo, Quinones, Mendoza
NOES:	None
ABSTAIN:	None
ABSENT:	None

AD HOC COMMITTEE REPORTS

Code Enforcement: Nothing to report.

La Puente Park Master Plan and Youth Program Oversight: Nothing to report.

Comprehensive Fee Schedule: Nothing to report.

Park Ordinance Oversight: Nothing to report.

Project LEAD: Council Member Quinones reported meeting with students at Sparks Middle School, Council Member Mendoza, and mural artist Frankie. He noted that the start date for the mural project is February 14, 2022. He further mentioned that the students would be participating February 15-17, and that the mural artist would finalize the mural on February 18, 2022.

Community Safety and Welfare: Nothing to report.

Homeless Oversight: Nothing to report.

LPQT Action Committee: Council Member Quinones reported on a meeting that was attended by Staff, Mayor Klinakis, City Manager Lindsey, Director of Administrative Services Grunklee, President of the San Gabriel Valley LGBTQ+ Center, and the consultant for the center. He spoke of the discussion regarding the organization's future participation with the City, as well as the suggested allocation of funds. Lastly, he noted that the organization would be temporarily sharing an office space with the PROS Team.

AB 1234 REPORTS – None.

ORAL COMMENTS FROM COUNCIL

Mayor Klinakis thanked Staff and Director of Developmental Services Di Mario for the street improvements in progress.

ORAL COMMENTS FROM STAFF

Director of Developmental Services Di Mario thanked the LA County Sheriff's Department and Code Enforcement for assisting in parking enforcement while the street improvements progress.

City Manager Lindsey invited the City Council to visit the park for a tour of the soccer field. He noted that the fitness area would be installed within three weeks upon delivery of equipment. He further spoke of progress with City social media and its positive community response. Lastly, he thanked those who donated and helped distribute COVID-19 test kits to residents of the community.

ADJOURMENT

There being no further business before the City Council, Mayor Klinakis adjourned the meeting at 9:04 p.m.

Approved this 22nd day of February, 2022.

Sheryl Garcia
City Clerk

Charlie Klinakis
Mayor/Chair



City of La Puente AGENDA REPORT

To: Mayor and City Council

For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

By: John Di Mario, Development Services Director
Abraham Tellez, Senior Planner

SUBJECT: GENERAL PLAN AMENDMENT NO. 21-02 – CONSIDERATION OF A RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. 21-02 FOR THE 2021-2029 HOUSING ELEMENT OF THE LA PUENTE GENERAL PLAN AND AN INITIAL STUDY/NEGATIVE DECLARATION, REGARDING SAME

PUBLIC HEARING NOTICE

Notice of the City Council's February 22, 2022 public hearing on the proposed General Plan Amendment to update the Housing Element was published in *The San Gabriel Valley Tribune* on February 10, 2022, and posted in compliance with the City's Municipal Code and Government Code Section 65091.

BACKGROUND

State housing law requires local governments to adequately facilitate the improvement and development of housing to meet the existing and projected housing needs of all economic segments of the community. As the official housing policy document of the City (and one of the mandatory elements of the General Plan) the City's 6th Cycle Housing Element analyzes existing housing conditions, describes existing and future housing needs, and identifies opportunities for improving and expanding the City's housing supply (Exhibit "1" to the Resolution).

The City's prior Housing Element (2013-2021) or "5th Cycle", which was recently re-adopted by the La Puente City Council in August 2021 and certified by the California Department of Housing and Community Development ("HCD") in September 2021 and was in effect through October 15, 2021. As a result, the City is now required by law to update its Housing Element for the 2021-2029 6th Cycle planning period and adopt the updated Housing Element by October 15, 2021, with an additional grace period of 120 days. Since the City has worked on both the prior 5th Cycle Housing Element certification and the current 2021-2029 6th Cycle update concurrently, a late adoption by February 2022 demonstrates a good faith and concerted effort to meet the October 15th deadline. The City retained RRM Design Group with Veronica Tam and Associates and Morse Planning Group to support the preparation of the City's Housing Element. Since then, the consultant team and City staff have worked diligently in preparing the updated Housing Element and soliciting public participation from all segments of the community.

The certification of a local housing element is a significant accomplishment as cities may face a number of consequences for not having a certified Housing Element. Under legislation enacted in recent years, if a city does not comply with State housing law, it may face litigation by individuals, developers, third parties, regional entities, or the State. In addition to facing significant fines, a court may limit local land use decision-making authority until the jurisdiction brings its Housing Element into compliance. Additionally, the City may lose eligibility for housing-related grant funding such as SB 2 Planning Grants and CalHome funds, among others.

Planning Commission Consideration/Action

At the Planning Commission meeting of January 19, 2022, the Commission held a public hearing on General Plan Amendment No. 21-02 pertaining to the 2021-2029 Housing Element. At the conclusion of the public hearing, the Planning Commission adopted Resolution No.22-1561 recommending that the City Council approve General Plan Amendment No. 21-02 for the 2021-2029 Housing Element update and recommending approval of the Initial Study/Negative Declaration (IS/ND).

DISCUSSION

Several new State laws have passed during the prior Housing Element cycle that affect the preparation of this 6th Cycle Housing Element and that increased the City's Regional Housing Needs Allocation ("RHNA"). The RHNA breaks down the City's responsibility to plan for and facilitate the development of new housing units specifically by income levels. The City's new RHNA allocation is 1,929 units. This Housing Element update addresses the key components and the new housing element requirements pursuant to State law (California Government Code Sec. 65583 et seq), including meeting the RHNA numbers. The Housing Element also establishes goals and provides a sites inventory that demonstrates adequate units to meet the City's RHNA.

Housing Element Key Components

The key components included in the Housing Element update as required per State law include the following:

- **Background Information:** A housing needs assessment which analyzes the existing and projected housing needs by examining demographic, employment, and housing trends and conditions. Attention is given to special housing needs (e.g., seniors, large families, persons with disabilities).
- **Constraints on Housing Analysis:** An analysis of existing and potential governmental and nongovernmental barriers to housing development.
- **Housing Resources:** An inventory of resources relevant to meeting the City's housing needs.

- **Housing Plan:** A statement of goals, policies, quantifiable objectives, and financial resources available for the preservation, improvement, and development of housing.
- **Evaluation of Past Performance:** Review of the 2013-2021 (5th Cycle) Housing Element to measure progress and effectiveness of housing and outreach policies and programs.
- **Public Participation:** Implement a robust community engagement program, reaching out to all economic segments of the community plus traditionally underrepresented groups.
- **Sites Inventory:** Identify locations of available sites for housing development or redevelopment to ensure there is enough land zoned for housing to meet the future need at all income levels.

New Housing Element Requirements

Recent changes to State law have imposed new requirements for the Housing Elements which introduces substantial challenges to the City's ability to identify sites to accommodate their required RHNA. New Housing Element requirements include:

- **Higher RHNA:** The City's 2013-2021 Housing Element RHNA was 818 units. Comparatively, the 2021-2029 Housing Element RHNA of 1,929 units is 2.3 times higher than the previous element's allocation. Further details on the City's RHNA can be found in Chapter 2 (Needs Assessment) of the Housing Element.
- **Affirmatively Furthering Fair Housing ("AFFH"):** Assembly Bill (AB 686), passed in 2018, as the statewide framework to affirmatively further fair housing to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defines "affirmatively furthering fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the housing element. The AFFH assessment can be found in Appendix D (Affirmatively Furthering Fair Housing) of the Housing Element.
- **Eligible Lower-Income Sites:** There are new regulations on the extent to which the City can reuse sites included in previous Housing Elements and increased scrutiny of small, and non-vacant sites when these sites are proposed to accommodate units for very low- and low-income households. Details related to site eligibility can be found in Chapter 4 (Housing Resources) and Chapter 5 (Housing Plan) of the Housing Element.
- **No Net Loss:** A 2017 amendment to Government Code Section 65863 (No Net Loss) requires that jurisdictions preserve sufficient and available sites for lower-income housing throughout the RHNA planning period at all times. The City cannot permit the reduction of residential density for any site unless the reduction is consistent with the adopted General Plan, including the Housing Element. Additionally, if the City allows

development of any site with less units by income level than identified in the Housing Element for that site, it must determine if the remaining sites identified in the Housing Element are adequate to meet that need by income level. If sites identified for lower-income housing are developed with less units than identified in the Housing Element or developed for a higher income group, the City shall either identify and rezone adequate substitute sites or demonstrate that the land inventory already contains adequate substitute sites so that there is no net loss of residential unit capacity. A program to address the requirement of No Net Loss provisions is included in Chapter 5 (Housing Plan) of the Housing Element.

Housing Element Goals

The City of La Puente 6th Cycle Housing Element establishes housing goals that are supported by policies and programs. Chapter 5 (Housing Plan) of the Housing Element provides details for the policies and programs. The following are the Housing Element goals:

- Goal 1: Preserve and improve the conditions of the City's established housing stock.
- Goal 2: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.
- Goal 3: Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.
- Goal 4: Alleviate any potential governmental constraints to housing production and affordability.
- Goal 5: Promote fair housing opportunities for all residents to reside in the housing of their choice.

Regional Housing Needs Allocation (RHNA) and Sites Inventory

The Regional Housing Needs Allocation (RHNA) is mandated by State law to quantify the need for housing throughout the State. This is used in the local planning process to address existing and future housing needs resulting from projected state-wide growth in population, employment, and households. The Housing Element update must address the housing needs identified by the RHNA prepared by the Southern California Association of Governments ("SCAG") for the City of La Puente.

The City is required to demonstrate a plan to meet the housing capacity requirements assigned to the City based on the RHNA. The following table shows La Puente's share of the regional housing need is 1,929 units during the 2021-2029 planning period, and of this total, 1,094 units or 56.7 percent are to be affordable to below moderate-income households (very low, low and moderate-income).

Income Group	Number of Units	Percent
Extremely Low-/Very Low-Income (0% to 50% AMI)	544	28.20%
Low-Income (51% to 80% AMI)	275	14.26%
Moderate-Income (81% to 120% AMI)	275	14.26%
Above Moderate-Income (More than 120% AMI)	835	43.29%
Total	1,929	100.0%

*Source: Southern California Association of Governments, Regional Housing Need Allocation Plan – Planning Period 2021-2029.
 AMI = Area Median Income*

While the Housing Element identifies adequate sites to satisfy the City’s RHNA allocation, construction of new housing units will primarily depend upon private investment and development, including a landowner’s desire to develop their land, private financing, developer interest, and overall market demand. It is the City’s responsibility to promote and facilitate the development of housing units by identifying adequate sites suitable for residential development to meet the RHNA obligations, removing/reducing constraints and impediments to housing creation, and establishing appropriate policies and programs.

Table 32 of Chapter 4 (Housing Resources) of the Housing Element, demonstrates that the identified properties have the combined capacity to accommodate 2,311 additional housing units. This includes:

- 19 units on vacant land
- 156 units underutilized residentially zoned parcels
- 86 units on religious congregational sites
- 354 units in the Downtown area
- 1,528 units on land identified to accommodate mixed-use development, as part of the Mixed-Use Zoning Program (see Program 6 of the Housing Plan) to be implemented within one (1) year.
- 168 new ADUs

Public Participation

In accordance with Government Code Section 65583 and in keeping with health and safety protocols during the COVID-19 pandemic, community outreach and public participation opportunities were held in a variety of formats. Details of these efforts and any outcomes resulting from these efforts are described in Appendix B (Public Participation) of the Housing Element. The following is a list of the community outreach and public participation efforts:

- A Housing Element webpage on the City’s website was created to disseminate information. Housing Element update announcements were also advertised on all of the City’s social media platforms and the City’s homepage announcement banner.
- Stakeholder Interviews (March 29 and March 31, 2021) were conducted consisting of a series of six (6) virtual video calls.
- A Housing Needs Survey (April 19 to June 25, 2021) was launched to collect input both online and in hardcopies.
- A City Council Study Session (May 25, 2021) was held virtually to provide an overview of the Housing Element update process.

- A Community Workshop (June 14, 2021) was hosted virtually to solicit additional public input.
- A Public Review Draft (November 10 to December 13, 2021) of the Housing Element was published online and hardcopies were made available at City Facilities for a public comment period of 30 days. However, the draft Housing Element remained online for public viewing with city staff accepting comments through January 19, 2022.
- A Planning Commission public hearing on January 19, 2022 to receive public comments and make a recommendation to City Council.

HCD Review

On November 24, 2021, the draft 6th Cycle Housing Element was sent to HCD for review. On January 24, 2022, HCD issued a letter finding that while the “draft Housing Element addressed many statutory requirements, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Government Code).” Based on HCD’s comments, Staff and the consultant team prepared a matrix summarizing HCD’s comments and how each of the comments were addressed for the final Housing Element being presented to the City Council for approval. State law requires the City Council to consider HCD’s comments and make appropriate findings as part of the Housing Element adoption process. City staff will then forward the final matrix and Housing Element to HCD for their final review (Attachment A – HCD letter dated January 21, 2022, and Attachment B – HCD comments and City responses summary matrix).

ENVIRONMENTAL COMPLIANCE

An environmental Initial Study and Negative Declaration (“IS/ND”) have been prepared for the project in accordance with the California Environmental Quality Act (“CEQA”). The IS/ND (Exhibit “2” to the Resolution) found that the project would have no or less than significant environmental impacts and that no mitigation measures are required. A 20-day public review period for the IS/ND began on November 10, 2021 and concluded on December 2, 2021. The City received one comment letter on the IS/ND during the public review period from the Los Angeles County Sanitation Districts (LACSD or Districts).

The LACSD provided minor clarifications related to the background information related to the Districts, the Water Reclamation Plants where wastewater generated within the City would be treated, and that the Commerce Refuse-to-Energy Facility is closed and no longer accepts refuse. The clarifications will be revised in the Final IS/ND. In addition, the LACSD noted that they should review future development projects within the City to determine where sufficient trunk sewer capacity exists, and that the Districts may charge a fee to connect facilities to the Districts’ sewerage system. The City acknowledges LACSD’s comments, which do not require clarifications or revisions in the Final IS/ND.

The single comment letter did not identify any new environmental effects beyond those already identified in the IS/ND, nor provided substantive comments on the environmental issues addressed in the Draft IS/ND. Thus, written responses to comments were not necessary, nor are they explicitly required for an IS/ND per CEQA (California Public Resources Code, Section

21000 et seq.) and CEQA Guidelines (California Code of Regulations [CCR], Title 14, Sections 15000 et seq.). However, before approving the project, the City of La Puente, as the lead agency under CEQA, will consider the IS/ND with any comments received during the public review period in accordance with CEQA Guidelines, Section 15074(b).

FISCAL IMPACT

The proposed General Plan Amendment has no direct fiscal impact to the City. However, upon achieving full certification of the Housing Element by HCD, the City will be in good standing to receive future grant funding opportunities as they may become available.

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 22-5690 approving General Plan Amendment No. 21-02 for the 2021-2029 Housing Element and approve the Addendum to the Final General Plan Environmental Impact Report.

ATTACHMENTS

Attachment “A”:	HCD letter dated January 21, 2022
Attachment “B”:	HCD comments and City responses summary matrix
Attachment “C”:	Resolution No. 22-5690

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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January 21, 2022

John Di Mario, Director
Development Services Department
City of La Puente
15900 Main Street
La Puente, CA 91744

Dear John Di Mario:

RE: City of La Puente's 6th Cycle (2021-2029) Draft Housing Element Update

Thank you for submitting the City of La Puente's (City) draft housing element received for review on November 24, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of this statutory deadline, then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's

Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at Sohab.mehmood@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Di Mario".

Senior Program Manager

Enclosure

APPENDIX CITY OF LA PUENTE

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Enforcement: While the element includes analysis of fair housing complaints, it must describe the City's compliance with existing fair housing laws and regulations. For additional information, please see pages 28-30 on HCD's AFFH Guidance Memo at <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

Sites Inventory: While the element analyzed sites relative to most fair housing components, it must analyze all sites by income group relative to disproportionate housing needs (e.g., cost burdened, overcrowded households, substandard housing conditions, displacement). Additionally, the analysis should address how the impacts of the sites by income group relative to location, any isolation of the regional housing needs allocation (RHNA) by income then incorporate local data and knowledge and other relevant factors (see below) to evaluate whether sites improve fair housing conditions related to each component of the analysis (if sites exacerbate conditions, programs that can mitigate impact).

Local Knowledge and Data: The element should incorporate local data and knowledge of the jurisdiction into the Affirmatively Furthering Fair Housing (AFFH) section. To assist in meeting this requirement, the element should provide local data not captured in regional, state, or federal data such as information from City's records and expertise and comments from community and stakeholder meetings.

Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element should analyze historical land use, zoning, governmental and nongovernmental spending including transportation investments, demographic trends, historical patterns of segregation, or other information that may have impeded housing choices and mobility.

Goals, Actions, Metrics, and Milestones: Programs and actions must specifically respond to the factors that contributed to fair housing issues in the community. The element did not include programs that will meaningfully overcome contributing factors and address fair housing issues. At minimum, actions must have specific commitments, milestones and metrics and should, based on the outcomes of the analysis, enhance housing mobility, provide new housing choices and affordability in high opportunity areas, and place-based strategies for community preservation and revitalization. For a list of sample strategies, please see pages 72-74 of HCD's AFFH Guidance Memo at <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

Extremely Low-Income (ELI) Households: While the element identified the total number of ELI households by tenure, it must identify the projected number of ELI households. The projected housing need for ELI households can be calculated by using available census data to determine the number of very low-income households that qualify as ELI households or presume that 50 percent of the RHNA for very low-income households qualify as ELI households. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

Additionally, while the element included information on general characteristics and challenges faced by ELI household, it should examine trends and the availability of resources to determine the magnitude of gaps in housing needs to appropriately formulate policies and programs. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

Housing Stock Conditions: While the element identifies the age of the housing stock and quantifies units that are lacking adequate plumbing or kitchen facilities, it must estimate the number of units in need of rehabilitation and replacement. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml>.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Realistic Capacity: The element listed various adjustment factors to determine realistic capacity and provided a general statement that adjustments are based on past

development trends. However, the element should support these adjustments based on recent projects. For example, the element could list these recent projects by zone, allowable density, built density and affordability to support assumptions for residential capacity assumption.

In addition, where applicable, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential development. For example, some zones appear to allow 100 percent nonresidential development but must also account for that likelihood. To address this requirement, the element should calculate residential capacity based on recent trends, policies and programs or other factors that support the assumption of residential capacity. For example, the analysis could examine all development activity or anticipated activity in zones allowing 100 percent nonresidential uses and account for the likelihood of 100 percent nonresidential uses in the calculation of residential capacity.

Zoning for Lower-Income Households: The element must identify zoning appropriate to accommodate housing for lower-income households. The element may use zones meeting default densities (i.e., 30 units per acre in La Puente) without analysis or include analysis when utilizing zones that do not meet default densities. The City identifies sites with religious institutions that allow for a maximum allowable density between 7-18 du/ac for lower-income households and provided no supporting information for the feasibility of developing at affordable housing at lower densities. The element must demonstrate appropriate densities based on factors such as market demand, financial feasibility, and development experience within identified zones.

Suitability of Nonvacant Sites and Candidate Sites for Rezoning: The element identifies most of its lower-income RHNA on nonvacant sites and lists some factors utilized in identifying sites, discusses the overall market trends for mixed-use development, and provided three project examples from neighboring jurisdictions. However, the analysis does not demonstrate the potential for development on nonvacant sites. The element should clearly list any objective criteria used to identify sites, list the actual values of the criteria in the inventory to relate it to the analysis, and discuss how these factors are indicative of redevelopment potential.

To facilitate an analysis demonstrating potential for additional development, the element must describe existing uses in sufficient detail. For example, the inventory uses generic labels for existing uses (i.e., shopping center, commercial, etc.). The description of existing uses should be sufficiently detailed, and the element should analyze the extent that the existing uses may impede additional residential development. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development, include current information on development trends and market conditions in the City and relate those trends to the sites identified. For example, while the element provided few project examples from neighboring cities, it provided no analysis demonstrating the applicability to existing uses in the sites inventory. The element should discuss the characteristics of those project examples (e.g., existing uses, zoning, affordability level, market area) and consider its applicability to the identified sites.

In addition, the housing element appears to rely upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Small Sites: Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) For example, a site with a proposed and approved housing development that contains units affordable to lower-income households would be an appropriate site to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(C).) The element identifies several sites consisting of aggregated small parcels and states that the City expects these parcels to be consolidated into larger sites. However, the element should include analysis as described above to demonstrate the suitability of these sites to accommodate development with units affordable to lower-income households. For example, while the element included local developer feedback that sites do not need common ownership to facilitate lot consolidation, the analysis still must describe the potential for consolidation such as policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, information on the owners of each aggregated site or other relevant factors to demonstrate the potential for consolidation. Based on the outcomes of this analysis, the element should remove sites if appropriate and add or modify programs.

Accessory Dwelling Units (ADUs): The City is counting 272 ADUs over the eight-year planning period for an average of 34 ADUs per year to accommodate a portion of the City's RHNA. However, the City's Annual Progress Reports (APR) indicate that the City permitted 27 ADUs in 2018 and 23 in 2020 (no records were available for 2018) for an average of 16 ADUs per year. The City's past performance on permitting ADUs do not support a two-fold increase. The element should reconcile these figures and adjust assumptions, if necessary, based on a realistic estimate of the potential for ADUs and include policies and programs that commit to incentivizing ADUs. Depending on the analysis, the element must commit to monitor ADU production and affordability throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. If necessary, additional actions should be taken in a timely manner (e.g., within six months). The degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.

Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions.

Water Sewer Priority: Water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. The element should demonstrate compliance with these requirements and if necessary, add or modify programs to establish a written procedure by a date early in the planning period. For additional information and sample cover memo, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml>.

Zoning for a Variety of Housing Types:

- *Emergency Shelters:* While the element included a general statement that the CM zone encompasses underutilized properties near services and transportation to accommodate an emergency shelter (p. H-34), it must include an analysis of the suitability and capacity of the CM zone to meet the need for emergency shelters. For example, the element should identify the number of parcels, typical parcel sizes, available acreage, whether sites are underutilized, existing uses, and any potential for reusing existing buildings to emergency. The element should also discuss any known hazardous conditions unfit for human habitation.
 - *Employee Housing:* The element indicates the City does not have agriculturally zoned land or existing agricultural uses, and therefore, is not required to comply with the Employee Housing Act (Health and Safety Code § 17000 et seq.). However, section 17021.5 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. The element must either demonstrate compliance with this requirement or include programs to amend zoning as appropriate. For additional information and sample analysis, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/farmworkers.shtml>.
5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: While the element analyzed most relevant land use controls, it must specifically analyze requirements related to multifamily parking (number of required spaces for small bedroom types and garage requirements). The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

Processing and Permit Procedures: The element indicates that multifamily projects with three more units must receive a Site Plan and Design Review permit and is subject to planning commission approval. The element also discussed specific approval procedures and findings. The required approval findings listed in the element (p. H-38) are related to neighborhood character, aesthetic quality, and compatibility with neighboring developments. The element should analyze these standards for impacts on timing, cost, supply, and approval certainty and include programs to address identified constraints. For example, the analysis could discuss the presence of objective criteria or guidelines to promote approval certainty. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.

On/Off-Site Improvements: While the element provides some information about on and off-site improvements, it should identify actual standards for typical developments such as street widths, sidewalks and curbs and analyze their impact as potential constraints on housing cost, supply, and affordability.

Zoning, Development Standards and Fees: The element must clarify compliance with new transparency requirements for posting all zoning, development standards and fees on the City's website and add a program to address these requirements, if necessary.

SB 35 Streamlined Ministerial Approval Process: The element should clarify whether the City has procedures consistent with streamlining procedures pursuant to Government Code section 65913.4 and include programs as appropriate.

Local Ordinances: The element must specifically analyze locally adopted ordinances (e.g., inclusionary ordinance, short-term rental ordinance) that directly impact the cost and supply of residential development.

6. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... ..the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2... (Gov. Code, § 65583, subd. (a)(6).)*

Densities: The element stated that market-rate developers propose products at the lower end of the density range. The element specifically should identify requests to develop at densities below those identified in the inventory.

7. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Special Needs Households: While the element includes data and a general discussion of housing challenges faced by special needs households, it still must provide an analysis of the existing needs and resources for each special needs group including seniors, large households, female headed households, and persons experiencing homelessness. For example, the element should discuss the existing resources to meet housing needs (availability of shelter beds, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.

Farmworkers: While the element includes some data on farmworkers, it should specifically quantify the number of permanent and seasonal farmworkers at the county level (i.e., USDA data) to better understand the broader and unique housing needs of farmworkers.

8. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).).*

The element states that the Nantes Manor affordability restrictions will expire in 2027; however HCD's records indicate an expiration date of 2023. The element should reconcile these dates and modify programs committing to proactively reaching out to owners and qualified entities. Additionally, the element must identify public and private entities known to have the legal and managerial capacity to potentially acquire and preserve at-risk units (i.e., qualified entities). For a list of organizations serving La Puente and the broader Los Angeles County region, please see: <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding A4, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Shortfall of Sites: The City must address a shortfall of sites to accommodate the RHNA for lower-income households. While the element included Program 6 to complete rezoning efforts within three years, the Program must specifically commit to acreage, allowable densities, and anticipated units. In addition, to accommodate the housing needs of lower-income households, the Program must specifically commit to rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i). Specifically, the Program must commit to:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a conditional use permit (CUP), planned unit development permit, or other discretionary review or approval;
- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all the very low and low-income housing need under specified conditions.

Program 4 – Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan: The element assumes 50 units per acre in mixed-use zones and states that it will increase height limits to facilitate reaching realistic capacity assumptions. This Program should include a completion date for this action early in the planning period.

2. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

The element must include programs to assist in the development of housing for lower- and moderate-income households, including ELI and special needs households. Program actions could include proactive outreach and assistance to non-profit service providers and developers, prioritizing some funding for housing developments affordable to special needs households and offering financial incentives or regulatory concessions to encourage a variety of housing types.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding(s) A5 and A6, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs.

5. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

Program 9 – Preservation of Affordable Housing: In addition to other actions, this Program should commit to coordinating with qualified entities to preserve and maintain the affordability of at-risk units, providing education to tenants qualified entities, and complying with noticing requirements within 3 years, 12 months, and 6 months of the affordability expiration date.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element must include quantified objectives for number of housing units that will be conserved and rehabilitated for moderate and above moderate-income category. Conservation objectives may include the variety of strategies employed by the city to promote tenant stability, code enforcement and repair programs that conserve the housing stock, and the preservation of units at-risk of conversion to market rate.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

HCD understands the City made the housing element available to the public only two weeks prior to HCD submittal on November 24, 2021. By not providing an opportunity for the public to review and comment on a draft of the element without sufficient time, in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it

reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

CITY OF LA PUENTE**2021-2029 Housing Element – City Council Public Hearing, February 22, 2022****Responses to State Department of Housing and Community Development (HCD) Comments**

A. HOUSING NEEDS, RESOURCES, AND CONSTRAINTS	
HCD Question/Concern by Topic	City's Response
1. Enforcement: While the element includes analysis of fair housing complaints, it must describe the City's compliance with existing fair housing laws and regulations. For additional information, please see pages 28-30 on HCD's AFFH Guidance Memo at https://www.hcd.ca.gov/community-development/affh/index.shtml .	In Appendix D-AFFH, page H-D2, the city details its compliance with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§3601 et seq. by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), via its existing housing policies and future programs listed in the 2021-2029 Housing Element.
2. Sites Inventory: While the element analyzed sites relative to most fair housing components, it must analyze all sites by income group relative to disproportionate housing needs (e.g., cost burdened, overcrowded households, substandard housing conditions, displacement). Additionally, the analysis should address how the impacts of the sites by income group relative to location, any isolation of the regional housing needs allocation (RHNA) by income then incorporate local data and knowledge and other relevant factors (see below) to evaluate whether sites improve fair housing conditions related to each component of the analysis (if sites exacerbate conditions, programs that can mitigate impact).	In Appendix D-AFFH, page H-D22, the city as provided additionally information related to RHNA sites. Although approximately half of the city is considered a "Low Resource" area, RHNA sites are geographic dispersed throughout La Puente. A majority of the RHNA sites are located within "Moderate Resource" areas and mainly focused along major corridors like Hacienda Boulevard and Amar Road to take advantage of proximity to employment centers, retail services, regional transit networks, and community amenities in the Downtown area.
3. Local Knowledge and Data: The element should incorporate local data and knowledge of the jurisdiction into the Affirmatively Furthering Fair Housing (AFFH) section. To assist in meeting this requirement, the element should provide local data not captured in regional, state, or federal data such as information from City's records and expertise and comments from community and stakeholder meetings.	In Appendix D-AFFH, page H-D43, the city has added a new section titled "Local Knowledge and Data" which includes information on local development trends and contributing factors that have led to increased housing production.
4. Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element should analyze historical land use, zoning, governmental and nongovernmental spending including transportation investments, demographic trends, historical patterns of segregation, or other information that may have impeded housing choices and mobility.	See above
5. Goals, Actions, Metrics, and Milestones: Programs and actions must specifically respond to the factors that contributed to fair housing issues in the community. The element did not include programs that will meaningfully overcome contributing factors and address fair housing issues. At minimum, actions must have specific commitments, milestones and metrics and should, based on the outcomes of the analysis, enhance housing mobility, provide new	In Appendix D-AFFH, page H-D47 and 48 includes Table D19: Fair Housing Issues, Contributing Factors, and Meaning Action which list the housing programs found in the 2021-2029 Housing Element that are intended to meaningfully overcome contributing factors and address fair housing issues.

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housing choices and affordability in high opportunity areas, and place-based strategies for community preservation and revitalization. For a list of sample strategies, please see pages 72-74 of HCD's AFFH Guidance Memo at https://www.hcd.ca.gov/community-development/affh/index.shtml .	
6. Extremely Low-Income (ELI) Households: While the element identified the total number of ELI households by tenure, it must identify the projected number of ELI households. The projected housing need for ELI households can be calculated by using available census data to determine the number of very low-income households that qualify as ELI households or presume that 50 percent of the RHNA for very low-income households qualify as ELI households. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml .	On page H-55 of the Housing Element, the city has modified Table 32: Comparison of Sites Inventory and RHNA to include the projected number of ELI households which presume that 50 percent of the RHNA for very low-income households qualify as ELI households.
7. Housing Stock Conditions: While the element identifies the age of the housing stock and quantifies units that are lacking adequate plumbing or kitchen facilities, it must estimate the number of units in need of rehabilitation and replacement. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml .	On page H-17 of the Housing Element, the city has included an estimated number of units in need of rehabilitation and replacement. Based on assessments from city code enforcement data, staff estimates that approximately 30 percent of housing units (or 2,968 units) may be in need of substantial repair or replacement due to deferred maintenance. To address this, the city offers both deferred loans as well as outright grants to qualifying homeowners as part of its Housing Rehabilitation Program.
8. Realistic Capacity: The element listed various adjustment factors to determine realistic capacity and provided a general statement that adjustments are based on past development trends. However, the element should support these adjustments based on recent projects. For example, the element could list these recent projects by zone, allowable density, built density and affordability to support assumptions for residential capacity assumption. In addition, where applicable, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential development. For example, some zones appear to allow 100 percent nonresidential development but must also account for that likelihood. To address this requirement, the element should calculate residential capacity based on recent trends, policies and programs or other factors that support the assumption of residential capacity. For example, the analysis could examine all development activity or anticipated activity in zones allowing 100 percent nonresidential uses and account for the	On page H-48 of the Housing Element, the city has listed actual densities of recent projects to support assumption for residential capacity. In addition, on page H-45 of the Housing Element, the city has provided additional data and analysis to demonstrate why sites identified to accommodate mixed-use development are highly unlikely to develop with exclusively non-residential uses.

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likelihood of 100 percent nonresidential uses in the calculation of residential capacity.	
9. Zoning for Lower-Income Households: The element must identify zoning appropriate to accommodate housing for lower-income households. The element may use zones meeting default densities (i.e., 30 units per acre in La Puente) without analysis or include analysis when utilizing zones that do not meet default densities. The City identifies sites with religious institutions that allow for a maximum allowable density between 7-18 du/ac for lower-income households and provided no supporting information for the feasibility of developing at affordable housing at lower densities. The element must demonstrate appropriate densities based on factors such as market demand, financial feasibility, and development experience within identified zones.	On page H-50 of the Housing Element, the city has updated the base density for housing development under the proposed Religious Congregational Sites Overlay Program to meet state default density. Program 3a has also been updated accordingly to reflect this modification.
10. Suitability of Nonvacant Sites and Candidate Sites for Rezoning: The element identifies most of its lower-income RHNA on nonvacant sites and lists some factors utilized in identifying sites, discusses the overall market trends for mixed-use development, and provided three project examples from neighboring jurisdictions. However, the analysis does not demonstrate the potential for development on nonvacant sites. The element should clearly list any objective criteria used to identify sites, list the actual values of the criteria in the inventory to relate it to the analysis, and discuss how these factors are indicative of redevelopment potential. To facilitate an analysis demonstrating potential for additional development, the element must describe existing uses in sufficient detail. For example, the inventory uses generic labels for existing uses (i.e., shopping center, commercial, etc.). The description of existing uses should be sufficiently detailed, and the element should analyze the extent that the existing uses may impede additional residential development. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development, include current information on development trends and market conditions in the City and relate those trends to the sites identified. For example, while the element provided few project examples from neighboring cities, it provided no analysis demonstrating the applicability to existing uses in the sites inventory. The element should	On pages H-52 and 53 of the Housing Element, the city has added a new section titled “Non-vacant Sites” which provides additional data and analysis, methodology, and development trends to demonstrate that existing uses on identified non-vacant RHNA sites are not considered to be significant impediments to additional residential development during the eight-year period covered by the 2021-2029 Housing Element.

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discuss the characteristics of those project examples (e.g., existing uses, zoning, affordability level, market area) and consider its applicability to the identified sites. In addition, the housing element appears to rely upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.	
11. Small Sites: Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) For example, a site with a proposed and approved housing development that contains units affordable to lower-income households would be an appropriate site to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(C).) The element identifies several sites consisting of aggregated small parcels and states that the City expects these parcels to be consolidated into larger sites. However, the element should include analysis as described above to demonstrate the suitability of these sites to accommodate development with units affordable to lower-income households. For example, while the element included local developer feedback that sites do not need common ownership to facilitate lot consolidation, the analysis still must describe the potential for consolidation such as policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, information on the owners of each aggregated site or other relevant factors to demonstrate the potential for consolidation. Based on the outcomes of this analysis, the element should remove sites if appropriate and add or modify programs.	On pages H-53 and 54 of the Housing Element, the city has added a new section titled “Small Sites and Lot Consolidation” which provides additional data and analysis of housing development on small lots and the city’s history of lot consolidation to facilitate housing. This section also describes the city’s efforts to promote future lot consolidation.

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12. Accessory Dwelling Units (ADUs): The City is counting 272 ADUs over the eight-year planning period for an average of 34 ADUs per year to accommodate a portion of the City's RHNA. However, the City's Annual Progress Reports (APR) indicate that the City permitted 27 ADUs in 2018 and 23 in 2020 (no records were available for 2018) for an average of 16 ADUs per year. The City's past performance on permitting ADUs do not support a two-fold increase. The element should reconcile these figures and adjust assumptions, if necessary, based on a realistic estimate of the potential for ADUs and include policies and programs that commit to incentivizing ADUs. Depending on the analysis, the element must commit to monitor ADU production and affordability throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. If necessary, additional actions should be taken in a timely manner (e.g., within six months). The degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.	On pages H-49 and 50 of the Housing Element, the city has adjusted the projection of potential Accessory Dwelling Units development to assume 21 ADUs constructed per year for an eight-year total of 168 ADUs. Program 12 related to ADUs has been modified accordingly.
13. Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml for a copy of the form and instructions.	Noted. The city will transmit an electronic sites inventory along with the adopted Housing Element for HCD certification
14. Water Sewer Priority: Water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. The element should demonstrate compliance with these requirements and if necessary, add or modify programs to establish a written procedure by a date early in the planning period. For additional information and sample cover memo, see the	On page H-55 of the Housing Element, the city has indicated that as the sewer and water providers, the city along with the La Puente Valley County Water District, Suburban Water Systems, and the San Gabriel Valley Water Company grants priority for the provision of sewer and water services to proposed developments that include housing units affordable to lower-income households in compliance with state law (Government Code §65589.7)

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Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.	
15. Emergency Shelters: While the element included a general statement that the CM zone encompasses underutilized properties near services and transportation to accommodate an emergency shelter (p. H-34), it must include an analysis of the suitability and capacity of the CM zone to meet the need for emergency shelters. For example, the element should identify the number of parcels, typical parcel sizes, available acreage, whether sites are underutilized, existing uses, and any potential for reusing existing buildings to emergency. The element should also discuss any known hazardous conditions unfit for human habitation.	On pages H-35 and 36 of the Housing Element, the city has provided additional data and analysis on feasibility of identified parcels in the CM zone that may accommodate an emergency shelter for 35 unsheltered homeless persons as last identify by the county’s point-in-time homeless survey in La Puente.
16. Employee Housing: The element indicates the City does not have agriculturally zoned land or existing agricultural uses, and therefore, is not required to comply with the Employee Housing Act (Health and Safety Code § 17000 et seq.). However, section 17021.5 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. The element must either demonstrate compliance with this requirement or include programs to amend zoning as appropriate. For additional information and sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/farmworkers.shtml.	On page H-71 of the Housing Element, the city has modified Program 11: Zoning Code Amendments to state it’s a commitment to amending the Zoning Code to allow housing for six or fewer employees, including farmworkers, to be treated as a typical residential use in compliance with the California Employee Housing Act.
17. Land Use Controls: While the element analyzed most relevant land use controls, it must specifically analyze requirements related to multifamily parking (number of required spaces for small bedroom types and garage requirements). The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.	On pages H-30 and 31 of the Housing Element, the city lists the parking requirements per type of dwelling, assesses their impact, and concluded that parking standards do not duly constrain housing development and are comparable to those found in other Southern California cities.
18. Processing and Permit Procedures: The element indicates that multifamily projects with three more units must receive a Site Plan and Design Review permit and is subject to planning commission approval. The element also discussed specific approval procedures and findings. The required approval findings listed in the element (p. H-38) are related to neighborhood character, aesthetic quality, and compatibility with neighboring developments.	On pages H-39, 40, and 41 of the Housing Element, the city lists the processing requirements for development of multifamily projects and asserts that the Site Plan Review process does not duly constrain housing development. Moreover, during the outreach processes for the Housing Element, city processing was discussed with homebuilders during stakeholder interviews and the city’s application and review process was not identified as a constraint. However, to further facilitate

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The element should analyze these standards for impacts on timing, cost, supply, and approval certainty and include programs to address identified constraints. For example, the analysis could discuss the presence of objective criteria or guidelines to promote approval certainty. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.	residential development, the city will continue to offer pre-application conferences to assist applicants by clarifying requirements and identifying potential issues early in the review process, thereby reducing overall processing time and cost. Additionally, as detailed in Program 11: Zoning Code Amendments, the city will adopt permit streamlining provision in accordance with state law (SB 35) which will increase approval certainty by reducing discretionary review for eligible multifamily and mixed-use projects.
19. On/Off-Site Improvements: While the element provides some information about on and off-site improvements, it should identify actual standards for typical developments such as street widths, sidewalks and curbs and analyze their impact as potential constraints on housing cost, supply, and affordability.	On page H-38 of the Housing Element, the city has provided standards for typical developments such as street widths, sidewalks and curbs as described in the city's Circulation Element. Upon analysis, it has been concluded that these standards do not duly constrain housing development.
20. Zoning, Development Standards and Fees: The element must clarify compliance with new transparency requirements for posting all zoning, development standards and fees on the City's website and add a program to address these requirements, if necessary.	The city's Planning Division currently host all Zoning, Development Standards, and Fees online for public viewing on the city's website: https://lapuente.org/government/departments/development-services/planning-division/
21. SB 35 Streamlined Ministerial Approval Process: The element should clarify whether the City has procedures consistent with streamlining procedures pursuant to Government Code section 65913.4 and include programs as appropriate.	On page H-71 of the Housing Element, the city has stated its commitment to adopt SB 35 Streamlining provisions to allow streamlined ministerial approval for qualified residential developments with at least 10 percent affordability in compliance with state law as part of Program 11: Zoning Code Amendments.
22. Local Ordinances: The element must specifically analyze locally adopted ordinances (e.g., inclusionary ordinance, short-term rental ordinance) that directly impact the cost and supply of residential development.	On page H-41 of the Housing Element, the city has included language stating that it does not currently have any local ordinances in place that sustainably impact the cost or supply of housing units.
23. Densities: The element stated that market-rate developers propose products at the lower end of the density range. The element specifically should identify requests to develop at densities below those identified in the inventory.	Program 5: Facilitate Redevelopment of Underutilized Sites addresses the city's intent to facilitate development on underutilized properties by encouraging density maximization through various incentives such as fee reductions/waivers and streamlined approval, as well as targeted marketing/outreach.
24. Special Needs Households: While the element includes data and a general discussion of housing challenges faced by special needs households, it still must provide an analysis of the existing needs and resources for each special needs group including seniors, large households, female headed households, and persons experiencing homelessness. For example, the element should discuss the existing resources to meet housing needs (availability of shelter beds, number of large units, number of deed restricted units, etc.), an assessment of any gaps in	On pages H-10 through 16 of the Housing Element, the city provides data and analysis on special needs groups including elderly, person with disabilities, large households, single parent (female-headed) households, farmworkers, and homeless persons. This information is buffered with additional data on resources to address housing and housing-related issues faced by those in special needs groups.

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resources, and proposed policies, programs, and funding to help address those gaps.	
25. Farmworkers: While the element includes some data on farmworkers, it should specifically quantify the number of permanent and seasonal farmworkers at the county level (i.e., USDA data) to better understand the broader and unique housing needs of farmworkers.	On page H-15 of the Housing Element, the city has provided additional data and analysis on farmworkers. Moreover, Program 11: Zoning Code Amendments has been modified to address compliance with the California Employee Housing Act.
26. The element states that the Nantes Manor affordability restrictions will expire in 2027; however HCD's records indicate an expiration date of 2023. The element should reconcile these dates and modify programs committing to proactively reaching out to owners and qualified entities. Additionally, the element must identify public and private entities known to have the legal and managerial capacity to potentially acquire and preserve at-risk units (i.e., qualified entities). For a list of organizations serving La Puente and the broader Los Angeles County region, please see: https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml .	On page H-21 of the Housing Element, the city has updated the expiration date of affordability restrictions for the Nantes Manor development.
B. HOUSING PROGRAMS	
HCD Question/Concern by Topic	City's Response
1. Shortfall of Sites: The City must address a shortfall of sites to accommodate the RHNA for lower-income households. While the element included Program 6 to complete rezoning efforts within three years, the Program must specifically commit to acreage, allowable densities, and anticipated units. In addition, to accommodate the housing needs of lower-income households, the Program must specifically commit to rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i). Specifically, the Program must commit to: • permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a conditional use permit (CUP), planned unit development permit, or other discretionary review or approval; • accommodate a minimum of 16 units per site; • require a minimum density of 20 units per acre; and • at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all the very low and low-income housing need under specified conditions.	On pages H-66 and 67 of the Housing Element, the city has modified Program 6: Establish a Mixed-Use Zoning Program to include specific commitments related to development on lower income households to accommodate the RHNA.

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2. Program 4 – Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan: The element assumes 50 units per acre in mixed-use zones and states that it will increase height limits to facilitate reaching realistic capacity assumptions. This Program should include a completion date for this action early in the planning period.	On page H-65 of the Housing Element, the city has modified the schedule for Program 4: Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan to state implementation within one to three years after adoption of the Housing Element.
3. As noted in Finding(s) A5 and A6, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	Upon further analysis, Programs 3a, 6, 9, and 11 have been modified accordingly.
4. As noted in Finding A1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs.	Upon further analysis, Programs 3a, 6, 9, and 11 have been modified accordingly as they related to AFFH.
5. Program 9 – Preservation of Affordable Housing: In addition to other actions, this Program should commit to coordinating with qualified entities to preserve and maintain the affordability of at-risk units, providing education to tenants qualified entities, and complying with noticing requirements within 3 years, 12 months, and 6 months of the affordability expiration date.	On page H-69 of the Housing Element, the city has modified Program 9: Preservation of Affordable Housing to include coordination and notification efforts in preserving at-risk units.
C. QUANTIFIED OBJECTIVES	
HCD Question/Concern by Topic	City's Response
1. The element must include quantified objectives for number of housing units that will be conserved and rehabilitated for moderate and above moderate-income category. Conservation objectives may include the variety of strategies employed by the city to promote tenant stability, code enforcement and repair programs that conserve the housing stock, and the preservation of units at-risk of conversion to market rate.	On page H-74 of the Housing Element, the city has modified Table 33: Summary of 2021-2029 Quantified Objectives to include the number of the moderate-income housing units anticipated to be rehabilitated during the eight-year planning period.
D. PUBLIC PARTICIPATION	
1. HCD understands the City made the housing element available to the public only two weeks prior to HCD submittal on November 24, 2021. By not providing an opportunity for the public to review and comment on a draft of the element without sufficient time, in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's	The draft Housing Element was available publicly available on November 10, 2021 and submitted to HCD for initial review two weeks later. However, the draft document remained available online with city staff fielding comments on the draft document through January 19, 2022. Additionally, the Housing Element was made public available for a minimum of seven days prior to the City Council adoption hearing, with notices mailed to interested parties in accordance with state law (AB 215).

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review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.	
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RESOLUTION NO. 22-5690

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF LA PUENTE, CALIFORNIA, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 21-02 TO UPDATE THE 2021-2029 6TH CYCLE HOUSING ELEMENT TO COMPLY WITH THE REQUIREMENTS IMPOSED BY CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (GOVERNMENT CODE SECTION 65588(e)(4)), AND AN INITIAL STUDY/NEGATIVE DECLARATION, REGARDING SAME

WHEREAS, California law requires cities to prepare and adopt a General Plan to guide the future development of the City of La Puente (“City”); and

WHEREAS, a General Plan must contain certain elements, including a Housing Element the purpose of which is to identify and analyze existing and projected housing needs, and which sets forth the goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing; and

WHEREAS, California law requires that cities comprehensively update the Housing Element of the General Plan periodically to ensure their plans can accommodate future demand for housing; and

WHEREAS, based on age and condition of non-residential structures on nonvacant sites, as well as the likelihood of commercial uses on nonvacant sites converting to mixed-use residential developments due to the continued decline of retail-only uses specifically within the existing Downtown Business District-Specific Plan (“DBD-SP”) Mixed-Use (“MU”) Subareas, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses, such as the Mixed-Use Zoning Program (Program 6 of the 2021-2029 6th Cycle Housing Element) or discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the housing element; and

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort, the City launched a bilingual (English/Spanish) online housing needs survey, conducted stakeholder interviews on March 29 and 31, 2021, held a virtual City Council study session on May 25, 2021, and held a duly noticed virtual community workshop on June 14, 2021. Issues raised during these public participation events were addressed in the 2021-2029 6th Cycle Housing Element Update; and

WHEREAS, the City prepared a Draft 2021-2029 6th Cycle Housing Element Update (“Project”), which was made available for a 30-day public review beginning on November 10, 2021; and

WHEREAS, on November 24, 2021, the draft 2021-2029 6th Cycle Housing Element was submitted to the State Department of Housing and Community Development (“HCD”) for review, pursuant to Government Code Section 65585(b); and

WHEREAS, on January 24, 2022, per Government Code Section 65585(b), a response/comment letter from the State Department of Housing and Community Development (“HCD”) was received by city staff for the review of the draft 2021-2029 Housing Element and document was revised to comply with state housing element law (Article 10.6 of the Government Code); and

WHEREAS, this City Council acknowledges that Housing Element comment provided by HCD were considered and incorporated as appropriate prior to final adoption of the 2021-2029 Housing Element by City Council, in compliance with state law; and

WHEREAS, this City Council duly authorize the City Manager to make non-substantive changes to the Housing Element in response to comments from HCD to support state certification of the 2021-2029 6th Cycle Housing Element; and

WHEREAS, the City of La Puente acting as a lead agency has completed an environmental Initial Study/Negative Declaration (IS/ND) and determined that the Project would have no or less than significant environmental impacts and that no mitigation measures are required. The IS/ND was prepared and circulated for a 20-day public review period that began on November 10, 2021 and concluded on December 2, 2021 in accordance with the California Environmental Quality Act (“CEQA”). The City received one comment letter on the IS/ND during the public review period from the Los Angeles County Sanitation Districts (Districts), which provided minor clarifications related to the background information related to the Districts. The single comment letter did not identify any new environmental effects beyond those already identified in the IS/ND, nor provided substantive comments on the environmental issues addressed in the IS/ND; and

WHEREAS, on January 19, 2022, the Planning Commission of the City of La Puente conducted a duly noticed public hearing on the proposed GPA No. 21-02 and Initial Study/Negative Declaration, and after receiving the report, hearing all testimony, and considering all evidence, the Planning Commission recommended approval of GPA No. 21-02 and Initial Study/Negative Declaration to the City Council; and

WHEREAS, notice of the City Council’s February 22, 2022 public hearing on the proposed General Plan Amendment (“GPA”) No. 21-02 for the 2021-2029 6th Cycle Housing Element and Initial Study/Negative Declaration was published in *The San Gabriel Valley Tribune* on February 10, 2022, in compliance with the CEQA Guidelines, the City’s Municipal Code (“Code”), and Government Code Section 65091; and

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of La Puente.

SECTION 3. The City Council duly authorizes the City Manager to make non-substantive changes to the Housing Element in response to comments from HCD to support State certification of the 6th Cycle Housing Element.

SECTION 4. The 2021-2029 6th Cycle Housing Element complies with Article 10.6 (Housing Elements), of the California Government Code, Sections 65580 *et seq.*

SECTION 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Upon independent review, judgment, analysis, and consideration of the information contained in the Application, the City Council hereby finds and determines that the Project would have no or less than significant environmental impacts and that no mitigation measures are required and thereby recommends City Council approval of the Initial Study/Negative Declaration in accordance with the CEQA Guidelines.

SECTION 6. GENERAL PLAN AMENDMENT FINDINGS. Pursuant to Section 10.112.060.A of the City's Municipal Code, the City Council finds as follows:

1. The amendment is internally consistent with all other provisions of the General Plan. The proposed GPA No. 21-02 is internally consistent with all other provisions of the General Plan in that the Housing Element is consistent with the land use designations set forth in the Community Development Element, in compliance with State requirements. The Housing Element is consistent with the General Plan's policies and proposals. The Housing Element draws upon the development capacity levels given in the Community Development Element to determine the appropriate location for affordable housing development. Furthermore, the City will ensure consistency between the Housing Element and other elements of the General Plan, and as new policies are introduced, they will be reviewed for consistency with existing elements. If any General Plan elements are updated, the Housing Element may also be modified to maintain consistency within the General Plan; and
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city because the updated Housing Element serves to facilitate the development, preservation, and rehabilitation of housing for all economic segments of the community and persons with special needs, in compliance with State requirements.

SECTION 7. Based upon substantial evidence presented to the City Council during the February 22, 2022 public hearing, including public testimony, the written and oral staff report and attachments, as well as the findings and conclusions set forth herein, the City Council adopts the Planning Commission's recommendation to approve General Plan Amendment No. 21-02 and to adopt the 2021-2029 Housing Element and Appendices, attached hereto as Exhibit "1" and Initial Study/Negative Declaration, regarding same, attached hereto as Exhibit "2", and incorporated herein by reference.

SECTION 8. The provisions of this Resolution are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 9. That the City Clerk shall certify to the adoption of this Resolution and the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 22nd day of February 2022 by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

Charlie Klinakis, Mayor

ATTEST:

Sheryl Garcia, City Clerk



2021-2029 HOUSING ELEMENT

**CITY OF LA PUENTE
15900 E. Main Street
La Puente, CA 91744**

**CITY COUNCIL HEARING DRAFT
February 2022**

ACKNOWLEDGEMENTS

CITY COUNCIL

Charlie Klinakis, Mayor
Valerie Muñoz, Mayor Pro Tem
David Argudo, Councilmember
Violeta Lewis, Councilmember
Gabriel Quinones, Councilmember

PLANNING COMMISSION

Gary Dudley, Chair
Allen Maes, Vice Chair
Nadia Mendoza, Member
Marty Paz, Member
Daniel Stowell, Member

CITY STAFF

Bob Lindsey, City Manager
John Di Mario, Director of Development Services
Abraham Tellez, Senior Planner
Juan Galvan, Assistant Planner

CONSULTANT TEAM

RRM Design Group
Veronica Tam & Associates
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HOUSING ELEMENT



1. INTRODUCTION

State law, in recognition of the role of land use planning in local governments' provision of affordable housing, requires inclusion of a Housing Element in the General Plan for every jurisdiction. Cities and counties in California prepare their Housing Elements by consulting state law, the existing General Plan, and community stakeholders. The result is a comprehensive strategy for providing affordable housing over the next 8-year planning period.

PURPOSE AND ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is one of the seven mandatory elements of the General Plan. Through policies, procedures, and incentives, it provides an action-plan for maintaining and expanding the housing supply in the City of La Puente.

La Puente's Housing Element for the 6th planning period of October 15, 2021 to October 15, 2029 describes policies and programs that include:

- identification and analysis of existing and projected housing needs, resources and constraints;
- a statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement and development of housing;
- identification of adequate sites for housing; and
- adequate provision for existing and projected needs of all economic segments of the community.

STATE REQUIREMENTS

The California Legislature states that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65580 et seq. of the *California Government Code* describes the goal in detail:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order.
- b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- d. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.



- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Section 65581 of the California Government Code reflects the Legislative intent for mandating that each city and county prepare a Housing Element:

- a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- b. To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- d. To ensure that each local government cooperates with other local governments in order to address regional housing needs.

State law requires housing elements to be updated every eight years to reflect a community's changing housing needs. The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development and that the Department's findings be incorporated prior to adoption, or that specified findings be made in response to the Department's comments.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The La Puente General Plan includes five elements: community development; circulation and infrastructure; housing; community resources; and community safety. This Housing Element is consistent with the General Plan's policies and proposals. The Housing Element, for example, draws upon the development capacity levels given in the Community Development Element to determine the appropriate location for affordable housing development. The city will ensure consistency between the Housing Element and other elements of the General Plan, and as new policies are introduced, they will be reviewed for consistency with existing elements. If any General Plan elements are updated, the Housing Element may also be modified to maintain consistency within the General Plan.

Community Safety Element

As part of the adopted 2004 General Plan, flood hazards and dam inundation zones were incorporated into the Community Safety Element. However, in accordance with recently adopted SB 1241 and SB 379, updates to the Community Safety Element to incorporate new state policies regarding wildfire protection and climate adaptation and resiliency must be addressed when the Housing Element is updated. The city will commence updating the Community Safety Element concurrent with the 6th Cycle Housing Element update, with adoption of the Community Safety Element update in compliance with state law anticipated to occur by December 2023.



Environmental Justice

As identified by utilizing the California Communities Environmental Health Screening Tool (or CalEnviroScreen), much of La Puente is considered a disadvantaged community. A disadvantaged community is defined in §39711 of the *California Health and Safety Code* as “a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

Pursuant to SB 1000, the existence of disadvantaged communities in the city will require Environmental Justice goals, policies, and objectives to be integrated into other elements of the General Plans to address environmental burdens and related health problems experienced by low-income residents, communities of color, tribal nations, and immigrant communities. The city will commence development of Environmental Justice policies concurrent with the 6th Cycle Housing Element update, with adoption of Environmental Justice policies integrated into the General Plan anticipated to occur by December 2023.

COMMUNITY OUTREACH AND INPUT

Section 65583(c)(8) of the *Government Code* requires Housing Element updates to “include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors. The result is more informed policies and programs for providing affordable housing.

In La Puente, the public was invited to participate in the 2021 update process at the following meetings:

- City Council study session on May 25, 2021
- Community workshop on June 14, 2021
- Planning Commission public hearing on January 19, 2022
- City Council public hearing on February 22, 2022

In keeping with health and safety during the COVID-19 pandemic, community outreach is primarily conducted using several virtual and digital engagement tools. Community outreach efforts include stakeholder interviews, online housing needs survey/polls, webpage on the city’s website (<https://www.lapuate.org>), a community workshop, and noticed public hearings. All project materials and notices are posted and advertised on the city’s website and social media platforms, and hardcopies made available at public facilities including the city’s main public counter, Senior Center, Community Center, and the Los Angeles County Library located in the city to ensure broad access and exposure throughout the city. A full summary of community outreach efforts is listed in Appendix B. In addition, the Draft Housing Element was made available prior to the initial Planning Commission meeting and throughout the update process on the city’s website. The availability for review and input on the Draft Housing Element was also publicized on the city’s social media platforms and on the dedicated project webpage.



To ensure that the housing concerns of low- and moderate-income and residents with particular needs were addressed, individual invitation letters were distributed via email to agencies and organizations that serve the low- and moderate-income households and particular needs communities in La Puente. These agencies were invited to review and comment on the 2021-2029 Housing Element and to attend the public meetings. Please see Appendix B for a list of organizations invited to participate in the Housing Element update. Feedback received from the service provider agencies and other interested parties is summarized in Appendix B. These agencies and entities will be invited to participate at future public events and meetings to solicit input on implementation of Housing Element programs.

2. NEEDS ASSESSMENT

The Housing Needs Assessment provides the foundation for establishing the objectives, policies, and programs for addressing housing needs in La Puente. This assessment addresses population characteristics, employment patterns, and income levels. The information illustrates how La Puente has grown and changed, and helps the city identify patterns and trends relevant to housing policies and programs. Projections show how the community demographics are expected to change over the coming years.

The following sources were used to generate this demographic and housing profile of La Puente:

- U.S. Bureau of the Census and American Community Survey (ACS)
- Southern California Association of Governments (SCAG)
- California Department of Finance (DOF)
- California Employment Development Department (EDD)
- Various other sources

POPULATION TRENDS

As with any other largely built-out city, La Puente will have to address housing needs through such tools as infill development and neighborhood revitalization. To clarify the type of housing that will be needed to meet anticipated future demand, Housing Element law requires an assessment of population and employment trends. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking demographic changes helps the city better plan for, respond to, or anticipate changing housing demand.

Population Growth

Between 1990 and 2019 the population of La Puente grew approximately 8.3 percent, from 36,995 to 40,020 residents (**Table 1**). This 30-year growth is similar to several nearby cities such as El Monte (9 percent), West Covina (11 percent) and Whittier (11 percent) but is lower than for Los Angeles County as a whole (14 percent).

Table 1. Population Growth: La Puente and Surrounding Cities, 1990-2019

Jurisdiction	1990	2000	2010	2019	% Change 1990-2019
Diamond Bar	53,672	56,287	55,544	56,211	4.7%
El Monte	106,209	115,965	113,475	115,517	8.8%
Los Angeles	3,485,398	3,694,820	3,792,621	3,966,936	13.8%
La Puente	36,955	41,063	39,816	40,020	8.3%
South El Monte	20,850	21,144	20,116	20,721	-0.6%
West Covina	96,086	105,080	106,098	106,589	10.9%
Whittier	77,671	83,680	85,331	86,090	10.8%
Los Angeles County	8,863,052	9,519,330	9,818,605	10,081,570	13.7%

Source: California Department of Finance

In addition to population projections, several other demographic characteristics and trends define housing needs. Among these characteristics are age composition, racial and ethnic composition, and household size.

Age Distribution

Population age distribution serves as an important indicator of housing needs, as housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. Cost and access to services are important to seniors because they may be on fixed incomes and have mobility limitations. **Table 2** shows the age distribution of La Puente residents compared to Los Angeles County as a whole, as reported by the 2015-2019 ACS.

Table 2 shows that the city's age distribution is very similar to the county as a whole. About 25 percent of city residents were children under the age of 18, while only 11 percent were seniors age 65+. More than half (52 percent) of city residents were in the prime working years of 25 to 64. The large proportion of school-age children means that demand should be strong for larger units for families, but the aging baby boom generation should also create more demand for smaller housing units, as well as housing programs such as housing repair services for the city's older residents.

Table 2. Age Distribution

Age Group	La Puente		Los Angeles County	
	Persons	%	Persons	%
0 to 17 years	9,723	25%	2,214,760	22%
18 to 24 years	4,751	12%	979,915	8%
25 to 39 years	8,507	21%	2,330,395	23%
40 to 54 years	8,085	20%	2,028,290	21%
55 to 64 years	4,475	11%	1,192,232	12%
65 to 74 years	2,512	6%	758,833	8%
75+ years	1,967	5%	577,145	6%
Total	40,020	100%	10,081,570	100%
Median age	33.0	-	36.5	-

Source: 2015-2019 American Communities Survey (ACS)

Racial and Ethnic Composition

Table 3 shows the racial/ethnic distribution of population in La Puente compared to the county as a whole. The city's proportion of Hispanic population is significantly greater than for Los Angeles County (83 percent vs. 46 percent). Asians represent the largest non-Hispanic group, with about 12 percent of the city's population.

Table 3. Race and Ethnicity

Racial/Ethnic Group	La Puente		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	6,843	17.1%	5,193,136	51.5%
-White	1,494	3.7%	2,641,770	26.2%
-Black or African American	320	0.8%	790,252	7.8%
-American Indian/ Alaska Native	99	0.2%	20,831	0.2%
-Asian	4,646	11.6%	1,454,769	14.4%
-Native Hawaiian/ Pacific Islander	113	0.3%	24,597	0.2%
-Other races or 2+ races	171	0.4%	260,917	2.6%
Hispanic or Latino (any race)	33,177	82.9%	4,888,434	48.5%
Total	40,020	100%	10,081,570	100%

Source: 2015-2019 American Communities Survey (ACS)

HOUSEHOLD CHARACTERISTICS

Household type and size, income level, the presence of persons with particular needs, and other household characteristics may affect access to and demand for housing and housing programs. This section details the various household characteristics in La Puente.

Household Type and Size

Household characteristics and types can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities to give households of different ages and types the opportunity to live in La Puente.

The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A housing unit can be any sort of officially recognized dwelling – for example, a home, an apartment, or a mobile home.

According to the 2015-2019 ACS, the average household size in La Puente was significantly larger than for Los Angeles County as a whole (4.24 city vs. 2.99 county). Married-couple families represented 58 percent of households in the city compared to 68 percent in the county. Persons living alone comprised only 10 percent of households compared to less than one percent of county households (Table 4). With the aging of the population, the percentage of single person households in the city seems likely to increase in the coming decades.

**Table 4. Household Composition**

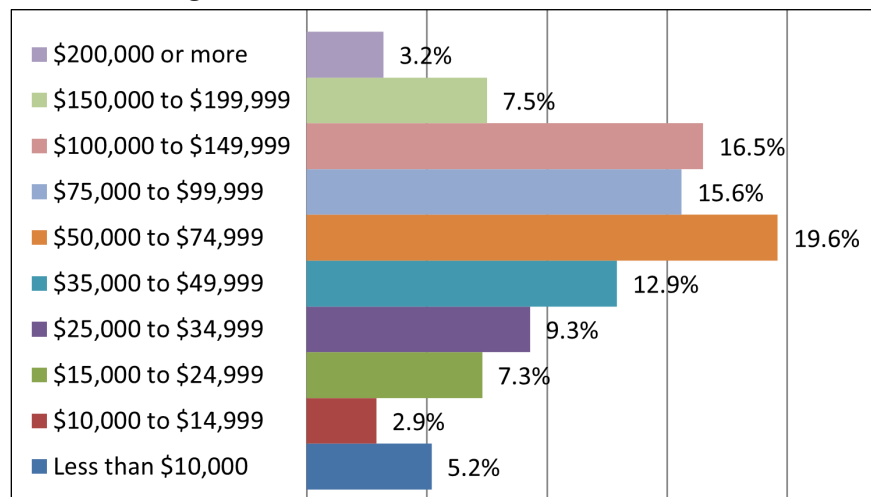
Household Type	La Puente		LA County	
	Households	%	Households	%
Family households:	8,211	87%	2,210,939	67%
Married-couple family	4,800	58%	1,495,658	68%
With own children under 18 years	2,070	25%	639,936	29%
Male householder, no wife present	1,338	16%	226,505	10%
With own children under 18 years	129	2%	86,362	4%
Female householder, no husband present	2,505	30%	488,776	22%
With own children under 18 years	607	7%	211,592	10%
Non-family households:	1,204	13%	1,105,856	33%
Householder living alone	963	10%	851,509	0.6%
Households with individuals under 18 years	4,627	384%	6,635	38%
Households with individuals 65 years and over	3,053	253%	293,051	26%
Total households	9,415	100%	3,316,795	100%
Average household size	4.24	–	2.99	–

Source: 2015-2019 American Communities Survey (ACS)

INCOME CHARACTERISTICS

Household income is the most important, although not the only factor, affecting housing opportunity because it determines a household's ability to purchase or rent housing, and to balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

According to 2015-2019 ACS, the median household income in La Puente was approximately \$64,592. As seen in **Figure 1**, nearly 20 percent of households had annual incomes between \$50,000 and \$74,999.

Figure 1. Household Income Distribution

Source: 2015-2019 American Communities Survey (ACS)



For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses four income categories to evaluate housing need based on the Area Median Income (AMI) for the metropolitan area:

- Extremely Low-Income Households earn up to 30 percent of AMI
- Very Low-Income Households earn 31 to 50 percent of AMI
- Low-Income Households earn 51 to 80 percent of AMI
- Moderate-Income Households earn 81 to 120 percent of AMI

Combined, the extremely low, very low, and low-income groups are referred to as lower income. Between 2013 and 2017 (the most recent data available), approximately 61 percent of La Puente households are considered lower income (**Table 5**), while 39 percent of households had incomes in the moderate or above moderate-income levels. Comparatively, Los Angeles County reported approximately 52 percent of households are consider lower income, while 48 percent of households had incomes in the moderate or above moderate-income levels during the same period.

Table 5. Household by Income Category

Income Category	La Puente		Los Angeles County	
	Household	Percent	Households	Percent
Extremely Low (30% AMI or less)	1,765	20%	641,055	19%
Very Low (31 to 50% AMI)	1,445	16%	482,070	15%
Low (51 to 80% AMI)	2,260	25%	578,285	18%
Moderate or Above (over 81% AMI)	3,530	39%	1,593,790	48%
Total	9,000	100%	3,295,200	100%

Sources: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

2020 COVID-19 Pandemic Impact

With the outbreak of the COVID-19 pandemic, over 26 million unemployment insurance claims were filed between March 15, 2020 and April 18, 2020 at the start of stay-at-home orders as reported by the U.S. Department of Labor. In response, Congress passed major relief bills including the \$2 trillion CARES Act, which includes benefits and expanded eligibility for unemployment insurance, forgivable small-business loans, economic relief payments sent directly to most US households, aid to state and local governments, and increased funding for housing assistance and other safety net programs.

The Census Bureau along with other governmental agencies partnered to design the Household Pulse Survey to publish data in as close to real time as possible during the COVID-19 pandemic. The survey provides vital insights on how American households are affected and coping during the pandemic. The Census Bureau expects to collect data for 90 days and release data weekly. One such way the Census Bureau is measuring household experiences during the coronavirus pandemic is through the Household Pulse Survey. Household Pulse Survey results been reported for State and Metropolitan Area geographies including Los Angeles. Results for the Week 20 Survey (November 25, 2020 to December 7, 2020) showed that 42 percent (4.1 million) of adults in the Los Angeles Metropolitan Area reported that they or someone in their household had experienced a loss of employment income. Comparatively, survey results showed that as a whole 31 percent (1.4



million) of adults in the U.S. reported that they or someone in their household had experienced a loss of employment income during the same time period.

EMPLOYMENT TRENDS

The City of La Puente is primarily a bedroom community for businesses throughout the region. Residents who do work within La Puente are primarily employed by small industrial and manufacturing businesses, as well as locally oriented retail centers.

According to recent Census estimates, approximately 19,027 employed persons resided in La Puente. **Table 6** shows the type of occupations held by La Puente residents compared to Los Angeles County as a whole. La Puente residents proportionally hold much fewer managerial jobs than county residents as a whole (19 percent compared to 39 percent), but more service occupations (22 percent compared to 19 percent). The city's proportion of sales and office occupations was similar to the county (23 percent vs. 21 percent) although the proportion of city residents with production and transportation occupations was substantially greater than for the entire county (26 percent vs. 13 percent).

Table 6. Employment by Occupation

Occupation	La Puente		Los Angeles County	
	Employees	% of All Jobs	Employees	% of All Jobs
Management, business, science, and arts occupations	3,653	18.7%	1,967,198	39.0%
Service occupations	4,233	22.2%	966,972	19.2%
Sales and office occupations	4,425	23.3%	1,053,462	20.9%
Natural resources, construction, and maintenance occupations	1,921	10.1%	384,138	7.6%
Production, transportation, and material moving occupations	4,885	25.7%	666,045	13.2%
Total jobs	19,027	100%	4,929,863	100%

Source: 2015-2019 American Communities Survey (ACS)

PARTICULAR NEEDS GROUPS

Certain groups have more difficulty finding decent, affordable housing due to particular circumstances such as family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or overcrowding. A central goal of the Housing Element is to assist in the provision of housing for persons with particular needs.



Elderly

According to the 2015-2019 ACS (**Table 7**) about 28 percent of owner households and about 15 percent of renter households were headed by an elderly person (age 65+).

Table 7. Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	3,833	71.7%	3,458	85.0%
65 to 74 years	760	14.2%	312	7.7%
75 to 84 years	470	8.8%	181	4.4%
85 years and over	282	5.3%	119	2.9%
Total Households	5,345	100%	4,070	100%

Source: 2015-2019 American Communities Survey (ACS)

Many elderly persons have limited income potential, as they are most often retired and have fixed incomes (retirement funds and Social Security income). This poses a special problem with regard to housing affordability.

As of May 2021, there is only one licensed residential care facilities for the elderly located in La Puente: Tonopah Home Living (6 beds) located at 333 Tonopah Avenue.

The La Puente Senior Center is available to area seniors to enjoy and utilize for a variety of purposes. The Senior Center offers programs and services relating to physical activity, learning, socialization, and nutrition.

Persons with Disabilities

According to the 2015-2019 ACS, approximately 9 percent of non-institutionalized La Puente residents reported some type of disability (**Table 8**). As might be expected, those aged 65 and over reported the highest disability rates. Approximately 8 percent of seniors reported some type of disability, compared to only 30 percent for persons between age 18 and 64. The most frequently reported disabilities included ambulatory difficulty (8 percent of the working age population and 25 percent of the senior population). Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units, and ground floor units.

Table 8. Disabilities by Age Group

Disability by Age	Persons	Percent
Total civilian noninstitutionalized population	39,987	-
With any disability	3,610	9.0%
Under Age 5 - total persons	2,244	-
With a hearing difficulty	13	6.0%
With a vision difficulty	0	0.0%
Age 5 to 17 - total persons	7,479	-
With a hearing difficulty	26	3.5%
With a vision difficulty	44	5.9%
With a cognitive difficulty	161	2.2%
With an ambulatory difficulty	22	0.3%
With a self-care difficulty	55	0.7%
Age 18 to 64 - total persons	11,153	-
With a hearing difficulty	467	4.2%
With a vision difficulty	277	2.5%
With a cognitive difficulty	584	5.2%
With an ambulatory difficulty	850	7.6%
With a self-care difficulty	478	4.3%
With an independent living difficulty	688	6.2%
Age 65 and over - total persons	4,479	-
With a hearing difficulty	619	13.8%
With a vision difficulty	267	6.0%
With a cognitive difficulty	535	11.9%
With an ambulatory difficulty	1,103	24.6%
With a self-care difficulty	469	10.5%
With an independent living difficulty	829	18.5%

Note: Totals may exceed 100% due to multiple disabilities per person

Source: 2015-2019 American Communities Survey (ACS)

Developmental Disabilities

California law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law (Public Law 106-402), “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of

the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. As of 2019, the DDS reported that approximately 1,426 residents living in La Puente (ZIP codes 91744 and 91746) received services of which about 59 percent were age 18 and under. The San Gabriel-Pomona Regional Center (SG/PRC) located in Pomona (<https://www.sgprc.org/>) provides services for people with developmental disabilities in the San Gabriel Valley. The SG/PRC is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends, or others at little or no cost.

Large Households

Large households (with five or more members) are identified as a group with particular housing needs based on the limited availability of adequately sized, affordable housing units. Large households with lower incomes may experience overcrowding and accelerated unit deterioration.

Recent SCAG data reported that approximately 35 percent of owner households and about 34 percent of renter households had five or more members (**Table 9**).



Table 9. Large Households by Tenure

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	525	9.8%	456	11.6%
2 persons	1,099	20.4%	643	16.3%
3 persons	810	15.0%	768	19.5%
4 persons	1,056	19.6%	734	18.7%
5 persons	833	15.5%	682	17.3%
6 persons	472	8.8%	384	9.8%
7+ persons	589	10.9%	267	6.8%
Total households	5,385	100%	3,934	100%

Source: SCAG Local Profile (2019)

Lower income large households would benefit from many of the same organizations that provide services to other lower income households. To assist lower income residents, Programs 3, 4, 5, 6, and 12 focus on providing opportunities for new affordable housing, Programs 7, 8, and 10 address direct assistance to renter and owners, and Program 14 includes meaning actions to increase access to opportunities and reduce displacement in the community.

Single-Parent Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. Female-headed households with children particularly tend to have lower incomes, thus limiting housing availability for this group. In addition, these households have a greater need for accessible daycare and other supportive services.

The 2015-2019 ACS reported that female-headed households comprised about 18 percent of owner households and 34 percent of renter households in La Puente (Table 10).

Table 10. Family Household Type by Tenure

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	3,299	61.7%	1,501	36.9%
Male householder, no wife present	495	9.3%	568	14.0%
Female householder, no husband present	975	18.2%	1,373	33.7%
Non-family households	576	10.8%	628	15.4%
Total households	5,345	100%	4,070	100%

Source: 2015-2019 American Communities Survey (ACS)

The YWCA-Wings organization offers services to female-headed households who reside in La Puente. It provided emergency shelter for women and children who become homeless due to domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services. Additionally, the City of La Puente offers housing assistance services to qualified residents through the LACDA and the Housing Resources Center.



Farmworkers

La Puente is a fully urbanized city with no significant agricultural operations. The 2015-2019 ACS reported 139 residents of La Puente employed in the “Agriculture, forestry, fishing and hunting, and mining” industries. Comparatively, based on 2017 United States Department of Agriculture (USDA) data, there were 3,266 farmworkers in Los Angeles County. Although the presence of farmworkers in the community is extremely limited, the city acknowledges the need for expanded housing opportunities for this group. The California Employee Housing Act requires the housing for six or fewer employees, including farmworkers, be treated as a typically residential use. This is not currently addressed in the city’s code; therefore, an action has been added to Program 11 to ensure compliance with state law.

Homeless Persons

The 2019 Greater Los Angeles Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA) revealed a population of approximately 58,936 homeless persons in Los Angeles County on a single night survey conducted in June 2019¹. La Puente is located in Service Planning Area (SPA) 3, San Gabriel Valley. The 2019 homeless count for SPA 3 was 5,031 persons with more than half of those (3,613 persons) unsheltered. The 2019 LAHSA point-in-time survey revealed a population of approximately 35 unsheltered homeless persons in La Puente.

Currently, the City of La Puente provide the following supportive services to homeless individuals and families through the following agencies and service providers:

- First Time Homebuyers Assistance Program: The Los Angeles County Development Authority (LACDA), on behalf of the county, administers the First Time Homebuyers Assistance program and make funding available the City of La Puente. The city anticipates receiving approximately a total of \$1,328,000 over five years to use for a first-time homebuyer down payment assistance program.
- Section 8 Housing Assistance Program: Provides rental assistance through the Federal Housing Choice Voucher program. The primary objective of the voucher program is to assist low-income persons and households, including those who are homeless or in danger of becoming homeless, in making rents affordable. The LACDA serves the City of La Puente and provides voucher assistance to the residents.
- 211 LA County: Dedicated to providing an easy-to-use, caring, professional source of guidance and advocacy to a comprehensive range of human services, available on a 24 hour/ 7 days per week basis. Also operates the Cold Weather Shelter Hotline for the county and provides staffing and human services information for emergency centers during disasters.
- Los Angeles Homeless Service Authority (LAHSA): LAHSA Emergency Response Teams (ERTs) are available to assist residents Monday through Friday from 8:00 a.m. to 5:00 p.m. LAHSA ERTs offer outreach services to homeless encampment dwellers, emergency

1 Los Angeles Homeless Services Authority, 2019 Greater Los Angeles Homeless Count, <https://www.lahsa.org/documents?id=3437-2019-greater-los-angeles-homeless-count-presentation.pdf> . This count excludes the cities of Glendale, Long Beach and Pasadena.

services and shelter referrals to homeless families and unaccompanied adults and youth, direct, emergency services and transportation, and emergency assistance and referrals to social service agencies for people in the county who are at risk of experiencing homelessness.

- Southern California Housing Rights Center: Provides counseling assistance to families at risk of homelessness.
- East San Gabriel Valley Coalition for the Homeless: Assist people in finding permanent housing and assist them to become self-supporting.
- YWCA-Wings: Provides emergency shelter for women and children who become homeless as a result of domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services.

HOUSING PROFILE

This section addresses characteristics of the housing supply in La Puente, including type, age, condition, and availability.

Housing Type and Vacancy

La Puente was developed as a community of single-family dwelling units and has primarily remained as such. Although multiple-family residential construction accelerated during the 1970s and 1980s it slowed from the 1990s on.

La Puente's housing supply is somewhat different than that of Los Angeles County as a whole. As is illustrated in **Table 11**, La Puente has a higher percentage of single-family dwellings (74 percent for the city as compared to 55 percent for the county) and a lower percentage of mobile homes (0 percent for the city as compared to 2 percent for the county) in 2021. Development of multi-family dwellings have been relatively modest with only 40 units built over a six-year period (2015-2021).

Table 11. Housing Type 2015-2021

Structure Type	2015		2021		Growth	
	Units	%	Units	%	Units	%
La Puente						
Single-family	7,260	74%	7,325	74%	65	62%
Multi-family	2,501	26%	2,541	26%	40	38%
Mobile homes	30	0%	30	0%	0	0%
Total units	9,791	100%	9,896	100%	105	100%
Los Angeles County						
Single-family	1,951,578	56%	1,971,020	54%	19,442	15%
Multi-family	1,477,583	42%	1,585,448	44%	107,865	85%
Mobile homes	58,273	2%	58,341	2%	68	0.05%
Total units	3,487,434	100%	3,614,809	100%	127,375	100%

Source: California Department of Finance, Tables E-5 & E-8

Additionally, the Department of Finance reported the 2021 vacancy rate in La Puente as 3.7 percent compared to 6.4 percent for Los Angeles County as a whole.

Housing Conditions

The age and condition of La Puente’s housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, and plumbing. La Puente’s housing stock is aging. The age of the housing stock, as defined by the year the units were built, is shown in **Table 12**. According to 2015-2019 ACS data, approximately 81 percent of all the housing units in the city were built before 1980. In other words, many housing units in the city are likely in need of major rehabilitation, if routine maintenance has not been performed over time. City staff estimates that approximately 30 percent of housing units (or 2,968 units) may be in need of substantial repair or replacement due to deferred maintenance. To address this, the city offers both deferred loans as well as outright grants to qualifying homeowners as part of its Housing Rehabilitation Program.

Table 12. Age of Housing Stock

Year Built	La Puente		Los Angeles County	
	Units	%	Units	%
2014 or later	42	0.45%	33,479	1.0%
2010 to 2013	28	0.29%	38,695	1.2%
2000 to 2009	214	2.3%	177,103	5.3%
1980 to 1999	1,499	15.9%	594,271	17.9%
1960 to 1979	2,155	22.9%	954,955	28.8%
1940 to 1959	5,226	55.5%	1,036,421	31.2%
1939 or earlier	251	2.7%	481,871	14.5%
Total units	9,415	100%	3,316,795	100%

Source: 2015-2019 American Communities Survey (ACS)

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. Residents may accept smaller-sized housing or double up with other families to afford housing costs. An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are those with more than 1.5 persons per room. Overcrowding contributes to increases in traffic and on-street parking within a neighborhood and accelerates deterioration of homes and infrastructure.

The 2015-2019 ACS data (**Table 13**) show that the incidence of overcrowding is higher in La Puente than in Los Angeles County as a whole. About 10 percent of owner-occupied units and about 18 percent of rental units in the city were overcrowded.

Residential rehabilitation programs can provide financial assistance for the construction of bedroom additions to reduce overcrowding.

Table 13. Overcrowding by Tenure

Occupants per Room	La Puente		LA County	
	Units	%	Units	%
Owner occupied units	5,345	100%	1,519,516	100%
1.00 or fewer	4,652	87.0%	1,435,225	94.5%
1.01 to 1.50	514	9.6%	61,697	4.1%
1.51 or more	179	3.3%	22,594	1.5%
Renter occupied units	4,070	100%	1,797,279	100%
1.01 to 1.50	3,040	74.7%	1,505,658	83.8%
1.51 to 2.00	716	17.6%	157,166	8.7%
2.01 or more	314	7.7%	134,455	7.5%

Source: 2015-2019 American Communities Survey (ACS)

Housing Costs

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely low (30% or less of AMI), very low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30 percent of a household's gross income. In some areas such as Los Angeles County, these income limits may be increased to adjust for high housing costs.

Table 14 shows affordable rent levels and estimated affordable purchase prices for housing in La Puente (and Los Angeles County) by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$664, while the maximum affordable rent for very-low-income households is \$1,255. The maximum affordable rent for low-income households is \$2,142, while the maximum for moderate-income households is \$2,177.

Maximum purchase prices are more difficult to determine due to variations in factors such as mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, and property insurance rates. With this caveat, the maximum home purchase prices by income category (**Table 14**) have been estimated based on typical conditions.

Table 14. Income Categories and Affordable Housing Costs

2021 Los Angeles County Median Income = \$80,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$35,450	\$664	\$93,135
Very Low (31-50%)	\$59,100	\$1,255	\$194,418
Low (51-80%)	\$94,600	\$2,142	\$346,450
Median	\$80,000	\$1,777	\$283,924
Moderate (81-120%)	\$96,000	\$2,177	\$352,446

Assumptions: Based on a family of 4; 10% down payment, 3% interest

Sources: California HCD 2021 Income Limits; LACDA 2020 Utility Allowance Schedule; OC Housing and Community Development Department Utility Allowances, 2021; Veronica Tam & Associates, 2021.



For-Sale Housing

Housing sales price statistics² for homes in La Puente during 2021 showed a median price of \$601,000 compared to a median price of \$795,000 for Los Angeles County as a whole. Based on the estimated affordable purchase prices shown in **Table 14** above, homeownership is less likely without access to public subsidies to reduce sales prices to a level that is affordable at all income levels. At a median price of \$601,000 there is a gap of about \$254,500 between the market price and the maximum price a low-income household can afford, and a gap of \$406,582 for very-low-income households. These statistics illustrate why affordable housing strategies generally focus on rental rather than ownership housing, due to the smaller affordability gap for rental units.

Rental Housing

A recent internet survey³ showed typical rental rates for 2- and 3-bedroom apartments in La Puente of \$1,730 to \$2,400 per month. When market rents are compared to the amounts lower-income households can afford to pay (**Table 14** above), it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. The gap between market rent for a typical 2-bedroom 1-bath apartment and affordable rent at the very-low-income level is about \$475 per month, while the gap at the extremely-low-income level is about \$1,066 per month. However, at the low-income and moderate-income levels, households are likely to find affordable rentals.

Cost Burden (Overpayment)

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a burdensome housing cost are more likely to become homeless or double up with other households.

According to 2013-2017 CHAS data, the proportion of households overpaying declines significantly as income increases. **Table 15** shows overall cost burden was most prevalent among renter households in the extremely low- and very low-income categories (82 percent and 87 percent of renter households, respectively). Comparatively, **Table 16** shows the proportion of owner households experiencing cost burden in 2017 were highest in the extremely low-income categories (70 percent) with very low- and low-income categories (47 percent and 49 percent, respectively). Renters are vulnerable and subject to constant changes in the housing market. Homeowners, on the other hand, with a housing cost burden have the option of selling the homes and become renters.

² Source: www.redfin.com, access as of May 13, 2021

³ Source: www.zumper.com, accessed May 13, 2021

**Table 15. Cost Burden by Housing Tenure (Renter)**

Income by Cost Burden	With Cost Burden >30%	With Cost Burden >50%	Total
Extremely Low Income (0-30% AMI)	910 (82.3%)	790 (71.4%)	1,105
Very Low Income (31-50% AMI)	675 (87.1%)	145 (18.7%)	775
Low Income (51-80% AMI)	334 (39.2%)	4 (4.7%)	850
Moderate Income (81-100% AMI)	20 (3.9%)	-	510
Above Moderate Income (>100% AMI)	-	-	635
Total	1,939	939	3,870

Source: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

Table 16. Cost Burden by Housing Tenure (Owner)

Income by Cost Burden	With Cost Burden >30%	With Cost Burden >50%	Total
Extremely Low Income (0-30% AMI)	465 (70.4%)	420 (63.6%)	660
Very Low Income (31-50% AMI)	320 (47.4%)	215 (32.1%)	670
Low Income (51-80% AMI)	700 (49.6%)	225 (15.9%)	1,410
Moderate Income (81-100% AMI)	215 (30.9%)	10 (1.4%)	695
Above Moderate Income (>100% AMI)	95 (5.6%)	-	1,690
Total	1,795	870	5,130

Source: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

Affordable Housing in La Puente

There are at least 4 affordable housing projects within the La Puente city limits.

The only subsidized affordable rental housing in La Puente is funded primarily through “project-based” Section 8. Project-based funding is provided by HUD through its New Construction, Substantial Rehabilitation, and/or Loan Management Set-Aside (LMSA) Programs. This funding, which generally is in the form of a subsidized mortgage, comes with the requirement that a percentage of the units in the building be affordable for a contractually determined period. While many of these contracts were long-term (15 to 20 years) at the beginning of the project-based Section 8 program, now they are mostly 3 to 5 years in length. Though these contracts are usually renewed by the building owner, the fact that they do not have to be renewed means that many project-based Section 8 subsidized units face the possibility of conversion to market rate.

To opt out of the Section 8 program, an owner of a project-based subsidized building is required to provide at least 1 year’s notice to residents, the local HUD contract administrator, and the local jurisdiction. According to the Los Angeles LOMOD Corporation,⁴ the HUD contract administrator for the Los Angeles area, none of the owners of the four project-based Section 8 buildings in La Puente had given notice of intent to withdraw from the program as of June 2021. Three of the four subsidized properties listed in **Table 17** are currently owned by nonprofit entities.

⁴ The Los Angeles LOMOD Corporation is a nonprofit corporation founded by the Housing Authority of the City of Los Angeles (HACLA). Los Angeles LOMOD operates independently of HACLA and its mission is to provide and support good quality housing for low-income families, seniors, and people with disabilities.

Table 17. Subsidized Dwelling Units

Project Name	Tenant Type	Total Units	# of Affordable Units	Funding Program	Earliest Conversion Date
La Villa Puente Apartments 17351 E Main Street (nonprofit)	Family	121	119	Sec 8 LMSA CA16L000133	5/31/2037
La Puente Park Apartments 14721 Nelson Avenue (nonprofit)	Family	132	132	Preservation, Low Income Housing Tax Credit CA16L000010	7/1/2036
Amar Plaza Apartments 15662 Amar Road (nonprofit)	Family	96	42	Sec 8 LMSA CA16M000382	1/1/2026
Nantes Manor 775 Nantes Avenue (for-profit)	Family	40	40	Sec 8 NC, Section 221(d) CA160049006	8/1/2023
Total		389	333		

Sources: Los Angeles LOMOD Corporation, 2021; US Department of Housing and Urban Development, 2021

At-Risk Units

State law requires the city to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low-income housing use and that will become unrestricted and possibly be lost as low-income housing (i.e., “units at risk” or “at-risk units”). State law requires the following:

- An inventory of restricted low-income housing projects in the city and their potential for conversion within 10 years from the Housing Element update deadline;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and
- Programs for preserving the at-risk units.

Two of the four federally assisted developments in La Puente (Amar Plaza Apartments and Nantes Manor), consisting of a combined 82 affordable units, are considered at risk of converting to market-rate housing during the planning period of this at-risk analysis (October 15, 2021 through October 15, 2031). Nantes Manor has a HAP (Housing Assistance Payment) contract set to expire in 2023. The Amar Plaza Apartments has a HAP contract set to expire in 2026. The city will work with the property owners of Amar Plaza Apartments and Nantes Manor, interested groups, and the State and federal governments to conserve its affordable housing stock through the planning period (Program 9). The other two subsidized developments, La Villa Puente Apartments and La Puente Park Apartments have affordability covenants in place through 2037; therefore, they are at minimal risk to losing their current supply affordable units.

Preservation and Replacement Options

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit organizations;
- Providing rental assistance to renters through other funding sources; and
- Purchase affordability covenants.

Alternatively, units that are converted to market rate may be replaced with new, assisted, multi-family units with specified affordability timeframes. The city was instrumental in facilitating the preservation of 251 affordable units at the La Villa Puente Apartments and La Puente Park Apartments by approving project financing through the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) public hearing process.

Transfer of Ownership

Transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term and increases the number of government resources available to the project. The feasibility of this option depends upon the willingness of the owner to sell, funding sources to buy the property, and the existence of a nonprofit organization with sufficient administrative capacity to manage the property. Additionally, projects in which all of the units are affordable, rather than just a portion, are more likely to be feasible because they can participate in ownership transfers more simply. The County Housing Authority would be a likely agency to facilitate transfer of projects to nonprofit entities. Because of the elimination of the Redevelopment Agency, the city has no staffing or funding to assist in facilitating such transfers.

Rental Assistance

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Based on the current fair-market rent of \$1,424/month for 2-bedroom apartments and the affordability levels shown in **Table 14** above, it is estimated that a total subsidy of approximately \$112,000 per month (\$1.3 million per year) would be required to maintain rents for 291 units at very-low-income levels.

Purchase Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, refinancing, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complexes require rehabilitation or are too highly leveraged. By providing lump-sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, some or all of the units could remain affordable.



Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of approximately \$400,000 for an affordable multi-family unit, the cost of replacing all 82 at-risk units would be approximately \$33 million.

Projected Housing Need

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. The California Department of Housing and Community Development (HCD), in conjunction with the SCAG, determine a projected housing need for the region covered by SCAG, including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial. SCAG has, in turn, allocated a share of the region's total housing need to each of its constituent jurisdictions. The City of La Puente has a total RHNA of 1,929 housing units distributed among income categories as shown in **Table 18**.

Table 18. Regional Housing Needs Allocation 2021-2029

Income Group	Percent of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low*	0-50%	544	28.20%
Low	51-80%	275	14.26%
Moderate	81-120%	275	14.26%
Above Moderate	120%+	835	43.29%
Total	-	1,929	100%

*Pursuant to Government Code §65583(a)(1), 50% of the very-low category is assumed to be extremely-low-income.

AFFIRMATIVELY FURTHERING FAIR HOUSING

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element, which includes the following components:

- a summary of fair housing issues and assessment of the city's fair housing enforcement and outreach capacity;
- analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

A complete assessment of AFFH for La Puente is provided under Appendix C.

3. CONSTRAINTS ANALYSIS

While the City of La Puente recognizes the need for the development of sound, affordable housing for all its residents, this goal is not easy to achieve. The built-out nature of La Puente leaves few opportunity areas for new development. The key factors constraining housing development include land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. These constraints may result in housing that is not affordable to low- and moderate-income households, or may make new residential construction economically difficult for developers. Constraints to housing production significantly impact households with lower incomes and particular needs. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels and disabilities. In La Puente, constraints to housing are often related to the overall housing market and are part of regional trends over which the city has no control.

This section discusses potential constraints on the provision and cost of housing development in La Puente. According to State Housing Element Law, the constraints analysis must also demonstrate local efforts to remove barriers to achievement of goals for housing production and housing for persons with disabilities. If constraints preclude the achievement of housing goals, jurisdictions are required to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. Where constraints to housing production related to the city's regulations or land use controls are identified, appropriate programs to mitigate these constraints are included in the Housing Plan.

MARKET CONSTRAINTS

Many factors affecting housing costs are related to the larger housing market. The availability of land, the cost and availability of financing the price of land, and the cost of construction all contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

Development Costs

Building Materials and Labor

Hard construction costs including the cost of materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials) and labor comprise more than 60 percent of total development costs. Materials costs vary depending on the type of housing being constructed and amenities provided. Labor costs are influenced by the availability of workers and prevailing wages.

According to the Turner Center for Housing Innovation at UC Berkeley, affordable and market-rate developers have seen increasing construction costs throughout the State. For example, the cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to almost \$425,000 in 2016. On a square foot basis, the Turner Center reports that the cost of constructing multi-family housing increased by 25 percent between 2009 and 2018, reaching an average of \$222 per square foot by 2018.



The cost increases reported by Turner align with other industry measures of construction cost including the California Construction Cost index, which recorded a 24 percent change in costs between 2009 and 2018. In the Los Angeles region the costs increased even more, with the average hard costs exceeding the statewide average by \$35 per square foot. Although construction costs are a significant factor in the overall cost of development, the City of La Puente has no direct influence over materials and labor costs.

Timing and Density

The housing market can also constrain the timing between project approval and requests for building permits. In most cases, this may be due to developers' ability to secure financing for construction. In La Puente, the average time between project approval and request for building permit for a multi-family development is typically 2 to 4 months. Market-rate developers for residential development typically propose products at the lower end of the allowable density range. As part of the 6th cycle Housing Element update, the city will be exploring tools and changes to development standards that will facilitate in achieving the maximum density.

Land Cost

The price of land in La Puente can be the most significant component of housing development costs. Prices for residential lots are typically in the range of \$300,000 to \$400,000 in this market area. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (steep slopes, soil stability, seismic hazards, or flooding) can also be factored into the cost of land. The cost of land fluctuates based on availability and general market conditions.

Availability of Financing

In May 2021, home mortgages for borrowers with good credit were available at historically low rates (just over 3 percent). This comparatively low rate does not represent a constraint to the purchase of housing. However, the high cost of housing in the city in itself may reduce access to mortgages as potential homebuyers lack the necessary down payment and the percent of income required to cover mortgage payments that lenders generally require. These conditions make a home purchase particularly difficult for first-time homebuyers and lower- and moderate-income households.

Per federal law (Home Mortgage Disclosure Act), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. Loan application data including home purchase loans (government-backed and conventional), refinancing, and home improvement loans, were compiled by aggregating La Puente's census tracts (406901, 407101, 407102, 407200, 407501, 407601, 707602, 407701, and 407702).

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 52 households applied for mortgage loans for homes in La Puente in 2019 (**Table 19**). Out of 18 applicants for government-backed home purchase loans, none were approved while 16 percent were denied and 5.5 percent were withdrawn or closed for incompleteness. Of the applications for conventional



purchase loans, 5.8 percent were approved, 5.8 percent were denied, and 15 percent were withdrawn or closed for incompleteness in 2019

Table 19. Disposition of Home Purchase and Improvement Loan Applications (2019)

Loan Type	Total Applicants	Approved, Not Accepted	Denied	Other
Government-Backed Purchase	74	2.7%	10.8%	13.5%
Conventional Purchase	195	6.1%	5.6%	12.8%
Refinance	873	3.5%	14.7%	24.0%
Home Improvement	88	1.1%	55.6%	14.7%
Total	1230	13.4%	86.7%	65.0%

Notes:

1. Loans on 1- to 4-Family and Manufactured Home Dwellings
2. "Approved, Not Accepted" are those applications approved by the lenders but not accepted by the applicants.
3. "Other" includes files closed for incompleteness, and applications withdrawn.
4. City of La Puente Census Tracts 406901, 407101, 2407102, 407200, 407501, 407601, 707602, 407701, and 407702.

Source: FFIEC Home Mortgage Disclosure Act, 2019

GOVERNMENTAL CONSTRAINTS

Housing affordability can be affected by factors in both the private and public sectors. Actions by the city can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the quality of housing may serve as a constraint to housing development. Public policies can affect overall housing availability, adequacy, and affordability. Consistent with state law (*California Government Code* §65583) this section addresses six potential constraints to housing development:

- Land use controls
- Building codes and their enforcement
- Site improvements (on and off-site)
- Fees and exactions
- Processing and permit procedures
- Housing for people with disabilities

Land Use Controls

Development and growth in La Puente are issues of critical importance to city government and residents. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as a constraint to housing development. Land use controls set forth by the General Plan and Municipal Code Chapter 10 (Zoning) have a direct effect on the availability and affordability of housing in the city. Controls currently in place in La Puente are described below.

General Plan Community Development Element

The city completed a comprehensive update of its General Plan in 2004. The Community Development Element sets forth the city's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the city. The Community Development Element provides a variety of residential land use

designations as well as a mixed-use development category that promotes development of mixed commercial, office, and residential uses in the downtown business district, consistent with the goals of the Downtown Business District Specific Plan (Table 20).

Table 20. Residential Land Use Designations

General Plan Land Use Category	Corresponding Zone Districts	Maximum Densities ¹	Typical Residential Types
Low Density Residential (LDR)	R-E R-1	7 DU/acre	Primarily detached single-family dwellings on individual lots.
Medium Density Residential (MDR)	R-2	14 DU/acre	Small-lot detached single-family homes, duplexes, triplexes, medium density garden apartments, planned developments, and townhomes.
Medium High Density Residential (MHDR)	R-3	18 DU/acre	Moderate density apartments, townhomes, condominiums, and planned unit developments.
High Density Residential (HDR)	R-4	30 DU/acre	Higher-intensity apartments, planned unit developments, condominiums and townhomes.
Mixed-Use (MIX)	DBD	No density maximum for mixed-use developments. Based on approved projects, the expected density is 40-50 DU/acre ²	Apartments, condominiums, and single-room occupancy (SRO) units above the first floor of a commercial use, and stand-alone multiple-family residential uses in subareas established by the Downtown Business District Specific Plan.

Notes:

1. The General Plan and Comprehensive Zoning Regulations allow for higher densities based on the type of development proposed. See discussion below.

2. See Program 4 in the Housing Plan (Chapter 5)

Source: City of La Puente General Plan, 2004

Residential land use designations are dispersed throughout the city. Densities range from one to seven units per acre for Low Density areas and to up to 30 units per acre in the High Density Residential areas. Much of the land designated for residential development is already built out. Additional residential development; however, can be accommodated through the development of the few remaining parcels of vacant land and recycling of uses on underutilized properties.

The Community Development Element designates over two-thirds of the city's land for residential use. In addition, 11 acres are designated Mixed-Use (MIX), which allows residential uses to be integrated with commercial uses in the Downtown Business District. Uses may be mixed vertically, with residential dwellings above street-level office and retail businesses in all areas designated for mixed use, and stand-alone multiple-family developments are allowed in certain subareas of the designation. The higher densities allowed in the MIX designation creates opportunities for providing affordable housing.



Zoning and Residential Development Standards

In 2015, the city adopted a comprehensive Zoning Code update to comply with State and Federal regulations, establish clear and streamlined administration procedures, make Zoning standards more user-friendly (including the consolidation of a number of zones), and implement the goals and policies established in the 2008-2014 certified Housing Element.

The city regulates the type, location, density, and scale of residential development primarily through Title 10 of the Municipal Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the city's General Plan. The zoning regulations also serve to preserve the character and integrity of existing neighborhoods. Residential development standards are summarized in **Table 21**.

Table 21. Residential Development Standards

Standards	R-E	R-1	R-2	R-3	R-4
Min/Max Density (Units/Acre)	-/4.4	-/7	-/14	14/18	20/30
Minimum Lot Area	10,000 sf	6,000 sf	6,500 sf	12,000 sf	15,000 sf
Minimum Lot Width	80 ft	60 ft	60 ft	60 ft	60 ft
Minimum Lot Depth	125 ft	100 ft	N/A	N/A	N/A
Min Lot Area per Dwelling Unit	N/A	N/A	3,111 sf	2,420 sf	1,450 sf
Minimum Floor Area per Dwelling Unit	N/A	N/A	SFR: 1,000 sf Duplex: 850 sf	SFR: 1,000 sf Duplex: 850 sf Multi-family: None	SFR: 1,000 sf Duplex: 850 sf Multi-family: Studio: 450 sf 1-bed: 650 sf 2-bed: 750 sf 3-bed: 750 sf 4-bed: 750 sf
Minimum Front Setbacks	20 ft	20 ft	20 ft	20 ft	15 ft
Side	5 ft	5 ft	5 ft	5 ft	5 ft
Rear	10 ft	10 ft	10 ft	10 ft	10 ft
Maximum Building Coverage	35%	40%	45%	50%	50%
Maximum Building Height	30 ft	25 ft	25 ft	40 ft	40 ft

Source: City of La Puente Zoning Regulations, 2021

Open Space

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. In La Puente, open space is reflected in setbacks and lot coverage requirements for single-family developments and minimum required open space areas for multi-family developments. For single-family homes in any district, buildings may cover up to between 35 and 50 percent of the lot, leaving the remaining 65 to 50 percent for open space. Most of this open space is located within the required front and back yards.

In the R-2 zone, 100 square feet of common or private open space is required. In the R-3 and R-4 zones, 200 square feet of common open space is required for each dwelling unit plus 100 square feet

of private open space per unit in the R-3 zone and 50 square feet of private open space per unit in the R-4 zone. La Puente's open space standards mirror those of similar suburban communities and are not considered a constraint to development.

Parking

City parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. The Zoning Code requires parking based on the number of units on the property. Parking requirements for residential uses are listed in **Table 22**. For single-family developments, Title 10 requires two parking spaces within an enclosed garage or carport. Multi-family residential requirements vary based on the number of bedrooms in each unit, and also require guest parking. These parking standards are comparable to those found in other Southern California cities.

Table 22. Parking Requirements

Type of Dwelling	Parking Requirements
SF Dwelling (attached or detached)	2 garage parking spaces per DU (one additional uncovered space for units with 5 or more bedrooms)
Duplexes	2 garage spaces per DU
Multiple-Family Dwelling Units	
Bachelor units	1 garage space + ½ uncovered guest spaces per DU
One- to three-bedroom units	2 garage spaces + ½ uncovered guest spaces per DU
Four-bedroom units	2 garage spaces + 1 uncovered guest spaces per DU
Senior housing	1 space per unit, or as determined by a parking study
SRO	1 space per room

Source: City of La Puente Zoning Code, 2021.

The Planning Division host all development codes and standards on the city's website at [https://lapuente.org/government/departments/development-services/planning-division/in-compliance-with-state-law-including Assembly Bill 1483](https://lapuente.org/government/departments/development-services/planning-division/in-compliance-with-state-law-including-assembly-bill-1483).

Mixed-Use and Residential Multi-Family Development Standards in Downtown

The city's overriding constraint with regard to residential development is the lack of vacant land. With the introduction of a mixed-use designation into the General Plan in 2004 to be consistent with the mixed-use areas provided for in the Downtown Business District Specific Plan (DBDSP), the city has provided expanded opportunities for different types of housing and increased densities. **Table 23** identifies the development standards for the nine sub-areas of the Downtown Business District that permit mixed-use and multi-family residential uses (Sub-areas 1, 2, 3, 4, and 5 allow for residential mixed-use and Sub-area 6, 9, 10, and 15 allow for residential multi-family). These standards assume that a portion or all (i.e., residential multi-family) of the development contains residential uses. There is no maximum density specified in the DBDSP; however, typical mixed-use densities are expected to range from 40 to 50 units per acre, while typical multi-family densities are expected to range from 16 to 75 units per acre based on recent approved and proposed projects. In addition, Program 4 includes a commitment to process an amendment to allow 4-story development in mixed-use planning areas in the DBDSP.

Table 23. Mixed-Use Development Standards

Standards	DBD SP	
	Mixed-Use	Multi-Family
Maximum Density	No density maximum for mixed-use developments. Based on approved projects, the expected density is 50 DU/acre.	No density maximum for multi-family developments. Based on approved projects, the expected density may range between 16 and 75 DU/acre.
Maximum Lot Coverage	100%	100%
Height	45 ft / 3 stories	36 ft / 3 stories
Minimum Lot Area	N/A	N/A
Minimum Floor Area Per Dwelling Unit	Duplex: 800 sf/DU Studio: 450 sf/DU 1-Bedroom: 650 sf/DU 2-Bedroom: 750 sf/DU More than 2-Bedroom: 750 sf + 50 sf for each additional bedroom SRO: 300 sf/DU	Duplex: 800 sf/DU Studio: 450 sf/DU 1-Bedroom: 650 sf/DU 2-Bedroom: 750 sf/DU More than 2-Bedroom: 750 sf + 50 sf for each additional bedroom SRO: 300 sf/DU Senior 1-Bedroom: 450 sf Senior 2-Bedroom: 600 sf Senior SRO: 300 sf
Parking ⁵	Studio: 1 covered space + ¼ uncovered space 1-Bedroom: 1 covered space + ½ uncovered space 2- or more-Bedroom: 2 covered spaces + ½ uncovered space	Studio: 1 covered space + ¼ uncovered space 1-Bedroom: 1 covered space + ½ uncovered space 2- or more-Bedroom: 2 covered spaces + ½ uncovered space Senior: May be reduced by up to ½, subject to approval of Traffic Engineer
Landscaping	One 24-inch box tree per 50 linear ft of street frontage	One 24-inch box tree per 50 linear ft of street frontage

Setback requirements are also tailored for the DBD to reflect the commercial nature of the ground floor of developments within the mixed-use areas. On each of the primary streets (Main Street, Glendora Avenue, First Street, Second Street, and Third Street), a zero-foot setback measured from the property line is allowed. No side yard is required, and rear yards must be 12 feet in depth at a minimum, unless a reduced yard is necessary to accommodate required on-site parking, circulation aisles, and dedication of alley rights-of-way.

In addition to allowing decreased parking requirements for senior residential developments in the DBDSP area, at the discretion of the Planning Commission, fees may be paid in lieu of providing parking spaces. Criteria used to determine if parking should be reduced, and payment of in lieu fees, includes pedestrian orientation of commercial uses, incompatibility of parking areas with adjacent uses, and efficiency in site planning. The Specific Plan allows for flexibility in design and density in

5 According to the La Puente Downtown Business District Specific Plan, multi-family housing containing eight or more units must provide an additional guest space for each eight dwelling units in the development.



the city's Downtown area. Program 4 in the Housing Plan includes a review of the Downtown Business District Specific Plan to identify changes that would help to facilitate revitalization of the Downtown.

Other Specific Plan Areas

In addition to the Downtown Business District Specific Plan, two other specific plans, the Sunny Garden Specific Plan and the Unruh Avenue Specific Plan, provide for high-density senior housing.

Providing for a Variety of Housing Types

The Community Development Element and Title 10 contain the basic standards that allow for the development of a variety of housing types. Title 10 development standards are considered typical for suburban communities in Los Angeles County and do not impede the ability to develop housing at appropriate densities. **Table 24** lists the allowed location of specific uses. While residential mixed-use development is permitted in the city, is it currently restricted to the downtown area via the Downtown Business District Specific Plan. Program 6 in the Housing Plan includes expanding the permissibility of residential mixed-use development to more areas of the city by establishing a Mixed-Use Overlay or other zoning tools to increase residential capacity.

Multi-Family Housing

Multi-family housing is permitted by-right in the R-2 (2 or less units per structure), R-3, and R-4 zones which is consistent with their respective MDR, MHDR and HDR General Plan land use designations. Residential Multi-Family is also permitted by-right in the DBDSP within designated sub-areas. As shown in **Table 21** above, the allowable density for multi-family developments in the R-4 zone is 20 to 30 units/acre, which is considered suitable for low- and moderate-income housing, while allowable density in the R-3 zone is 14 to 18 units/acre, which is suitable for moderate-income housing.

Table 24. Permitted Uses in Residential Zones

Uses	R-E	R-1	R-2	R-3	R-4	DBDSP MIX	DBDSP Multi-family
Boarding and Rooming Houses	-	-	-	-	-	-	P
Dwelling:							
Detached Single Unit	P	P	P	P ¹	P ¹	-	-
Duplex	-	-	P	P	P	-	-
Manufactured Housing	P	P	P	P ¹	P ¹	-	-
Multifamily-more than 2 units/structure	-	-	-	P	P	C	P
Accessory Dwelling Unit (ADU)	P	P	P	P ²	P ²	P ²	P ²
Senior Housing	-	-	-	C	C	-	C
Group Home (6 or fewer residents)	P	P	P	P	P	-	P
Transitional and Supportive Housing	P ³	P ³	P ³	P ³	P ³	P ³	P ³
Single Room Occupancy (SRO)	-	-	-	-	-	C	C
Community Care Facilities (7 or more residents):							
Foster Family Home (24 Hour)	P	P	P	P	P	-	P

P Permitted use by-right

C Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

- Not a permitted use.

1. Must conform with minimum density standards

2. Permitted pursuant to state law

3. Permitted subject to the same standards as other residential uses of the same type in the same zone, pursuant to state law.

Source: La Puente Municipal Code, 2021

Accessory Dwelling Units

As indicated in **Table 24** above, La Puente currently permits the creation of accessory dwelling units, by right, on residential sites containing an existing single-family home. Recent amendments to state law now require city to permit the by-right development of accessory dwelling units in all residential zones including those that allow multi-family and mixed-use residential uses. The city currently applies State regulations in processing applications for accessory dwelling units, which do not impede the creation of accessory dwelling units. La Puente permitted approximately 62 accessory dwelling units between 2018 and 2020. However, Program 12 includes a commitment to process a Zoning Code amendment pertaining to accessory dwelling units to reflect recent changes in state law pertaining to applicable zones, conversion of existing space, parking requirements, building setbacks, and square footage allowances.

Senior Housing

To facilitate the development of affordable senior housing (multi-family housing units that are restricted to elderly persons of lower income), the city's 2015 Zoning Code update eliminated the requirement for a Specific Plan to develop senior housing conditionally permitting the use in higher density zones. A Conditional Use Permit is required for this type of housing to ensure the location is properly sited in proximity to shopping, services, and public transit and developed so as to not result in an adverse living environment to the senior residents due to limited open space, lack of amenities or services and/or insufficient facilities to promote a positive living environment for the residents.

The senior housing development standards allow buildings with up to five stories and are intended to promote a desirable living environment for elderly residents.

The Sunny Garden Specific Plan (Sunny Garden Apartments) was approved in 1988 and consists of 95 residential units (94 senior units and one manager unit) on 1.67 acres, yielding a density of 56.9 dwelling units per acre. Two parking areas are located on the site, with 44 uncovered parking spaces (for a parking ratio of 0.5 spaces per unit). In February 2020, the City Council authorized the Los Angeles County Development Authority to issue bonds to a new property owner to acquire the site, rehabilitate the living units and common areas, and establish new affordability covenants for a period of 55 years.

The Unruh Specific Plan was approved in 2007 for the development of senior housing, consisting of 74 total units with 18 of the units set-aside to be rented to low income seniors, and one manager's unit. The remainder of the units (55 apartments) would be market rate apartments available to seniors 62 years of age and older. The development approved with this entitlement was never constructed. In July 2019, the City Council approved Ordinance No. 19-962 amending the Unruh Specific Plan to allowing a new property owner to develop the senior housing project. The amended Unruh Specific Plan consists of 74 total units with 73 of the units dedicated affordable to low-income seniors 62 years of age or older earning not more than 60 percent of the area median income. In addition, 50 percent of the units would be mobility accessible with four percent of the units equipped with communication features for the hearing and visually impaired. Overall parking was slightly reduced from 0.7 spaces per unit to 0.6 spaces per unit; however, the project qualified under Assembly Bill 744 for a reduced number of required parking spaces (requiring not more than 0.5 spaces per unit) as a result of the development being rental housing for individuals that are 62 years of age or older that has either paratransit service or unobstructed access, within one-half mile, to a fixed bus route service that operates at least eight times per day. As of May 2021, the senior rental apartment complex (Arboleda Senior Apartments) was under construction with completion anticipated in late 2021.

In addition, the Downtown Business District Specific Plan conditionally permits senior housing.

Housing for Persons with Disabilities

State law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. The city has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities.

Group Homes and Community Care Facilities

In accordance with state law, La Puente permits State-licensed residential group care homes serving six or fewer persons in all residential zoning districts by-right. In addition, State-licensed Community Care Facilities serving seven or more persons including 24-hour Foster Family Homes are permitted in all residential zoning districts by-right. Residential Care Facilities for the Elderly (RCFEs) are permitted by CUP in the C-1 and C-2 zones. There are no separation requirements for these facilities other than as may be required under state law.

Definition of Family

The Zoning Code defines *family* as “One or more persons, related or unrelated, living together as a single housekeeping unit with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit.” This definition is in conformance with state law.

Reasonable Accommodation

The Fair Housing Act requires that cities and counties provide reasonable accommodation to rules, policies, practices and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides 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. Cities and counties are required to 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.

State law allows for a statutorily based four-part analysis to be used in evaluating requests for reasonable accommodation related to land use and zoning matters and can be incorporated into reasonable accommodation procedures. This analysis gives great weight to furthering the housing needs of people with disabilities and also considers the impact or effect of providing the requested accommodation on the city and its overall zoning scheme. Developers and providers of housing for people with disabilities must be ready to address each element of the following four-part analysis:

- The housing that is the subject of the request for reasonable accommodation is for people with disabilities as defined in federal or state fair housing laws
- The reasonable accommodation requested is necessary to make specific housing available to people with disabilities who are protected under fair housing laws
- The requested accommodation will not impose an undue financial or administrative burden on the local government
- The requested accommodation will not result in a fundamental alteration in the local zoning code

To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities, the city adopted reasonable accommodation procedures in its Zoning Code, and provides information to residents at public counters and on the city’s website.

Emergency Shelters

Emergency shelters provide short-term shelter (usually for up to six months of stay) for homeless persons or persons facing other difficulties, such as domestic violence. To facilitate the development of emergency housing consistent with state law, emergency shelters are permitted by-right in the

Commercial Manufacturing (CM) zone. The CM zone encompasses 21.5 acres of land and contains parcels developed with industrial uses including offices, auto repair related services, and non-conforming residential structures. An analysis of properties in the CM zone shows there are three underutilized sites (**Table 25**) that the city considers suitable for development of emergency shelters to accommodate the most recent LAHSA point-in-time homeless survey (35 unsheltered homeless persons) in accordance with current state law (AB 139).

Table 25. Underutilized Properties in the CM Zone

Address	Site Acreage	Existing Use	Year Built	Possible Hazardous Conditions
16209 Old Valley Blvd.	0.43	Discontinued Auto Repair	1988	Yes
16253, 16259, 16303 Old Valley Blvd.	1.87	Single Family Residential, Nightclub and parking area	1956	No
16031 Old Valley Blvd.	0.35	Discontinued Auto Repair	--	Yes

Two of the three identified sites contained auto repair businesses where site remediation to address possible ground contaminants may be necessary to prior to developing emergency housing. The remaining site contains an existing nightclub with a large parking area. These CM zoned sites were selected due to their development status, as well as their proximity to services and public transportation that could accommodate local needs for new shelter facilities.

With the exception of parking, development standards for emergency shelters are the same as for other uses in the CM zone. On-site parking for emergency shelters only need to be sufficient to accommodate all staff working in the facility. These development and parking requirements are consistent with state law and do not pose a constraint to establishment of emergency shelters.

Low Barrier Navigation Centers

A low barrier navigation centers (LBNC) is defined 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. Consistent with state law, LBNCs must be allowed by right in mixed-use and nonresidential zones where multi-family uses are permitted. The city's Zoning Code will be updated to establish regulations and development standards for this use, as described in Program 11.

Transitional and Supportive Housing

Transitional housing provides longer-term temporary housing (up to two years) for individuals and families who are transitioning to permanent housing. Supportive housing is coupled with services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as those suffering from mental illness or substance abuse problems, and the elderly or medically frail. Consistent with state law, transitional and supportive housing are allowed by right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within a ½ mile of a public transit stop.



Manufactured and Mobile Homes

Manufactured housing and mobile homes on permanent foundations are permitted by-right in any zone subject to the same development standards as apply to conventional single-family and multifamily homes consistent with state law.

Farmworker Housing

As indicated in the Community Needs Assessment, 139 La Puente residents have “Farming, Forestry, and Fishing” occupations, according to 2015-2019 ACS data. Comparatively, based on 2017 United States Department of Agriculture (USDA) data, there were 3,266 farmworkers in Los Angeles County. Although the presence of farmworkers in the community is extremely limited, the city acknowledges the need for expanded housing opportunities for this group. The California Employee Housing Act requires the housing for six or fewer employees, including farmworkers, be treated as a typically residential use. This is not currently addressed in the city’s code; therefore, an action has been added to Program 11 to ensure compliance with state law.

Single-Room Occupancy Facilities

Single-room occupancy (SRO) buildings house people in single rooms, with tenants often sharing bathrooms and kitchens. SROs are not specifically identified in Title 10 but are conditionally permitted as studio apartments under the multi-family regulations in the Downtown Business District Specific Plan Mixed-Use and Multi-Family Residential districts, consistent with established development standards, including minimum unit size of 450 square feet. The density and services available in the Downtown Business District make this an ideal location for SROs. The use permit criteria for the review of SROs pertain to performance standards such as hours of operation, security, and parking. As noted in Program 11 in the Housing Plan, the city will review current regulations for SROs to determine whether revisions are needed to better facilitate this type of housing.

Density Bonus

Recent amendments to State density bonus law (*Government Code* §65915 et seq.) allow a maximum density bonus of up to 50 percent plus other incentives or concessions when a project provides affordable or senior housing. Section 10.10.090 of the Zoning Code incorporates the current provisions of state density bonus law.

Building Codes and Enforcement

In addition to the previously mentioned land use controls, La Puente has adopted the Los Angeles County Building Code as amended, which is based on the California Uniform Building, Housing, Plumbing, Mechanical, and Electrical Codes. The city has made some minor amendments to address unique needs within the community. Specifically, the Building Code has been amended to place a minimum floor area requirement in residential rooms. All residences must have at least one room that is at minimum 120 square feet of floor area, and other habitable rooms (except kitchens) must have an area of at least 70 square feet. Bedrooms are required to be at least 70 square feet, and where more than two persons occupy that room, the required floor area must be increased by 50 square feet for each occupant in excess of two.



The city utilizes its code enforcement powers in a manner that does not constrain housing development or improvement. The goal of the Code Enforcement Division is to find solutions to problems resulting from violations of the city's Municipal Code. To assist neighborhoods and businesses in preserving an appealing appearance, the city has established property maintenance standards. These standards are part of the La Puente Municipal Code and establish the minimal maintenance standards for properties.

To ensure that the Municipal Code is followed, three Code Enforcement Officers assist individuals in keeping their properties in compliance. The Code Enforcement Officers have the authority to expeditiously abate problems that may endanger the health, safety, and welfare of the community, which helps preserve the housing stock by requiring owners to maintain their properties in sound condition. The abatement process typically requires the clean-up or repair of properties that are found to be in violation of city code. City staff promptly responds to property maintenance complaints and is available to work with property owners in preventing and correcting Code violations. In addition, the city offers financial assistance programs to assist homeowners in helping maintain the safety and quality of their residences. The local enforcement of these codes does not add significantly to the cost of housing.

On-Site and Off-Site Improvements

Site improvements are a necessary component of the new development process. Improvements can include the laying of sewer and water lines and new streets for use by a community when that infrastructure is lacking, and these improvements make the development feasible. All residential areas in La Puente are served by sufficient infrastructure, due to the built-out nature of the city. The 2004 Sewer Master Plan outlines the condition of the sewers and the need for capital improvements throughout the city. The Master Plan identifies a number of deficiencies within the existing sewer system such as line collapses, inadequate capacity in some areas, minimum flow velocity, and aging pipes. In 2006, the city began collecting a sewer rate charge from all property owners to help fund sewer upgrades. In 2007, the City Council voted to proceed with the issuance of sewer revenue bonds to fund the construction of Phase I of the sewer upgrade project. Additional upgrades have been completed to the sewer system with completion of the Sewer Upgrade Project in 2017.

In La Puente, required site improvements vary depending on the existing condition of each project. Typically, site improvements include the undergrounding of all utility lines, landscaping, replacement of any broken or substandard curbs to a standard 3-inch width, gutters to a standard 1-foot width, and sidewalks to a standard 5-foot width, as well as the provision of adequate outdoor lighting.

Fees and Exactions

Planning, Development, and Infrastructure Fees

Various fees are collected by the city to cover costs of processing development permits and providing infrastructure (**Table 26**). Application fees can pose a constraint on the production of housing units and adversely affect housing affordability. Consistent with state law, planning and development fees in La Puente are limited to the cost of providing the required services and do not represent an unreasonable constraint on the production or preservation of housing, including affordable housing.

Table 26. Planning and Development Fees

Action/Activity	Single-Family Detached	Multi-Family
Site Plan and Design Review	\$714	\$1,643
Building Plan Check	\$8,059	\$3,903
Sewer connection fee	\$5,824 – Single-Family \$4,368 – Condominium	\$3,490
Total estimated fees	\$14,597	\$9,036
Estimated percent of total development cost ⁴	3%	4%

Notes:

1. Based on one 1,400-square-foot single-family house on an existing lot
 2. Per-unit fee based on a 20-unit apartment project
 3. No school fees are charged in La Puente
 4. Based on estimated total development cost of \$400,000 for SFD and \$250,000 for MF
 5. Conditional Use Permit Fee for a Senior Citizen Housing project is \$4,265 with a Site Plan and Design Review Fee of \$1,643
- Source: City of La Puente, 2021

In addition to planning application fees, many municipal jurisdictions charge development impact fees, and developers in turn incorporate those fees into housing costs, which can reduce the affordability of housing. These fees can include park fees, police and fire fees, and sewer and waterline fees imposed in accordance with new development. La Puente has not established development impact fees. The Planning Division host all development applications and fee schedules on the city website at <https://lapuente.org/government/departments/development-services/planning-division/> in compliance with state law including Assembly Bill 1483.

Under *California Government Code* §66000, public agencies are allowed to charge capacity charges at the time a new customer connects for the first time. La Puente imposes a sewer charge. The genesis for the sewer charges was the 2004 Sewer Master Plan, which outlined the condition of the sewers and the need for capital improvements throughout the city. The Master Plan identified a number of deficiencies within the existing sewer system such as line collapses, inadequate capacity in some areas, minimum flow velocity, and aging pipes. In 2006, the city began collecting a sewer rate charge from all property owners to help fund sewer upgrades. The purpose of the sewer rate charge is to recover the reasonable cost of facilities attributable to development. Funds from this capacity charge are used for replacing and renewing exiting facilities and for upgrading and constructing facilities required to expand the system to build-out. The sewer fees were followed in 2007 by the issuance of sewer revenue bonds to fund the construction of the Sewer Upgrade Project completed in 2017.

Processing and Permit Procedures

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

In 2015 the city adopted a comprehensive revision to the Zoning Code, which simplified the development review process. **Table 27** below summarizes the permit requirements, procedures, and typical timeframes for residential developments.

- Single-family detached houses and duplexes on existing lots are permitted by-right subject only to site plan and design review approval by the Director with no public hearing. Decisions are rendered within 30 days of filing of a complete application.
- Multi-family apartment projects with three or more units are permitted by-right in the R-3 and R-4 zones subject to approval by the Planning Commission at a public hearing. Decisions are rendered within 30 days of filing of a complete application.
- Condominium developments require approval of a parcel map by the Director or a subdivision map by the Planning Commission, in conformance with the city's Division of Land Ordinance and the state Subdivision Map Act.
- Senior housing developments require approval of a Conditional Use Permit and Site Plan and Design Review permit by the Planning Commission. This type of development application can typically be heard by the Planning Commission within 90 days of filing a complete application. The CUP process for senior housing is not viewed as being a constraint on providing this much needed housing in the community.

The site plan and design review process includes consideration of the following criteria pursuant to Zoning Code Section 10.94.040.C.4:

- a. *Compliance with this Chapter, this Zoning Code, Municipal Code Title 8 (Building Regulations), and all other applicable City regulations and policies;*
- b. *Efficiency of site layout and design;*
- c. *Compatibility with neighboring properties, streets, alleys, and developments;*
- d. *Efficiency and safety of public pedestrian and vehicular access and parking;*
- e. *The arrangement and relationship of proposed structures and signs to one another and to other developments in the vicinity and whether the relationship is harmonious and based on good standards of design;*
- f. *The compatibility in scale and aesthetic treatment of proposed structures with public areas;*
- g. *The adequacy of proposed driveways, landscaping, parking spaces, potential on-site and off-site parking, circulation, and traffic impacts, and other potential impacts upon the environment;*
- h. *Appropriate open space and use of water efficient landscaping;*
- i. *Consistency with the General Plan and any applicable specific plan; and*
- j. *Consistency with any adopted design guidelines/policies.*

The following findings are required for approval of a Site Plan and Design Review application.

The proposed development:

1. *Is allowed within the subject zone;*
2. *Is in compliance with all of the applicable criteria identified in Subparagraph 10.94.040 C.4., above;*
3. *Is consistent with or an improvement to the character of the neighborhood, in terms of the structure(s) general appearance;*
4. *Provides adequate consideration of applicable factors (e.g., noise, traffic, vehicular and pedestrian safety, vibration, etc.) including measures which are reasonably efficient and satisfactory in protecting the public health and safety; and*



5. Ensures that the:
 - a. Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and consistent with or an improvement to adjacent developments; and
 - b. Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site.

These site plan and design review requirements are typical of other cities in California and do not represent a significant constraint on housing development.

Building plan check is conducted under private contract with the city. The typical review time required for building plan check is 2 to 4 weeks.

The city also offers pre-application conferences to assist applicants by clarifying requirements and identifying potential issues early in the review process, thereby reducing overall processing time and cost.

Table 27. Development Review Procedures

Project Type	Permit Required	Approximate Timeframe	Approval Authority
SF house or duplex	Site Plan & Design Review; Building Permit	30 days (Planning) 15-30 days (Building)	Director (No public meeting/hearing)
Multi-Family (3+)	Site Plan & Design Review; Building Permit	30 days (Planning) 15-30 days (Building)	Planning Commission (Public meeting)
Condominium	Subdivision Map; Site Plan & Design Review; Building Permit	90 days (Planning) 15-30 days (Building)	PC & City Council (Public hearing for Subdivision)
Senior Housing	Conditional Use Permit; Site Plan & Design Review Building Permit	90 days (Planning) 15 - 30 days (Building)	Planning Commission (Public Hearing for CUP)

Source: City of La Puente, 2021

In summary, the city does not currently have any local ordinances in place that sustainably impact the cost or supply of housing units. This includes regulatory inclusionary housing or short-term rental ordinances which are not present within the city code. As evident by the proliferation of residential development throughout La Puente, including the recently completed deed-restricted 74-unit Arboleda Senior Apartments, the city's existing ordinances guiding land development do not duly constrain housing construction.

Environmental Constraints

Significant environmental and infrastructure constraints often hamper development of sufficient housing for all economic segments. The paragraphs below address potential environmental and infrastructure constraints to residential development in La Puente. Both issues are discussed in more detail in the Circulation and Infrastructure, Community Resources, and Community Safety Elements of the General Plan.

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). Costs resulting from the environmental review process are bundled into the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analyses and from delays caused by the mandated public review periods. However, the presence of these regulations helps to preserve the environment and ensure environmental safety for La Puente residents.

Environmental constraints can significantly affect the creation of new housing in a community. According to the Federal Emergency Management Agency, La Puente is not located within either a 100- or 500-year flood zone. However, La Puente lies within a region with several active faults and therefore is subject to the risks and hazards associated with earthquakes. Discovered in 2003, the Puente Hills fault system is comprised of three sections that run under downtown Los Angeles, through La Puente, and into the Coyote Hills of north Orange County. No active faults have been identified at the ground surface within the city limits, nor have any Alquist-Priolo Earthquake Fault zones been designated.

However, the city overlies the Puente Hills segment of the Elysian Park blind thrust fault. The fault is referred to as blind because it does not intercept the ground surface and therefore cannot be detected visually. These faults are all capable of movement that could produce substantial ground shaking, which can in turn, result in ground failure or liquefaction in larger quakes. According to the California Geological Survey, most of La Puente is subject to liquefaction. The high-water table in certain portions of the City can also contribute to liquefaction in an earthquake. A few small areas of the City are also subject to earthquake-induced landslides due to steep slopes. Within both of these areas, geologic studies must be completed, and countermeasures undertaken in the design and construction of buildings for human occupancy. This process can contribute to the already high cost of construction in the city but is required to ensure adequate safety in construction.

In addition, residential parcels located near or adjacent to the Southern Pacific Railroad right-of-way may not be suitable for development because of noise-related issues. While none of the above hazards or environmental-related circumstances are expected to prevent the city from obtaining its housing goals, they must be seriously considered when attempting to site new residential development in environmentally sensitive or otherwise hazardous areas.

In addition to considering environmental conditions, before a development permit is granted, it must be established that public service and facilities systems are adequate to accommodate any increased demand generated by a proposed project. As a contract city, La Puente relies upon other government agencies, private utility companies, and contractors to maintain and upgrade many of the community's major infrastructure systems. Water service for residential properties is provided by Suburban Water Systems, La Puente Valley Water Company and San Gabriel Valley Water Company, while wastewater service is provided by the Los Angeles County Sanitation District. Water supply is expected to be adequate to serve the anticipated level of residential development identified in regional plans for the 2021-2029 planning period. The 2004 Sewer Master Plan included a comprehensive sewer and water infrastructure study to identify needed upgrades in the present systems and provide for a long-range capital improvement program to maintain the system. These improvements include the repair of sewer lines and the establishment of a preventative maintenance

program. Because most of the city is built out, the Master Plan does not project significant increases in wastewater flows. In 2006 the city began collecting sewer charges from all property owners to help fund sewer upgrades and in 2007 the city issued sewer revenue bonds to fund the Sewer Upgrade Project which was completed in 2017. The sewer construction project is designed to both increase capacity and repair cracks and breaks in the city's aging system, which includes some 63.2 miles of pipeline, most of which was installed in the 1950s and 1960s. Because the city continues to monitor and address sewer infrastructure insufficiencies, service and facility infrastructure is not considered to be an obstacle to the provision of additional housing in La Puente to accommodate the city's RHNA allocation for the 2021-2029 planning period.

State Tax Policies and Regulations

Proposition 13

Proposition 13, a 1978 voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative led many local governments to pass on more of the costs of housing development to new homeowners. According to city records, approximately 78 percent of homes in La Puente between 1981 and 2020 did not transfer ownership. This results in fewer local tax dollars collected and made available for housing development facilitation and various Capital Improvement Projects.

Federal and State Environmental Protection Regulations

Federal and state regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analysis and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, the presence of these regulations helps preserve the environment and ensure environmental quality for La Puente residents.

Dissolution of Redevelopment

In previous years, La Puente has relied upon and utilized revenue derived from tax increment generated by the city's Redevelopment Agency. The Redevelopment Agency was established to assist in the remediation of blighted conditions associated with undeveloped and unproductive vacant land, remove substandard conditions in the area, coordinate the development of various land use types (including the provision of affordable housing) and develop public services and facilities that best serve the area.

However, dissolution of redevelopment agencies statewide was enacted in June 2011 as Assembly Bill 1X 26 (AB 26). Under the provisions of AB 26, the bill dissolved redevelopment agencies, prevented agencies from engaging in new activities, established a process for winding down current agency activities and set forth a mechanism for the distribution of funds from current agencies to other local taxing entities. In accordance with this legislation, over 400 California redevelopment agencies (including La Puente's redevelopment agency) were dissolved in February 2012. As a result, the city immediately lost a significant funding resource (i.e., annual tax increment revenue) that could have been used for continued re-investment in the community.

4. HOUSING RESOURCES

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in La Puente. This analysis includes an evaluation of the availability of land resources for future housing development, the city's ability to satisfy its share of the region's future housing needs, financial resources available to support housing activities, and administrative resources available to assist in implementing the city's housing programs and policies. Additionally, this section examines opportunities for energy conservation.

AVAILABILITY OF SITES FOR HOUSING

Regional Housing Needs Assessment (RHNA)

State law requires that the city designate an adequate number of sites with appropriate zoning and development standards to facilitate production of the city's regional share of housing needs for all income groups. La Puente's Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period has been determined by SCAG to be 1,929 units. This total includes 544 units for very-low-income households, 275 units for low-income households, 275 units for moderate-income households, and 835 units for above moderate-income households.

Residential Sites Inventory

The analysis below summarizes the sites available in La Puente to accommodate the RHNA. A parcel-specific list of potential sites for housing development is provided in Appendix B.

Realistic Capacity

California Government Code §65583.2(c) requires, as part of the analysis of available sites, cities to calculate the projected residential development capacity of the sites identified in the housing element that can be realistically achieved. For the purpose of this Housing Element, calculations of realistic capacity assume that properties will achieve a density less than the maximum allowed density. This reduction accounts for applicable land use controls and site requirements, adjustments based past recent development trends in the associated residential zones, and typical densities of affordable housing projects as applicable. Capacity adjustments for infrastructure availability and environmental impacts have not been factored as infrastructure availability or environmental constraints are not anticipated for sites identified in the inventory. **Table 28** summarizes how the factors identified in the State statute and how, when applied, may result in an adjusted capacity to less than the maximum density allowed. Density realization should not be construed as a result of the city's development standards. Many times, developers choose not to exhaust available resources to maximize their development, or the failure to maximize the development is due to inefficient site plan and architectural design. Achievable density on a property is often influenced by how much a developer is willing to spend on a development, which is beyond the discretion of the local agency.

Table 28. Capacity Adjustment Factors

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement
Realistic capacity of the site	97% (RE Zone) 88% (R1 Zone) 79% (R2 Zone) 75% (R3 Zone) 71% (R4 Zone) 80% (DBDSP and Mixed-Use Zoning Program Opportunity Areas)	Adjustment based on past development trends in La Puente and surrounding cities for residential redevelopment in the residential and mixed-use zones; and programs to incentivize development
Typical densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Infrastructure available, no constraints
Environmental constraints	No adjustment	No known site constraints

Although non-residential uses are allowed within the Downtown Business District Specific Plan and proposed Mixed-Use Zoning Opportunity Areas, the likelihood that sites within these areas develop exclusively non-residential is highly unlikely for multiple reasons. First, much of the existing commercial development in La Puente occurs on existing lots and within aging structures refurbished to meet current occupancy codes. According to city records, construction of non-residential uses has steadily declined over the past eight years with few if any new commercial projects developed in the city. In contrast, much of new development in the city have been residential projects including 74 units at 1040 Unruh Avenue, 45 units at 747 Del Valle Avenue, 22 units at 147 1st Street, 5 units 15921 Sierra Vista Court, and 4 units at 16015 Central Avenue. These trends demonstrate the low likelihood mixed-use sites would be development exclusively non-residential.

Secondly, the city is committed to amending the Downtown Business District Specific Plan as well as establishing Mixed-Use Zoning Opportunity Areas (Programs 4 and 6, respectively) in efforts to facilitate additional housing capacity throughout La Puente. As such, newly created regulatory policies to implement both programs will include minimum density requirements ensuring that housing is developed on mixed-use sites to be integrated with neighborhood-serving commercial uses. With affirmative regulations in place, it is highly unlikely sites identified as mixed-use will be developed exclusively non-residential.

Vacant Residential Sites

The availability of residentially zoned vacant parcels suitable for development is scarce throughout the city. However, utilizing county GIS data, aerial photography, and field observations, the city has identified several vacant sites in La Puente to help satisfy the RHNA allocation. The vacant sites identified already carry adequate land use and zoning designations to allow residential development, thus map amendments to accommodate increased residential capacity is not required. The inventory of vacant land in La Puente summarized in **Table 29** totals just under 4 acres. These vacant sites have the potential to yield 30 units.

**Table 29. Vacant Residential Sites**

General Plan	Zoning	Maximum Density (du/ac)	Total Vacant Area (acres)	Number of Parcels	Realistic Potential	Affordability Level
Low Density Residential (LDR)	R1	7	3.27	7	21.6	Above Moderate
Medium Density Residential (MDR)	R2	14	0.51	4	8.0	Moderate
Total			3.96	11	29.6	

Source: City of La Puente, 2021

Residential Recycling

As a primarily built out community, the city continues to experience residential growth through infill developments on residentially zoned lots. The following are some examples of residential infill developments pending permit approval:

- 335 Willow Ave – Increased units from 2 to 5 in R1 zone
- 658 Del Valle Ave – Increased units from 1 to 3 in R1 zone
- 1111 Larimore Ave – Increased units from 2 to 5 in R3 zone
- 15616 Amar Rd – Increased units from 1 to 12 in R3 zone

For this analysis, the city identifies sites in the residential zones (R1, R2, R3, and R4) within three focus areas (Focus Areas A, B, and C). While the Downtown Business District (DBD) zone is located within Focus Area C, it is analyzed separately in this Housing Element. Potential units in Focus Areas A, B, and C are determined based on 75 percent to 99 percent of the of maximum allowable density per zone, rounded down, and netted out existing units on sites. Potential units on R1 properties, regardless of number of units that can be achieved on site, are presumed to be feasible for above moderate-income housing, except on specific R1 properties identified for potential inclusion into a new overlay for congregational sites that may accommodate affordable housing. For R2 sites, only parcels that can accommodate more than 10 net new units are presumed to be feasible for moderate income housing. For R3 and R4 parcels, sites that can accommodate fewer than five net new units are presumed to be only feasible for above moderate-income housing and sites that can recycle to achieve five or more net new units are presumed to be feasible for moderate income housing. A brief summary of the residential recycling capacity is provided below:

- Focus Area: 10 parcels, totaling 6.3 acres, with the potential to accommodate 54 net new housing units (27 lower income units and 27 above moderate units)
- Focus Area B – 37 parcels, totaling 13.5 acres, with the potential to accommodate 156 net new units (56 lower income units and 100 above moderate-income units)
- Focus Area C – 17 parcels, totaling 13.2 acres, with the potential to accommodate 87 net new units (21 lower income units and 66 above moderate-income units)

Downtown Business District

Given the scarcity of developable land in the city and the continuing demand for new housing, nearly all of the recent residential construction in the city has involved infill development on underutilized properties. The analysis of residential capacity on underutilized parcels focuses on residentially zoned land and mixed-use sites in the Downtown Business District (DBD), where development at densities of 50 units per acre is expected.



The greatest opportunities for infill development are in the Downtown Business District (DBD), where the Specific Plan allows residential development in both freestanding and mixed-use configurations. The potential for new residential units in mixed-use areas is predicated on the interest from developers (expressed to the city) and on the limited opportunities for higher-density development elsewhere in the city or the immediate surrounding area. Housing development opportunities are expected to increase as a result of an anticipated amendment to the Downtown Specific Plan to allow 4-story development in the mixed-use planning areas (Program 4).

This sites inventory includes only groups of contiguous parcels in the DBD area. Several property owners in this area own multiple properties within the same block. The La Puente Municipal Code includes several policies to encourage and incentivize lot consolidation and reuse of existing properties such as ministerial approval for lot line adjustments and waiving of Final Subdivision Maps for eligible projects to facilitate integration of residential and non-residential uses. Further promotion of these incentives is described in Program 5.

Furthermore, City Ventures has been actively pursuing acquisition and redevelopment opportunities in La Puente. Before COVID, City Ventures sent out letters to property owners of opportunity sites in La Puente, including many properties in the DBD, to solicit their interest in selling the properties. Based on City Ventures list of interested properties throughout the city, common ownership of multiple properties is not a prerequisite for its land acquisition program. Due to COVID, City Ventures suspended the acquisition activities until recently. In July 2021, City Ventures resumed its efforts to acquire properties in the city, including in the DBD, for residential development. Therefore, the DBD remains a viable location for future and near-term residential development in La Puente.

Consistent with the Community Development Element, the city encourages residential uses in Downtown as a catalyst for revitalization and economic development. Creating opportunities for residents to live in high-quality housing side by side with retail, entertainment, and civic uses will help establish a sense of place and give Downtown an attractive, unique feel. Mixed residential and commercial uses in Downtown La Puente offer several benefits:

- Mixed use attracts private investment in the form of residential and commercial development.
- Mixed use increases patronage within Downtown and can convey substantial economic benefits to businesses.
- Mixed use helps streets, public spaces, and commercial areas again become places where people meet and interact.

This sites inventory includes only parcels within Downtown Specific Plan Sub-areas where mixed use and/or multi-family residential uses are permitted and where redevelopment potential exists based on existing uses and their conditions. Based on the available site lot sizes and anticipated densities, all sub-areas are feasible for facilitating lower income housing except for Sub Area 9 which allows multi-family residential uses at a density of 26 units per acre.

Sub Areas 1-5 permit mixed-use residential development with unlimited density. A recent 48-unit mixed-use development on a 42,300-square-foot property in Downtown yielded 49.4 units per acre. While the city does not have more recent examples for this type of projects, mixed use development



has become an increasing trend in the San Gabriel Valley region. The following are recent mixed-use projects in surrounding communities that are in the same subregional market as La Puente:

City of Rosemead

- 8449 Garvey Avenue: 41 du/ac
- 7419 Garvey Avenue: 103 du/ac
- 3862 Rosemead Boulevard: 37 du/ac

City of El Monte

- SE Corner of Ramona Boulevard/Tyler Avenue: 60 du/ac
- SW Valley Boulevard/La Madera Avenue: 30 du/ac
- NW Garvey Avenue/La Madera Avenue: 71 du/ac

Sub Area 6 allows multi-family residential at 49 units per acre and Sub Area 10 allows multi-family at 75 units per acre. Average densities at 80 percent of the maximum are used in these Sub Areas.

Sub Areas 1-5 permit mixed-use development with unlimited density. In 2006, the city approved a 3-story, 48-unit mixed-use development on a 0.97-acre property in Downtown which yielded 49.4 units per acre. A survey of recently approved mixed-use projects in nearby Cities of El Monte and Rosemead found average actual densities to be 94 percent and 91 percent of the average maximum densities permitted by code. As no mixed-used residential projects have been constructed in La Puente, for this Housing Element it is conservatively assumed that future mixed-use projects will be developed at 80 percent of an expected DBDSP density of 50 units per acre.

The DBDSP currently does not include a density limit for mixed-use developments. In omitting density limits in the DBDSP, the city's intent was for market forces to dictate the density, with the assumption that higher-density developments would contribute to the city's housing stock and provide much needed economic development benefits. While the city's intent of allowing great flexibility in density ranges as a means to achieving higher-density developments is still applicable, as a further demonstration of the city's commitment to mixed use in Downtown, the Housing Element includes Program 4 to evaluate the Specific Plan to determine whether any revisions to development standards would help to encourage redevelopment in the mixed-use areas.

The sites inventory for Downtown identified several sites with contiguous parcels having the potential combined capacity for 429 units. All of the sites included in the inventory currently contain single-story buildings (3-story buildings are allowed under the Specific Plan), and most are at least 50 years old. Most of these buildings have small "mom & pop" retail or service-oriented businesses with underutilized parking lots, and several currently have vacant space for lease.



The city has in place several incentives to facilitate recycling of underutilized properties in the DBDSP, including: 1) a density bonus for affordable housing; 2) administrative, technical, and financial support for mixed-use projects; 3) incentives to encourage lot consolidation and shared parking; and 4) relaxation of development standards.

Accessory Dwelling Units

As detailed in the Constraints Analysis section, the city applies currently State regulations to the development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). This allows ADUs to be constructed by right on all residential sites including multifamily and mixed-use zoned properties in the city. Accessory Dwelling Units may be an alternative source of affordable housing for lower-income households and seniors. City records indicate that La Puente has been successful in facilitating the construction of ADUs by issuing approximately 102 building permits since 2018, with numerous permits currently pending approval.

To estimate the number of ADUs that can be counted toward the city's RHNA inventory, the city used the HCD-sanctioned methodology of analyzing ADU development trends from the last three years (2018–2020) as the benchmark for future ADU production. According to the city's ADU Log, 20 ADUs were approved in 2018, followed by 26 in 2019, and 17 in 2020. The city assumes a projection of 21 ADUs each year through the 2021–2029 planning period, based on the average ADU production

from 2018 to 2020. This equates to 168 ADUs. These ADUs are currently divided among each income category in accordance with the ADU Affordability Memo developed by SCAG, which provides affordability rates pre-certified by HCD.

Growth of ADUs as an affordable housing option in La Puente is expected to continue throughout the planning period. To encourage the development of ADUs, the city is committed to amending the Zoning Code to incorporate local regulations consistent with state law, as well as establish policies to further streamline the approval and construction process and create educational material on ADU processing and funding resources (Program 12).

Religious Congregational Sites for Affordable Housing

During the outreach process of the Housing Element, several religious congregation leaders expressed interest in developing housing on their properties and indicated that the provision of affordable housing on these sites would be aligned with their core mission. There are a number of religious congregation sites with large surface parking lots (0.6 acres or more in size) located throughout La Puente that have the potential to carry residential units. Possible religious congregation sites with large surface parking lots are identified in **Table 30**. Understanding the importance of providing diverse housing opportunities citywide, El Monte is committed to establishing a new Religious Congregational Sites Overlay that would allow for affordable housing to be developed at 30 units per acre on religious institutional sites as a permitted use, as well as creating development standards that facilitate residential development (Program 11). Based on conversion of parking areas to housing on the sites identified, there is potential for approximately 86 units to be constructed.

Additionally, Assembly Bill 1851 increases opportunities to develop housing on religious institutional properties by removing parking as a barrier to development. The new law allows for a 50 percent reduction in religious use parking spaces to accommodate affordable housing and allows the number of religious use parking spaces available after completion of affordable housing project to count towards the housing project's parking requirements.

Table 30. Religious Congregational Sites

Religious Institution	Zoning	Total Site Area (acres)	Parking Lot Area (acres)	Base Density (du/ac)	Realistic Potential ^{1,2}
First Fundamental Bible Church	R1	1.97	0.90	30	21
Kingdom Hall of Jehovah's Witnesses	R4	1.41	0.87	30	13
La Puente Church of Nazarene	R2	1.31	0.69	30	10
St. Joseph Catholic Church	R1	1.51	0.81	30	19
St. Louis of France Catholic Church	R1	3.86	1.11	30	23
Total		10.08	4.38		86

Notes:

1. All Capacity Adjustment Factors applied.

2. Affordable Density Bonus credits may increase Realistic Potential.

Source: City of La Puente, 2021

Mixed-Use Zoning Program

Mixed-use development can help reduce the effects of housing cost burden by increasing density and offer opportunities for reduced vehicular trips by walking and access to public transportation, as well

as facilitate revitalization and enhancement of commercial corridors. However, in La Puente, mixed-use development is currently restricted to the downtown area. As a built-out city, development of new residential mixed-use projects outside the downtown area will rely on existing underutilized commercial sites. This includes re-imagining of existing C-2 zoned parcels the consists of large shopping centers such as the Sunkist Shopping Center or the Bodega Shopping Center, as well as in-line commercial strips centers with businesses generally 45 years or older that have the potential to incorporate residential capacity either as stand-alone multi-family development which would share commercial land area or construction of residential units above ground floor commercial. Understanding the importance of providing diverse housing opportunities citywide, La Puente is committed to establishing a new Mixed-Use Zoning Program or other zoning tools that would allow residential development on commercial sites as a “permitted” or “conditionally permitted” as well as creating development standards such as minimum project and/or lot size, requirements for consolidation for smaller lots, and objective design criteria that facilitate mixed-use development (Program 6).

For the purposes of housing element compliance, the city has identified existing C-2 zoned sites commercial sites that may be suitable to carry residential development (see Appendix B – Inventory Housing of Sites). These areas were not only selected for their existing size and infrastructure availability, but also for their diverse geography which supports the city’s goals of distributing workforce housing opportunities equally throughout La Puente, as well as prior interest expressed to city from developers. As potential mixed-use locations are representative of different areas of city, it is envisioned those residential uses would be integrated in a context-sensitive manner recognizing the development character of the surrounding community. For example, given the expansive land area of the Sunkist and Bodega shopping centers (15 acres and 13 acres respectively), densities are estimated at 80 percent of an anticipated maximum density of 40 dwelling units/acre in the overlay (**Table 31**). The varied land uses would be incorporated alongside each other with non-residential uses typically fronting primary roadways and residential uses located at the rear of the site in closer proximity to existing residential development ensuring neighborhood compatibility. In addition, other areas identified as Areas C through J consist of a series of smaller lots with various commercial uses including anchor tenant shopping plazas, in-line commercial strip centers, car dealerships, and professional offices. Many of these sites feature alley access to parking areas behind the commercial structures. Given the compact manner of development, where pedestrian orientation is highly desired and buildings situated closer to the boulevard frontage are to feature enhanced design, it is anticipated that mixed-used projects would successfully integrate nonresidential uses at the ground level with residential units located above to optimize site utility for common areas and parking at the rear of the buildings. Densities are estimated at 80 percent of an anticipated maximum density of 34 dwelling units/acre for these sites (**Table 30**), ensuring compatibility with existing one- and two-story developments that predominantly fill the city.

Table 31. Mixed-Use Zoning Program Opportunity Areas

Area	Current Zoning	Minimum Density (du/ac)	Maximum Density (du/ac)	Total Site Area (acres)	Number of Parcels	Realistic Potential ¹	Affordability Level
Area A	C2	30	40	14.8	5	187	Mixed
Area B	C2	30	40	13.2	7	168	Mixed
Area C	C2	30	34	12.4	2	137	Mixed
Area D	C2	30	34	1.2	4	13	Mixed
Area E	C2	30	34	0.59	3	6	Mixed
Area F	C2	30	34	2.21	7	21	Mixed
Area G	C2	30	34	0.79	1	8	Mixed
Area H	C2	30	34	5.99	8	61	Mixed
Area I	C2	30	34	1.45	3	15	Mixed
Area J	C2	30	34	5.43	9	57	Mixed
Total				58	49	673	

Notes:

1. Realistic Potential housing units calculated at 80 percent of maximum density

Source: City of La Puente, 2021

Non-vacant Sites

The sites inventory consists of a selection of non-vacant sites that are most likely to be redeveloped at the various income levels over the 6th Cycle. For the purposes of identifying sites, this analysis considered existing underutilized properties that allow for residential development based on the permitted densities within residential R1, R2, R3, and R-4 zones, and commercially zoned parcels that will require rezoning or other zoning tools to allow residential uses. Sites identified to accommodate mixed-use development, as described above in the Downtown Business District and Mixed-Use Zoning Program, typically consists of non-residential properties with low-value or marginal uses, including existing development at the Sunkest and Bodega shopping centers.

In all, 149 non-vacant sites (consolidated sites and individual parcels) have been identified, covering approximately 91.6 acres and having capacity for an estimated 2,063 units. Of these, 357 units are considered affordable to extremely low, very low-, and low-income households, while the remaining 1,706 units are considered suitable for moderate-income and above-moderate-income housing. A precise breakdown of the number and affordability of potential units on consolidated sites and individual parcels, including non-vacant sites may be found in Appendix C.

Pursuant to California Government Code §65583.2, if the housing element relies upon non-vacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate that existing uses are not an impediment to additional residential development. As shown in the Site Inventory, non-vacant sites will be utilized to accommodate nearly all the projected housing development, as La Puente is a predominantly built-out community. This includes housing for lower-income households. However, the non-vacant sites selected for inclusion in the inventory have been chosen because they represent the best opportunities to add significant numbers of units to the city's housing stock, possess the highest potential for becoming available for residential development over the eight-year planning period. Parcels were selected if:

- the property is underutilized, developed significantly less than the maximum density allowed.

- the properties are currently government owned (city or county);
- property owners or homebuilders like City Ventures expressed interest to the city in redeveloping the property for housing.
- the properties are developed with aging or dilapidated structure over 40 years old (as determined by city Code Enforcement) or occupied by marginal/low-intensity like many of the small in-line commercial development along Hacienda Boulevard.
- the likelihood of commercial uses on non-vacant sites converting to mixed-use residential developments was considered high due to the continued decline of existing retail-only uses, specifically at the Sunkist and Bodega shopping center sites.

Moreover, over the last eight years, the city experienced an increase in housing production primary on located on non-vacant sites throughout the La Puente. In addition to the recently completed Arboleda Senior Apartments, the city has seen the development of several residential projects on previously non-vacant sites including 45 units at 747 Del Valle Avenue, 22 units at 147 1st Street, 5 units 15921 Sierra Vista Court, and 4 units at 16015 Central Avenue. According to city records, residential development has substantially outpaced commercial development in La Puente, with few if any new commercial projects developed in the city since 2013.

The varied geographic disposition of these sites also factored strongly in their selections. While located in various parts of the city, the non-vacant sites are all within areas served by existing infrastructure, arterial roadway network, employment centers, retail services, and community amenities (schools and parks).

Given the methodology described above, development trends, and new and existing policies and programs to encourage, facilitate, and incentivize housing development on non-vacant sites, the city does not consider existing uses on non-vacant sites to be significant impediments to additional residential development during the eight-year period covered by the 2021-2029 Housing Element.

Small Sites and Lot Consolidation

Many of the non-vacant sites, especially those located within the Downtown Business District and along Hacienda Boulevard, consist of multiple smaller parcels and their development within the planning period will depend on whether they can be consolidated. Because of the lack of a sufficient number of large residentially zoned parcels under single ownership elsewhere in La Puente, these sites represent the best development opportunities to accommodate the city's RHNA fair-share allocation within the planning period, especially to satisfy the extremely low-, very low-, and low-income category requirements. Historically, much of housing development in La Puente as taken place on single lots; however, multiple housing projects over the years have been built on consolidated lots. The most recently completed residential project consisted of 4 individual parcels less than 0.5 acres each was consolidated to accommodate the development of the Arboleda Senior Apartments in 2021.

Over the next eight years, the city is prepared to take further significant steps to ensure lot consolidation takes place as part of its larger efforts to monitor the adequate sites inventory and facilitate the buildout of the identified sites (Program 3a). The city's efforts to facilitate lot consolidation will include the following actions:

- **Opportunity sites marketing and outreach:** The city will make a list of prime opportunity sites through the city's website. The list will include information on parcel size, zoning, and existing uses, as well as highlighting opportunities for lot consolidation.
- **Outreach to real estate community:** The city will establish an outreach program to local real estate brokers to increase awareness of lot consolidation opportunities.
- **Technical assistance:** The city will provide technical assistance to expedite the site acquisition, plan review and entitlement process, in addition to facilitating negotiations between the property owner and interested buyers.
- **Expedited processing:** As part of the opportunity sites program, the city will establish expedited permitting procedures for lot consolidation.
- **Reduced or Alternative Parking:** Required parking may be reduced subject to finding that adequate parking will be available to serve the subject project. In addition, tandem, shared, and off-site/remote parking options may be allowed, subject to finding that adequate parking will be available to serve the project.

Comparison of Sites Inventory and RHNA

Identified properties have the combined capacity to accommodate at approximately 2,311 additional housing units on vacant and underutilized residential and mixed-use land (**Table 32**). These sites and the associated existing or to be amended land use regulations can facilitate the production of 316 extremely low-income units, 313 very low-income units, 487 low-income units, 1,624 lower-income units, 310 moderate-income units and 885 above-moderate-income units during the planning period, which exceeds the city's RHNA allocation for the 2021-2029 planning period. Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvement (e.g., curbs, gutters, sidewalks) along the property frontages would also be constructed at that time.

Table 32. Comparison of Sites Inventory and RHNA

	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Vacant Land	0	0	0	3	16	19
Residential Recycling						
Focus Area A	0	0	0	0	21	21
Focus Area B	0	0	0	0	90	90
Focus Area C	2	3	5	0	35	45
Subtotal – Residential Recycling	2	3	5	0	146	156
Downtown Business District Specific Plan						
Sub Area 1	6	6	13	5	0	30
Sub Area 2	10	11	21	0	0	42
Sub Area 3	23	23	45	0	0	91
Sub Area 4	26	26	53	47	0	152
Sub Area 6	0	0	0	12	0	12
Sub Area 9	0	0	0	13	0	13
Sub Area 10	0	0	0	14	0	14
Subtotal – Downtown	65	66	132	91	0	354
Accessory Dwelling Units	25	14	75	4	50	168
Religious Congregational Sites Overlay	22	22	42	0	0	86
Mixed-Use Zoning Program						
Area A	59	60	60	60	187	426
Area B	53	54	53	53	168	381
Area C	31	32	63	42	137	305
Area D	4	5	3	3	13	28
Area E	2	2	1	1	6	12
Area F	6	7	8	8	21	50
Area G	3	2	3	3	8	19
Area H	21	21	20	20	61	143
Area I	4	5	5	5	15	34
Area J	19	20	17	17	57	130
Subtotal – Mixed-Use Zoning Program	202	208	233	212	673	1,528
Potential Total Unit Capacity	316	313	487	310	885	2,311
6 th Cycle RHNA Allocation	272	272	275	275	835	1,929
Surplus	+44	+41	+212	+35	+50	+382

Public Services and Infrastructure Availability

All sites identified in the inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the RHNA allocation of 1,929 units. As detailed in the Constraints Analysis section of this Housing Element, no significant public service or infrastructure constraints have been identified. Upgrades have been completed to the sewer system with completion of the Sewer Upgrade Project in 2017. As the sewer and water providers, the city along with the La Puente Valley County Water District, Suburban Water Systems, and the San Gabriel Valley Water Company grants priority for the provision of sewer and water services to proposed developments that include housing units affordable to lower-income households in compliance with state law (Government Code §65589.7). Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems,

and internet or Wi-Fi service are available to all areas within the city. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are as follows:

- Power: Southern California Edison
- Internet Service: AT&T, DISH, Frontier Communications, and Spectrum
- Telephone: Frontier Communications, and Spectrum
- Television Systems: AT&T, DirectTV, DISH, Frontier Communications, Spectrum, and Time Warner Cable

FINANCIAL RESOURCES

A variety of existing and potential funding sources are available for affordable housing activities in La Puente. Primary sources include the State's SB2 Grants, the CalHome Program and the federal Community Development Block Grant (CDBG) program. These grants and deferred loans are to improve the exterior and interior of homes occupied by low-income residents. In cumulative, the city reviewed and considered 229 applications and has completed the rehabilitation of 74 units, with a total of \$1,274,850 granted and loaned to eligible program participants.

Redevelopment Set-Aside

Prior to its dissolution by the State in 2012, the Community Development Commission of the City of La Puente set aside 20 percent of the tax increment revenue generated from its Redevelopment Project Area for the purpose of increasing and improving the supply of housing for low- and moderate-income households. In January 2012, as part of the dissolution activities, the La Puente City Council adopted a resolution accepting the housing assets and responsibilities previously performed by the redevelopment agency. By adopting this resolution, when the Successor Agency to the former Community Development Commission of the City of La Puente receives Redevelopment Property Tax Trust Fund (RPTTF) related to the City/CDC loans there is a requirement to transfer 20 percent of the amount received to a separate housing fund for the purpose of increasing and improving the supply of housing for low- and moderate-income households.

CalHome Program

The California Department of Housing and Community Development CalHome Program provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. The city offers a zero-interest loans of up to \$37,790 to low-income homeowners for single-family home rehabilitation in the city. In Fiscal Year 2019-2020, the city was awarded grant funding in the amount of \$520,000 for delivery of the zero-interest deferred loans. In addition, the city also has reuse funds from loan payoffs which total approximately \$420,00 to be used within the program. Eligible expenses include repair of structural problems or hazards (e.g., foundations, roofing, plumbing, electrical, lead-based paint), correction of code violations and energy efficiency upgrades.



Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities to benefit low-income persons. The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include: acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation and construction (under certain limitations) of housing; homeownership assistance; and clearance activities. For the 2019-2020 Program Year, the city received \$322,189 in CDBG funds. The majority of these funds are utilized for the city's housing rehabilitation and other community development projects that benefit lower-income residents in La Puente.

Section 8 Rental Assistance

The Los Angeles County Development Authority (LACDA), formerly known as the Community Development Commission/Housing Authority of the County of Los Angeles until May 2019, administers the federal Section 8 program provides rental assistance to very-low-income households in need of affordable housing in the region. The Section 8 program assists very-low-income households by paying the difference between 30 percent of the gross household income and the cost of rent. Most Section 8 assistance today is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost.

ADMINISTRATIVE RESOURCES

City of La Puente Development Services Department

The department functions include planning, building and safety, engineering, housing, community development grant administration, public transit services, economic development, and public works/maintenance.

The Planning Division provides comprehensive land use services. The Division's primary goal is to ensure and enhance the quality of life in the community through the administration of the La Puente Municipal Code relative to zoning and subdivisions, the General Plan, the California Environmental Quality Act; and a variety of interrelated laws involving public health, safety, and welfare.

The Public Safety Department finds solutions to problems resulting from violations of the Municipal Code. If left unattended, Code violations can detract from the positive appearance of neighborhoods and the business community. To assist neighborhoods and businesses preserve an appealing appearance, the city has established property maintenance standards. These standards are part of the La Puente Municipal Code and establish the minimal maintenance standards for properties. Code enforcement efforts help preserve the housing stock by requiring owners to maintain their properties in a sound condition.

Additionally, the city offers financial assistance to homeowners through its Housing Rehabilitation Program. This program offers grants and deferred loans to maintain the safety and quality of residences occupied by low-income residents through a Deferred Loan Program and a Grant

Program. Assistance is offered as a deferred loan for owner-occupied homes up to a maximum of \$37,790 at a zero percent interest rate. Under the grant program, a \$12,000 grant is offered for owner-occupied homes paired with or without a deferred loan. In cumulative, the city reviewed and considered 229 applications and has completed the rehabilitation of 74 units, with a total of \$1,274,850 granted and loaned to eligible program participants.

La Puente Community Development Commission

In 2012 the state legislature eliminated all redevelopment agencies in California, and the city elected to form a Successor Agency to administer the final disposition of redevelopment agency resources. In January 2012, as part of the dissolution activities, the La Puente City Council adopted a resolution accepting the housing assets and responsibilities previously performed by the redevelopment agency. By adopting this resolution, when the Successor Agency to the former Community Development Commission of the City of La Puente receives Redevelopment Property Tax Trust Fund (RPTTF) related to the City/CDC loans there is a requirement to transfer the set-aside funds to a separate housing fund for the purpose of increasing and improving the supply of housing for low- and moderate-income households.

Nonprofit Developers

Due to the high cost of housing development in Southern California, many communities have found that partnerships with nonprofit housing developers are an effective tool for creating affordable housing units. An affordable housing project involving local nonprofit developers is the development of the Arbodela Senior apartments in 2021 by the Meta Housing Corporation and Western Community Housing.

OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the city and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

Energy Conservation through Land Use Planning

The city's General Plan and Downtown Business District Specific Plan contain various programs related to energy conservation and reduction of greenhouse gases. Because reduction in vehicle trips is the most effective strategy to reduction of greenhouse gases, land use and circulation policies encourage alternatives to the automobile through more compact and pedestrian friendly development. The most significant addition to the General Plan in 2004 was the establishment of a Mixed Use land use designation that is implemented by the Downtown Business District Specific Plan. Mixed use development in La Puente will encourage walking due to more compact development patterns and housing development that is in close proximity to services and retail businesses. Citywide design policies encourage development with pedestrian amenities and walkable connections between developments. Because of the built-out nature of the city, future development will be infill that will maximize existing land and infrastructure resources and as a result promote housing affordability. To reduce vehicle trips and to accommodate lower-income



residents who may not own vehicles, policies in the Circulation Element aim to maintain and expand, if feasible, municipal transit services, maintain sidewalks and install sidewalks in neighborhoods where none currently exist, and encourage cycling. Policies and programs in the Community Resources Element encourage energy conservation and alternative modes of transportation as well as increased awareness of energy conservation programs sponsored by the city or local utility companies.

Funding for Energy Efficiency Upgrades

Residents can apply for energy efficiency upgrades as part of the city's existing CDBG and CalHome programs that fund rehabilitation projects for low- and moderate-income homeowners.

Southern California Edison (SCE) offers a variety of energy conservation services as part of its Customer Assistance Programs (CAP). The Energy Assistance Fund helps income-qualified residential customers facing financial hardship manage their electricity bills during the months of February and March. These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances and makes available to residents' energy efficient kits at no cost. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities, owners of multi-family affordable and supportive housing projects (which offer homes to persons with particular needs).

Energy Efficiency Chapter of the Climate Action Plan (EECAP)

In 2008, the San Gabriel Valley Council of Governments (COG) was successful in receiving a California Long-Term Energy Efficiency Strategic Plan (CEESP) grant under the CPUC Local Government Partnerships program. The funds were utilized to create a program called the San Gabriel Valley Energy Wise Partnership (SGVEWP). The San Gabriel Valley Energy Wise Partnership is an innovative partnership between San Gabriel Valley cities, the Southern California Association of Governments (SCAG), the COG, and Southern California Edison (SCE). The partnership provides residents and businesses in the San Gabriel Valley with vital energy efficiency information, training, and materials to help reduce energy use and expenses. In 2010, the City Council approved and sent a letter of support confirming the city's participation and support in the Partnership. In 2012, the City Council approved the Memorandum of Understanding (MOU) between the COG and the city for the development of the Energy Efficiency chapter of a Climate Action Plan (EECAP).

The EECAP identifies methods the city may take to achieve energy efficiency throughout the community and in municipal facilities. It uses a baseline of 2009 for the city's Green House Gas



Inventory, which includes electricity and natural gas usage, to forecast the City's 2020 targets. Chapter 5 of the EECAP consists of the plan implementation section which provides a path for the city to consider in implementing the various strategies toward achieving the Energy Action Plan reduction targets. Twenty-one near-term, mid-term, and long-term policy measures have been identified for possible consideration and implementation. The city already has some projects in place and potential projects for the future that will assist the city with reducing its energy consumption and emissions, which are listed in the plan. The plan also lists ways to outreach to the community and businesses to assist them in reducing their energy consumption and emissions. The EECAP is only one chapter of what would eventually comprise a Climate Action Plan, however, the development and implementation of this plan may assist the city in obtaining funding that may become available in the future to assist in the implementation of these goals.

5. HOUSING PLAN

The Housing Plan provides direction for city decision makers to achieve the long-term housing objectives set forth in the La Puente Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs continue the city's efforts to expand the local supply of housing while improving quality and affordability.

As used here, a goal is a statement defining a desired end result; for example: *Create greater housing options for low-income residents.* A **policy** is a plan of action to guide decisions and actions; for example: *Provide density bonuses for housing development that includes dwelling units for low-income residents.* The **program** identifies the method, agencies, officials, funding sources, and time frame the city will undertake to implement the policies and achieve the goals set forth in this Housing Element. Together, goals, policies, and programs establish the framework for making decisions that affect the availability of housing in La Puente.

In adopting this Housing Element, the City Council has translated and expanded the goals, policies, quantified objectives, and housing program of the prior Housing Element. The goals, policies, and program contained in the prior Element have been reintroduced, augmented, or eliminated as appropriate, based on input from the constraints analysis in this Element, input from city staff, and comments received at public meetings and hearings.

HOUSING GOALS, POLICIES, AND PROGRAMS

Housing Conservation and Improvement

Protecting and preserving the established residential neighborhoods of La Puente is a key priority for the city. Maintenance activities prevent deteriorating housing conditions, improve neighborhoods, and promote higher property values. The city looks to improve the visual character of residential neighborhoods to improve value and create neighborhood pride. Toward these ends, the city has created several home rehabilitation and code enforcement programs.

Goal 1	Preserve and improve the conditions of the city's established housing stock.
Policy 1.1:	Continue to offer rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of housing with substandard conditions.
Policy 1.2:	Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.
Policy 1.3:	Prevent the encroachment of incompatible commercial and industrial uses into residential neighborhoods.
Policy 1.4:	Facilitate the removal of housing units that pose serious health and safety hazards to residents and adjacent structures.
Policy 1.5:	Eliminate housing conditions that contribute to overcrowding.

Program 1: Residential Rehabilitation Program

Most housing units in La Puente were built in the 1950s and 1960s. Major home components such as roofing, windows, and heating and ventilation systems are nearing or have reached their life expectancy and may need replacing, if property owners have not already done so. The city administers the Residential Rehabilitation Program, a financial assistance program for low-income La Puente residents in need of home rehabilitation. This comprehensive property improvement program provides loans and grants for both interior and exterior improvements to owner-occupied single-family homes. Eligible improvements and repairs include roofing, plumbing, heating, windows, flooring, electrical systems, interior/exterior painting, bathroom and/or kitchen remodels, energy conservation improvements, and bedroom additions. Assistance is offered as a deferred loan for owner-occupied homes up to a maximum of \$37,790 at a zero percent interest rate. Under the Grant Program a \$12,000 grant is offered for owner-occupied homes with or without a deferred loan. Specific actions include:

- Provide information and technical assistance to local property owners regarding housing maintenance and resources for funding maintenance work.
- Use the Residential Rehabilitation Program to:
 - Provide barrier-free housing for handicapped or persons with disabilities
 - Provide financial assistance for the construction of bedroom additions to eliminate overcrowding conditions. Encourage residents to address overcrowded conditions through room additions through expanded marketing of this program to target households living in crowded conditions.
 - Provide information on the residential rehabilitation program at public counters, and provide additional information that is more prominently displayed on the city's website. Encourage use of the program to residents who visit the planning department for permits or technical assistance on other types of renovations or remodels. Post program information at the community and senior centers, and include an annual posting on the city's newsletter.
 - Allow for energy conservation measures as eligible projects under the Residential Rehabilitation Program

Objective: Rehabilitation of 200 units during the 2021-2029 planning period
Responsible Agency: Development Services Department.
Funding: CDBG, CalHome funds, Departmental budget.
Schedule: Ongoing throughout the planning period.

Program 2: Code Enforcement

The city's Public Safety Department takes a proactive approach to gain compliance with city codes from private properties, both residential and commercial. The Division conducts periodic code inspections. Specific issues in residential neighborhoods include fencing, landscaping, maintenance, paint, illegal vehicle parking, and illegal garage conversions (to residential units).

- Enforce city codes to eliminate and prevent unsightly or hazardous conditions in residential areas. Provide information and technical assistance to local property owners regarding housing maintenance.

Objective: Encourage property maintenance



Responsible Agency: Public Safety Department
Funding: Department budget and CDBG funds
Schedule: Ongoing throughout the planning period

Housing Availability and Production

Given La Puente's built-out character, developers and homebuilders may find it difficult to pursue new housing development in La Puente. Large swaths of vacant land are no longer available to support large residential subdivisions or multi-family complexes. As a result, La Puente must focus its resources on the existing limited land availability for additional housing opportunities in the coming years to accommodate both local and regional growth. This includes finding creative housing plans for the limited vacant lands remaining in the city, and finding innovative solutions for adding additional housing units on underutilized residential land.

Goal 2	Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.
Policy 2.1:	Utilize the Community Development Element, the Zoning Code, and other land use controls to provide housing sites that can facilitate and encourage the development of a variety of housing consistent with the city's identified local needs and its regional housing responsibilities.
Policy 2.2:	Establish incentives and regulatory concessions to promote the development of housing for very-low-, low- and moderate-income persons, and especially those with particular needs.
Policy 2.3:	Encourage the infilling of vacant residential land and the recycling of underutilized residential land, particularly in Downtown.

Program 3a: Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss

La Puente was assigned a housing need of 1,929 units for the 2021-2029 planning period through the Regional Housing Needs Assessment (RHNA) process. The inventory of potential sites for housing development has been updated to demonstrate that vacant and underutilized parcels have adequate capacity to accommodate the city's net remaining RHNA allocation.

In 2015 the city adopted a comprehensive update to the Zoning Code. A key component of the new Zoning Code was a revision to the maximum density in the R-4 district from 26 to 30 units/acre. In 2016 the city also amended the Community Development Element of the General Plan to revise the allowable density in the High Density Residential land use category from 26 to 30 units/acre and amended the Zoning Code to increase the minimum density in the R-4 zone from 18 to 20 units/acre in conformance with state housing law.

Development decisions are affected by a variety of factors beyond the city's control, including market conditions, development cost, availability of financing and property owner interest. However, the city can encourage development through the following actions:

- Amend the Zoning Code to establish a Religious Congregational Sites Overlay program to allow by-right development of affordable housing to be integrated into site with on existing religious facilities at the default density.
- Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties.
- Update the vacant and underutilized residential sites inventory every two years to maintain accurate information for developers.
- Provide technical planning assistance for applicants who include low- or moderate-income units in their developments.
- Continue to provide information on available development incentives, technical/financial assistance availability, and highlight the city's assets such as proximity to major regional corridors and ongoing infrastructure upgrades.

Objective: Implement regulations for the development of sites needed to accommodate the city's RHNA allocation distributed among income categories shown in **Table 32**

Responsible Agency: Development Services Department.

Funding: Department Budget.

Schedule: Within one to three years three years of housing element adoption, pursuant to Assembly Bill 1398.

Program 3b: Replacement Housing Requirement

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The city will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

Objective: Amend Zoning Code to address the replacement requirement.

Responsible Agency: Development Services Department.

Funding: Department Budget.

Schedule: Amend Zoning Code by February 2025.

Program 3c: By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites

Pursuant to AB 1397 passed in 2017, the city will amend the Zoning Code to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent "reuse sites" identified in the previous Housing Element. This Housing Element assumes all Downtown sites would be subject to this requirement.

Objective: Amend Zoning Code to provide for by-right approval of projects meeting the 20 percent affordable requirements on Housing Element reuse sites.

Responsible Agency: Development Services Department.

Funding: Department Budget.

Schedule: Amend Zoning Code by February 2025.

Program 4: Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan

Downtown La Puente offers significant opportunities for broader use, coordinated development, improved appearance, and a complementary mix of commercial and residential uses to create a more vibrant and economically productive area. Mixed-use development will add more residential units in the downtown area, enhancing the market for downtown businesses and providing significant opportunities for affordable housing development. Elderly, less-mobile residents, as well as employees of downtown business, will particularly benefit from such opportunities.

Because interest in residential and mixed-use development has increased, the city will review the Specific Plan to ensure that the development standards, incentives, and overall vision for mixed-use in Downtown La Puente comports with current market demand.

The DBD does not include density minimums or maximums for multi-family and mixed-use residential developments. In omitting density ranges in the DBD, the city's intent was for market forces to dictate the density, with the assumption that higher-density developments would contribute to the city's housing stock and provide much-needed economic development benefits.

To facilitate residential and mixed-use development in the Downtown, the city will take the following actions:

- Process an amendment to the Downtown Business District Specific Plan development standards to increase the height limit to 4 stories and 50 feet in mixed-use planning areas.
- Continue to provide marketing materials for mixed-use developers that delineate site opportunities for mixed-use, technical assistance for interested developers, financial resources (local, private, and government), and development incentives.
- Continue to encourage the construction of residences, both mixed use and freestanding, in the downtown area, as allowed by the Downtown Business District Specific Plan.

Objective:	Implement regulations for the development of sites needed to accommodate the city's RHNA allocation distributed among income categories shown in Table 32
Responsible Agencies:	Development Services Department.
Funding:	Department Budget.
Schedule:	Amend Downtown Business District Special Plan and prepare/distribute marketing materials within one to three years three years of housing element adoption, pursuant to Assembly Bill 1398.

Program 5: Facilitate Redevelopment of Underutilized Properties

Production of new affordable housing for lower-income households can be facilitated by providing up-to-date information on potential sites and assisting prospective developers with

the assembly of project sites. City assistance and incentives to encourage residential and mixed-use projects will facilitate and encourage development in La Puente. The city will:

- Facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical and/or financial assistance to developers and property owners. Technical assistance includes land development counseling by city planners, marketing brochure that provides information on available development incentives, coordination with agencies required to be involved in the development process such as the Los Angeles County Fire, Hazardous Waste, and Health Departments, and access to a list of sites available for residential development (such as properties that are vacant and underutilized) for local real estate agents. Since there is no maximum density in the Downtown Business District, no density bonus incentive for lot consolidation is necessary.
- Facilitate lot consolidation by assisting developers in the identification of appropriate/available sites, and by offering ministerial approval for lot line adjustments and waiving of Final Subdivision Maps for eligible projects to facilitate integration of residential and non-residential uses.
- Waive or reduce fees for affordable projects, including sewer impact fees, to the extent feasible.
- Provide a marketing brochure with information on available development incentives, technical/financial assistance availability, and highlight the city's assets such as proximity to major regional corridors and ongoing infrastructure upgrades.
- Continue to encourage the consolidation of small parcels as a means to maximize development potential. This provision is intended to make full use of the city's limited land resources and promote larger residential developments that can facilitate a wide range of housing types and affordability levels. Incentives will include technical assistance and expedited processing for projects that consolidate two or more parcels.
- Continue to encourage the use of density bonuses for affordable and senior housing projects as provided under law and the city's Zoning Code.

Objective: 1,929 new units during 2021-2029 distributed among income categories shown in **Table 32**.

Responsible Agencies: Development Services Department, City Attorney's Office, City Manager's Office.

Funding: Various federal and state funding programs, and possible use of private funds advanced by developers.

Schedule: Within one to three years three years of housing element adoption, pursuant to Assembly Bill 1398.

Program 6: Establish a Mixed-Use Zoning Program

La Puente is committed to providing adequate sites to accommodate the RHNA. To accomplish this mandate, the city will initiate a Zoning Code amendment to create a new Mixed-Use Zoning Program or other zoning tools that can be applied to existing underutilized non-residential (i.e., commercial shopping centers) properties.

- Amend Zoning Code to allow residential development at densities between 30 to 40 du/ac, minimum of 16 units per site, other applicable development standards on non-

residential properties. City will include applicability requirements based on project size and provisions to allow owner-occupied and multi-family uses by right for developments in which 20 percent or more of the units are affordable to lower income households.

- Provide marketing materials for mixed-use developers that delineate site opportunities for mixed-use, technical assistance for interested developers, financial resources (local, private, and government), and development incentives.

Objective:	Implement regulations for the development of sites needed to accommodate the city's RHNA allocation distributed among income categories shown in Table 32
Responsible Agencies:	Development Services Department
Funding:	Department budget, State funds
Schedule:	Amend Zoning Code and develop marketing materials within one to three years of housing element certification, pursuant to Assembly Bill 1398.

Housing Affordability

Affordable housing helps create a diverse community where people can share similar neighborhood experiences. Throughout Los Angeles County, residents face increasing challenges in finding affordable housing due to high housing demand at all levels. High demand and short supply have driven property values to levels that have shut many families and individuals out of not just the ownership market but affordable rental housing as well. Lower-income families in particular find it difficult to secure decent, safe housing.

Goal 3	Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.
Policy 3.1:	Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units and for the construction of new housing to very-low-, low-, and moderate-income households.
Policy 3.2:	Create collaborative partnerships with nonprofit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households. Support the efforts of nonprofit organizations and private developers to obtain State and/or Federal funds for the construction/preservation of affordable housing for low-income households.
Policy 3.3:	Discourage the conversion of existing affordable units to market-rate units where such conversion will diminish the supply of very-low-, low-, and moderate-income housing.

Program 7: Section 8 Rental Assistance

The Housing Choice Voucher Program helps extremely-low-/very-low-income families, elderly, and persons with disabilities afford safe, decent, and sanitary housing in the private market. The program is funded by the U.S. Department of Housing and Urban Development

(HUD). The tenant and property owner enter into a lease agreement in which the tenant pays no more than 30 percent of his or her adjusted income directly to the property owner as rent. In a separate agreement, county housing agencies pays the remaining portion of the contract rent directly to the property owner. Participants are able to select any housing that meets the requirements of the program, and is not limited to units in subsidized housing projects.

- Support county housing agencies including HACoLA and LACDA efforts to maintain, and possibly increase, Section 8 rental assistance to fund housing assistance for extremely-low- and very-low-income households by directing eligible households to county-provide resources through referrals and the city website.
- Continue to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.

Responsible Agencies: Development Services Department; federal, state, and county agencies.

Funding: HUD Section 8 Housing Voucher Program.

Schedule: Ongoing throughout the planning period.

Program 8: Assist Affordable Housing Development with Priority for Extremely-Low-Income Units

The city will provide development assistance as a means to reduce overall development cost, thereby facilitating construction of lower-income housing.

- To the extent funding is available, defer or waive permit and development fees, and allocate funds to defray the cost of land and/or required off-site improvements for developments providing lower-income housing. Sewer impact fees (connection fee) may be waived or reduced for projects that include lower-income housing, with priority for developments with extremely low-income units.
- As federal and state funding permits, continue issuing loans and grants as part of the Residential Rehabilitation Program (see Program 1) as a means to reducing overcrowding, maintaining a high-quality housing stock, and assisting lower-income households and property owners in maintaining affordable housing units.

Objective: Facilitate development of affordable units.

Responsible Agencies: Development Services and Public Works Departments.

Funding: Department budgets, state funds.

Schedule: Ongoing throughout the planning period.

Program 9: Preservation of Affordable Housing

Of the four assisted housing developments with a total of 333 affordable units in La Puente, Nantes Manor (40 units) and Amar Plaza Apartments (42 units) have affordability covenants that expire during the 2021-2029 planning period. However, it is anticipated that the owners of Nantes Manor and Amar Plaza Apartments will continue to renew the Section 8 contracts for these properties during the 2021-2031 planning period. Since the elimination of the Redevelopment Agency, the city has no funding resources to assisting in funding the preservation of these units; however, staff time has been devoted to monitoring or facilitating the preservation of these at-risk units, including the rehabilitation of the units to improve the livability for the residents. If Nantes Manor or Amar Plaza Apartments indicate plans to convert

to market rate, the city will contact the county housing authority to explore preservation options.

- If a property is schedule for conversion, city will contact property owners within at least one year of the affordability expiration dates on projects.
- If a property is scheduled for conversion, city will contact qualified, non-profit entities, from the state's qualified entities list, within three years of the affordability expiration date to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through state and federal programs.
- Support the non-profit property owners' application for Section 8 contract renewal with HUD.
- Develop educational material for tenants on fair housing laws, including the most recent source of income protection (SB 329).
- As part of annual monitoring activities, city will provide noticing requirements within three years, 12 months and six months of the affordability expiration dates.

Objective: Preservation of 82 at-risk affordable housing units.
Responsible Agency: Development Services Department; federal, state, and county agencies.
Funding: State and federal funds.
Schedule: Develop educational material by February 2025.
Ongoing monitoring of publicly assisted units throughout the planning period.

Program 10: First-Time Homebuyer Assistance

In 2020, the Los Angeles Community Development Authority (LACDA) was awarded funding of a grant from the California Department of Housing and Community Development (HCD) under the Permanent Local Housing Allocation (PLHA) Program. PLHA is a Senate Bill 2 funded program that provides an ongoing permanent source of funding through the State Property Transfer Fees to increase affordable housing stock in California.

The LACDA, on behalf of the county, will administer the program and make available funding the City of La Puente. The city anticipates receiving approximately a total of \$1,328,000 over five years to use for a first-time homebuyer down payment assistance program. City staff is currently in the process of developing a down-payment assistance program for City Council consideration and approval by early 2022.

Objective: 15 new loans to first-time homebuyers.
Responsible Agencies: Development Services Department.
Funding: Subject to available HCD funding.
Schedule: Develop a down-payment assistance program by March 2022.
Provide first-time homebuyers assistance through late 2025.
Monitor for funding sources to continue assistant through the end of the planning period.



Removing Governmental Constraints

Government constraints are policies, regulations, processing procedures, and/or fees a jurisdiction may impose for the maintenance, development, and improvement of housing. Restrictions on property, however, can be too overbearing or too costly and may restrict affordable housing development. The City of La Puente, pursuant to state law, is obligated to address, and where legally possible, remove government constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the city by expediting construction, removing restrictions that prohibit certain types of housing, and lowering development costs.

Goal 4	Alleviate any potential governmental constraints to housing production and affordability.
Policy 4.1:	Review and adjust as appropriate residential development standards, regulations, ordinances, departmental process procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on development of housing, particularly for lower- and moderate-income households and for persons with particular needs.
Policy 4.2:	Streamline the city's development review process to minimize the indirect cost of time spent in this process, and where appropriate, reduce direct cost in fees of developing new affordable housing opportunities.
Policy 4.3	Promote the development of Accessory Dwelling Units to provide needed housing and support Fair Housing goals.
Policy 4.4	Address the housing needs of special populations and extremely-low-income households through low barrier navigation centers and single room occupancy units.

Program 11: Zoning Code Amendments

Housing affordability can be affected by factors in both the private and public sectors. Actions by the city can have an impact on the price and availability of housing. To ensure that the city's land use regulations do not pose unreasonable constraints to the development of housing, the following actions will be taken:

- Review the Zoning Code to ensure that regulations encourage single-room-occupancy (SRO) housing in appropriate locations.
- Review off-street parking requirements and if they are found to be an unreasonable constraint, a zoning amendment will be processed to modify standards.
- Establish provisions for Low Barrier Navigation Centers (LBNC) as by right uses in mixed uses and nonresidential zones permitting multifamily, consistent with Assembly Bill 101.
- Update the Zoning Code to ensure density bonus provisions in the La Puente Municipal Code, Chapters 10.10.090 and 10.10.100, are consistent with State Density Bonus Law.
- Update residential development standards to further facilitate infill residential development.

- Adopt SB 35 Streamlining provisions to allow streamlined ministerial approval for qualified residential developments with at least 10 percent affordability in compliance with state law.
- Amend the Zoning Code to allow housing for six or fewer employees, including farmworkers, to be treated as a typical residential use in compliance with the California Employee Housing Act.
- Incorporate recent state laws including Senate Bill 9 – Small Lot Subdivisions in Single-family Zones, and Senate Bill 10 – Density Increase within Transit-rich areas or Urban Infill sites.

Objective: Amend Zoning Code for compliance with adopted state laws.
Responsible Agency: Development Services Department.
Funding: Department budget, state funds.
Schedule: Amend Zoning Code by February 2025.

Program 12: Accessory Dwelling Units

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) provide an important source of affordable housing in the city. By continuing to promote the development of ADUs, a community may ease a rental housing deficit, maximize limited land resources and existing infrastructure, and assist low- and moderate-income homeowners with supplemental income. Accessory dwelling units can increase the property tax base and contribute to the local affordable housing stock.

- Amend the Zoning Code to adopt ADU regulations for consistency with recently adopted state law requirements.
- Encourage ADUs as a resource for increasing housing resources and alleviating overcrowding by creating incentives and tools to facilitate ADU construction.
- Develop educational/marketing material to explain the application process, describe development incentives, and inform residents of additional funding resources to promote accessory dwelling unit development. The city will also advertise ADU development opportunities to homeowners on the city's web site, at the community center and senior center.
- Monitor accessory ADU trend annually to ensure production is in line with the estimate presented in the Housing Element.

Objective: 21 accessory dwelling unit per year (168 total).
Responsible Agency: Development Services Department.
Funding: Department budget, state funds.
Schedule: Amend Zoning Code and develop educational material by February 2025.
 Ongoing monitoring of accessory dwelling unit development throughout the planning period.

Affirmatively Furthering Fair Housing Opportunities

When it comes to buying, selling, or leasing a home or renting an apartment, several state and federal laws were enacted to ensure the equal opportunity in housing for all people. The Civil Rights Act of

1966 prohibits all racial discrimination in the sale or rental of property. Moreover, the Fair Housing Act declares a national policy of fair housing throughout the United States, making illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin. This includes the right to expect equal professional service, the opportunity to consider a broad range of housing choices, no discriminatory limitations on communities or locations of housing, no discrimination in the financing, appraising, or insuring of housing, reasonable accommodations in rules, practices, and procedures for persons with disabilities, and to be free from harassment or intimidation for exercising your fair housing rights.

Goal 5	Promote fair housing opportunities for all residents to reside in the housing of their choice.
<i>Policy 5.1:</i>	Promote fair housing practices throughout the community.
<i>Policy 5.2:</i>	Prohibit practices that restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.
<i>Policy 5.3:</i>	Publicize fair housing programs and services offered to the community by the city and other agencies.

Program 13: Housing Opportunities for Persons with Particular Needs

The city is supportive of facilitating housing development projects which provide for decent, safe, sanitary, and affordable housing to State-identified particular needs groups including: female head of household, seniors, the disabled, and the homeless, and is committed to assuring fair housing choice and reasonable accommodation for all residents. The city also collaborates with other Los Angeles County municipalities within the San Gabriel Valley Council of Governments to explore opportunities to bring housing for those with particular needs to the region. The city will pursue the following actions to support housing opportunities for those with particular needs:

- Support new housing developments accessible to the elderly and disabled persons and promote programs and funding opportunities that increase the ability for the elderly and disabled to remain in their homes.
- Continue to implement the city's Reasonable Accommodation Ordinance (Municipal Code Chapter 10.90), which establishes procedures for persons with disabilities to request modifications to city rules, policies, practices, and procedures where such accommodation may be necessary to ensure equal housing opportunities. Provide information to assist applicants on the city website and at city offices.
- Continue to promote activities and programs that meet the particular needs of the homeless population through cooperation with other agencies and organizations and through coordination and partnership with surrounding cities.

Objective:	Facilitate the development of one new affordable housing development in the city for those with special needs
Responsible Agency:	Development Services Department
Funding:	Department budget, state, federal and regional sources as available
Schedule:	Ongoing throughout the planning period

Program 14: Fair Housing

As a “participating city” with the Los Angeles County Development Authority (LACDA), Cerritos has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the AI, and to additionally address other impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment is provided as Appendix D, and the resulting programs are identified as follows. All of the factors are “high priority” contributing factors as they have direct and substantial impacts on fair housing.

Fairing Housing Issues, Contributing Factors, and Meaning Actions

Fair Housing Issue(s)	High Priority Contributing Factor(s)	Meaningful Action
Disproportionate Housing Need	- Lack of affordable housing in a range of sizes. - Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general - Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population - Enhance programs to help at-risk homeless population	- Provide financial and technical assistance for single-family residential additions to eliminate overcrowding conditions, especially in census tracts 407101, 407102, 4072, and 407701. - Amend Zoning Code to establish mixed-use overlays allowing densities at 20-40 du/ac in the western, central, eastern, and downtown sections of the city; as well as adopt ADU regulations consistent with state law requirements for citywide application - Establish provisions for Low Barrier Navigation Centers (LBNC) consistent with state law. - Enforce city codes to eliminate and prevent unsightly or hazardous conditions in residential areas, especially in census tracts adjacent to the City of Industry Corresponding Housing Programs: ➤ Programs 2, 3a-c, 4, 5, 6, 11, 12, and 13
Disparities in Access to Opportunity	- Lack of sufficient accessible housing in a range of unit sizes - Barriers to mobility - Increase independence for the elderly or families with disabilities	Use residential rehabilitation programs for residential improvement loans and grants, as well as to provide barrier-free housing for handicapped or

		persons with disabilities, especially in census tract 407701 • Monitor and facilitate the preservation of at-risk affordable housing units • Continue to facilitate Reasonable Accommodation request to ensure equal housing opportunities, especially in census tract 407701 • Support new housing developments accessible to the elderly and disabled persons Corresponding Housing Programs: ➤ Programs 1, 9, 11, 12, and 13
• Displacement • Integration and Segregation	• Lack of information on affordable housing, fair housing, and ADA laws	• Provide outreach material on fair housing laws and direct housing discrimination to the appropriate enforcement agencies • Support county housing agencies efforts to maintain, and possibly increase, housing vouchers to fund rental assistance for lower income households, especially in census tracts 406901, 407102, 407601, 407701, and 407702 • Continue to promote activities and programs with cooperation with other agencies and organizations to meet the needs of the homeless population Corresponding Housing Programs: ➤ Programs 7, 8 and 13

Responsible Agency: Development Services Department
Funding: State, federal and regional sources as available, General Fund
Schedule: Provided individually for distinct actions as noted in table

SUMMARY OF QUANTIFIED OBJECTIVES

Table 32 summarizes the city's quantified objectives for the 2021-2029 planning period by income group.

- Construction of 1,929 new units for the 2021-2029 planning period, including 544 units for extremely low-/very low-income households, 275 units for low-income households, 275 units for moderate-income households, and 835 units for above moderate-income households.



- Rehabilitation of 200 units during the planning period for extremely low-/very low-, low-, and moderate-income households.
- Preservation of 82 affordable units at risk of conversion to market-rate units.

Table 33. Summary of 2021-2029 Quantified Objectives

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	544		275	275	835	1,929
Rehabilitation	25	25	50	100	--	200
Preservation of At-Risk Units	82				--	82

Appendix A

Review of Past Accomplishments

State law (California Government Code §65588[a]) requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives;
- The progress in implementation of the housing element; and
- The effectiveness of the housing element programs on the special needs population.

The evaluation helps a jurisdiction identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

This section summarizes La Puente's accomplishments toward implementing the 2013-2021 Housing Element. **Table A-1** summarizes the quantified objectives contained in the city's previous Housing Element, and evaluates the progress toward fulfilling these objectives. A program-by-program review is presented in **Table A-2**.

Table A-1. Summary of 2013-2021 Quantified Objectives and Progress

	Income Level				Total
	Extremely Low/ Very Low	Low	Moderate	Above Moderate	
Construction Objectives					
Goal	104/104	168	135	354	865
Progress	0/34	39	76*		149
Rehabilitation Objectives					
Goal	50/50	100	--	--	200
Progress	0/88	1	0	0	89
Preservation Objectives					
Goal	200			--	200
Progress	253			--	253

*Market-rate units (income level not recorded)

Source: City of La Puente, 2021



Table A-2. Housing Element Program Evaluation, 2013-2021

Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
Housing Conservation and Improvement				
Program 1: Residential Rehabilitation Program	Provide information and technical assistance to local property owners regarding housing maintenance and resources for funding maintenance work. Use the Residential Rehabilitation Program to: • Provide barrier-free housing for handicapped or persons with disabilities • Provide financial assistance for the construction of bedroom additions to eliminate overcrowding conditions. Encourage residents to address overcrowded conditions through room additions through expanded marketing of this program to target households living in crowded conditions. • Provide information on the residential rehabilitation program at public counters, and provide additional information that is more prominently displayed on the city's website. Encourage use of the program to residents who visit the planning department for permits or technical assistance on other types of renovations or remodels. Post program information at the community and senior centers, and include an annual posting on the	Rehabilitation of 25 units per year, or 200 units during the 2013-2021 planning period.	The City's Housing Rehabilitation Program offers grants and deferred loans to improve the exterior and interior of homes occupied by low-income residents. Assistance is offered as a deferred loan for owner-occupied homes up to a maximum of \$37,790 at a 0% interest rate. Under the Grant Program a \$12,000 grant is offered for owner-occupied homes with or without a deferred loan. During the planning period, the city has processed 229 applications and has successfully completed the rehabilitation of 74 units, with a total of \$1,274,850 granted or loaned to eligible program participants.	Rehabilitation of homes occupied by extremely-low- and low-income residents continues to be an important way to preserve the existing housing stock and to satisfy basic housing needs; for the preservation of decent, safe, and sanitary housing; to correct hazardous structural conditions; to make improvements considered necessary to eliminate blight and improve handicapped access; and, to correct building and health code violations. It should be noted the effectiveness of this program was significantly impacted by the COVID-19 pandemic and will be monitored and evaluated for continuation in the 2021-2029 cycle Housing Element.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	- city's newsletter. - Allow for energy conservation measures as eligible projects under the Residential Rehabilitation Program			
Program 2: Code Enforcement	Enforce city codes to eliminate and prevent unsightly or hazardous conditions in residential areas. Provide information and technical assistance to local property owners regarding housing maintenance.	Encourage property maintenance	The city continued to work cooperatively with property owners to achieve Code compliance.	This program is successful and should be continued in the 2021-2029 cycle Housing Element.
Housing Availability and Production				
Program 3: Adequate Sites	- Process an amendment to the Community Development Element to revise the allowable density in the High Density Residential land use category from 26 to 30 du/ac and increase the minimum density in the R-4 zone from 18 to 20 du/ac. - Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties. - Update the vacant and underutilized residential sites inventory every two years to maintain accurate information for developers. - Provide technical planning assistance for applicants who include low- or moderate-income units in their developments. - Create a marketing brochure that provides information on available	Development of residential units consistent with the City's RHNA allocation.	The City completed a comprehensive update of the Zoning Code on January 27, 2015 effectively meeting the RHNA allocations excluding the remaining 47 units. A General Plan Amendment was also adopted to increase the allowable density in the HDR land use designation to 30 du/ac to be consistent with the new Zoning Code, and the minimum density in the R-4 zone was increased to 20 du/ac. Between 2013 and 2020, the City monitored vacant and underutilized sites. A total of 130 housing units have been constructed between 2013 and 2021, including the Arboleda Senior Apartments (74 units).	This program should be revised to reflect prior accomplishments.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	development incentives, technical/financial assistance availability, and highlight the city's assets such as proximity to major regional corridors and ongoing infrastructure upgrades (see also Programs 4 and 5).		The city approved plans for a market rate townhome development at 1st Street and Workman Avenue for the development of a 22-unit condominium development. Project construction began 2020. Due to staffing constraints as a result of the COVID-19 pandemic, the city has not updated the Downtown Business District Specific Plan, nor prepared marketing material.	
Program 4: Review of Downtown Business District Specific Plan	- Continue to encourage the construction of residential units, both mixed use and freestanding, in the downtown area, as allowed by the Downtown Business District Specific Plan. - Generate marketing materials for mixed-use developers that delineate site opportunities for mixed-use, technical assistance for interested developers, financial resources (local, private, and government), and development incentives. - Review the Downtown Business District Specific Plan development standards to determine whether any revisions are necessary to encourage development.	Encourage housing development in the Downtown Business District	The Downtown Business District Specific Plan has not yet been amended due to staffing constraints; however, the city has been providing technical assistance to a townhome project on 1st Street and Workman, as well as a new development at Main Street and 2nd Street which will result in the construction of 40 residential units. Due to staffing constraints, marketing material have not yet been prepared due to staffing constraints.	This program should be continued in the 2021-2029 cycle Housing Element.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
Program 5: Facilitate Redevelopment of Underutilized Properties	- Facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical and/or financial assistance to developers and property owners. Technical assistance includes land development counseling by city planners, marketing brochure that provides information on available development incentives, coordination with agencies required to be involved in the development process such as the Los Angeles County Fire, Hazardous Waste, and Health Departments, and access to a list of sites available for residential development (such as properties that are vacant and underutilized) for local real estate agents. Since there is no maximum density in the Downtown Business District, no density bonus incentive for lot consolidation is necessary. - Waive or reduce fees for affordable projects, including sewer impact fees, to the extent feasible. - Provide a marketing brochure with information on available development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades (see also	Redevelopment of underutilized sites	The city has been providing assistance to the townhome project on 1st and Workman. In addition, in January 2017 the City Council approved a Development Agreement for the construction of 45 market rate single-family detached condominium units on a 3.89-acre underutilized site at 747 Del Valle. Project was completed in 2019. Due to staffing constraints, marketing material have not yet been prepared due to staffing constraints	This program should be continued in the 2021-2029 cycle Housing Element.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	Programs 3 and 4). - Continue to encourage the consolidation of small parcels as a means to maximize development potential. This provision is intended to make full use of the City's limited land resources and promote larger residential developments that can facilitate a wide range of housing types and affordability levels. Incentives will include technical assistance and expedited processing for projects that consolidate two or more parcels. - Encourage the use of density bonuses for affordable and senior housing projects as provided under law.			
Housing Affordability				
Program 6: Section 8 Rental Assistance	- Support federal, state, and county efforts to maintain, and possibly increase, Section 8 rental assistance to fund housing assistance for extremely-low- and very-low-income households by directing eligible households to LACDA through referrals and the city website. - Provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.	Support continued use of the Section 8 program by city residents	The city continued to support federal, state, and county in the Section 8 program.	This program should be continued in the 2021-2029 cycle Housing Element.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
Program 7: Assist Affordable Housing Development with Priority for Extremely-Low-Income Units	- To the extent funding is available, defer or waive permit and development fees, and allocate funds to defray the cost of land and/or required off-site improvements for developments providing lower-income housing. Sewer impact fees (connection fee) may be waived or reduced for projects that include lower-income housing, with priority for developments with extremely-low-income units. - As federal and state funding permits, continue issuing loans and grants as part of the Residential Rehabilitation Program (see Program 1) as a means to reducing overcrowding, maintaining a high quality housing stock, and assisting lower-income households and property owners in maintaining affordable housing units.	Reduce development costs to facilitate construction of affordable housing.	In February 2020, the city authorized (Res. No. 20-5542) the LACDA to issue bonds or notes not to exceed \$20 million and make or acquire mortgage loans to finance the purchase and rehabilitation of an existing 95-unit senior affordable housing project at 13712 E. Sunkist Dr. In addition, the Arboleda Senior Apartments (74 units) were built during the planning period.	This program should be continued in the 2021-2029 cycle Housing Element.
Program 8: Preservation of Affordable Housing	There are three assisted housing developments in La Puente providing 291 affordable units. Two of these projects – La Villa Puente Apartments and Nantes Manor – are owned by for-profit entities. It is unknown at this time whether the owners will continue to renew the Section 8 contracts for these properties. Since the elimination of the Redevelopment Agency, the city has no staff or funding resources to devote to monitoring or facilitating the preservation of these at-risk units. If any	Preservation of 291 affordable housing units	In June 2016 the City Council conducted a TEFRA hearing and approved resolutions for the issuance of tax exempt bond financing by the California Statewide Communities Development Authority for the benefit of La Puente Park Preservation LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of a 132-unit multifamily rental	This program should be continued in the 2021-2029 cycle Housing Element.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	properties indicate plans to convert to market rate, the city will contact the Los Angeles County Housing Authority to explore preservation options.		housing project known as La Puente Park Apartments. In August 2017, the city assisted a developer in submitting application to TCAC and CDLAC for the rehabilitation of the 121 unit La Villa Puente Apartments. The rehabilitation was completed in 2019.	
Program 9: First-Time Homebuyer Assistance	- Inform and direct private developers and first-time homebuyers to CalHFA's mortgage programs as a means to facilitate the construction of new, affordable housing for low- and moderate-income households. - Post information on the availability of this program on the city's website, provide information at prominent public counters. As appropriate the city will provide information at housing and lending related events sponsored by local congresspersons and other local entities such as the Fair Housing Foundation.	Facilitate affordable home ownership	In October 2020, LACDA was awarded grant funding from HCD's Permanent Local Housing Allocation (PLHA) program. As a LACDA 'participating city', La Puente anticipates receiving a total of \$1,328,000 over five years to use for a first-time homebuyer down payment assistance program in the city. This includes a Year Two allocation of approximately \$331,867.	This program should be continued in the 2021-2029 cycle Housing Element.
Program 10: Homeless Assistance	- Provide funding for extremely-low-income, homeless and at-risk persons originating from the city of La Puente as funding is available and approved by the City Council. - Facilitate provision of emergency shelters and transitional/supportive housing.	Continue to support ESGVCH in the provision of homeless and transitional housing assistance.	Funding in the total amount of \$5,000 has been provided to the ESGVCH for Fiscal Years 2015-16 and 2016-17. Funding has also been included in the approved Fiscal Year 2017-18	This program should be continued in the 2021-2029 cycle Housing Element.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
			budget in the amount of \$5,000. Additionally, in collaboration with the San Gabriel Valley Council of Governments (COG), the City Council approved the 'La Puente Plan to Combat Homelessness' in June 2018. In June 2020, the city received \$165,000 in grant funding to assist the city with helping those in the city that are experiencing homelessness or may soon be homeless. City and COG implementation of the Plan include homeless assistance activities such as homeless navigation services, housing vouchers, prevention and diversion, law enforcement, encampment clean-ups, and other related actions.	
Removing Governmental Constraints				
Program 11: Minimize Regulatory Constraints to Housing	- Ensure that the definition of a "family" in the Zoning Code is consistent with fair housing law. - Ensure that regulations for emergency shelters and transitional/supportive housing continue to encourage and facilitate these uses consistent with state law. - Review the Zoning Code to ensure that regulations encourage single-	Zoning Code amendment in 2015/16	Zoning Code amendments were adopted regarding the definition of "family," transitional and supportive housing, and manufactured housing.	This program should be revised to reflect prior accomplishments.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	- room-occupancy (SRO) housing in appropriate locations. - Ensure that manufactured housing on a permanent foundation is permitted subject to the same requirements as apply to conventional single-family homes. - Review off-street parking requirements for one-bedroom units in FY 2015/16 and if they are found to be an unreasonable constraint, a zoning amendment will be processed to modify standards			
Program 12: Encourage Second Units (aka Accessory Dwelling Units)	To encourage second units as a resource for increasing housing resources and alleviating over-crowding, the city will assist homeowners with second-unit applications, explain the application process, and describe incentives to promote their development. The city will also advertise second-unit development opportunities to homeowners on the city's web site, at the community and senior centers.	Encourage development of at least one second unit per year	Seventy-four (74) second units were permitted with 44 constructed and finalized between 2013-2021.	This program should be continued in the 2021-2029 cycle Housing Element.
Equal Housing Opportunity				
Program 18: Fair Housing and Reasonable Accommodation	Continue to provide outreach material on state and federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., State Department of Fair Employment and Housing, Fair Housing Council of the San Gabriel	Facilitate fair housing practices	The city continued to make fair housing information available to residents and implement the Reasonable Accommodation Ordinance. No reasonable accommodation requests have been requested	This program should be continued in the 2021-2029 cycle Housing Element.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	Valley, and Federal Department of Housing and Urban Development). • Continue to implement the City's Reasonable Accommodation Ordinance (Municipal Code Chapter 10.90), which establishes procedures for persons with disabilities to request modifications to City rules, policies, practices, and procedures where such accommodation may be necessary to ensure equal housing opportunities. Provide information to assist applicants on the City website and at City offices.		as yet during the current planning period.	

Appendix B

Public Participation

This update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers pursuant to Government Code §65583. In keeping with health and safety protocols during the COVID-19 pandemic, community outreach is being conducted using several virtual and digital engagement tools. Public participation efforts include Stakeholder Interviews, a City Council Study Session, Community Workshops, online surveys/polls, and noticed public hearings. All project materials and notices are posted and advertised on the city's website and social media platforms, and hardcopies made available at public facilities including the La Puente City Hall, the La Puente Community Center, and the La Puente Library to ensure broad access and exposure throughout the city.

Public Comment Summary

The outreach efforts mentioned above generated a variety of comments and input from the public. Community input and feedback to help to guide preparation of the 2021-2029 Housing Element is summarized in Table B-1.

Housing Element Webpage

City staff developed a Housing Element webpage for public consumption available at <https://lapuente.org/government/departments/development-services/planning-division> (Figure B-1). The webpage provides relevant information about the update process, key features of the Housing Element, and upcoming outreach events. The webpage also provides access virtual outreach events, the Housing Needs Survey, and community workshop polls.

Stakeholder Interviews

On March 29 and March 31, 2021, city staff and the consultant team of RRM Design Group and Veronica Tam & Associates of conducted a series of six (6) virtual video calls with a variety of stakeholders with known involvement in housing issues or development, commitment to serving special needs populations, or affiliation within organizations that provide a variety of services in the community and/or immediate San Gabriel Valley region to solicit public input on the Housing Element update. Ten (10) members of the public participated in the interview, representing for-profit and nonprofit developers, local/regional service providers, and congregational organizations familiar with the city.

Online Housing Needs Survey

On April 19, 2021, the city launched an online Housing Needs Survey in both English and Spanish on the Housing Element webpage. Hardcopies of the survey were also provided at public facilities including City Hall, the La Puente Community Center, and the La Puente Library. The survey was



made available online to June 25, 2021, where a total of 63 people responded. Participants were asked to consider potential policies and programs to include in the Housing Element. See survey results in Figure B-2).

City Council Study Session

On May 25, 2021, the La Puente City Council held a virtual study session geared towards the Housing Element. Staff and the Consulting Team made a brief presentation to the City Council that provided an overview of the Housing Element update process as well as the city's approach to the Regional Housing Needs Assessment (RHNA). There were no public comments made at the conclusion of the study session. The study session was properly noticed, agendaized, and advertised on the city's webpage and social media platforms.

Community Workshop

On June 14, 2021, city staff and consultants hosted a virtual community workshop to solicit public input on the 2021-2029 Housing Element. The workshop was advertised on the city's webpage and social media platforms, as well as on bi-lingual flyers posted at public facilities (Figure B-4). Invitations to participate were also sent directly to stakeholders via email. Staff and consultants made a brief presentation (Figure B-4) that provided an overview of the update process. The Community Workshop presentation can be furnished by city staff per request. Spanish interpretation of the presentation was also made available. Four (4) participants attended the workshop and were able to share their ideas and concepts to address the city's housing needs and trends by responding to poll questions during the workshop.

Public Review Draft

On November 10, 2021, the Public Review Draft was published online and hardcopies made available at city facilities including City Hall for a public comment period of 30 days. However, the Public Review Draft remained available online with the city accepting comments up to February 19, 2022. The Public Review Draft was distributed to local and regional stakeholders and organizations listed in Table B-2.

Table B-1. Public Comment Summary

Community Input - Key Themes	Where Addressed in the 2021-2029 Housing Element
Evaluate parking, open space, lot size, and density standards to provide flexibility in housing development	- Constraints Analysis - Government Constraints - Housing Plan - Program 11
Encourage partnerships with service and non-traditional organizations	- Needs Assessment - Particular Needs Groups - Constraints Analysis - Government Constraints - Housing Plan - Program 11, 13, 14
Streamline housing development process through communication and policy refinements	- Constraints Analysis - Government Constraints - Housing Plan - Program 11, 12
Locate new housing opportunities in Downtown, along major corridors like Hacienda Blvd., Azusa Way, Amar Road, and underutilized shopping centers	- Housing Resources - Availability of Site for Housing - Housing Plan - Programs 4, 5, 6
Resources for homeless persons should be identified	- Needs Assessment - Particular Needs Groups - Housing Resources - Availability of Site for Housing - Housing Plan - Program 11
Continue to promote construction of ADUs, with policies to address overcrowding and parking issues	- Constraints Analysis - Government Constraints - Housing Resources - Availability of Site for Housing - Housing Plan - Program 12
Address housing discrimination by income, race, and immigration status	- Needs Assessment - Affirmatively Furthering Fair Housing - Housing Resources - Availability of Site for Housing - Housing Plan - Programs 3c, 7, 8
Housing affordability (cost burden/overpayment) for both rental and ownership is a significant issue	- Needs Assessment - Housing Profile - Housing Resources - Availability of Site for Housing - Housing Plan - Programs 3c, 7, 8, 9
Ease development regulations to allow Transitional or Supportive Housing, and Emergency Shelters for homeless persons	- Constraints Analysis - Government Constraints - Housing Plan - Programs 11, 13, 14
Make education/information on financial resources for renters and first-time homebuyers easy to access	- Housing Resources - Financial Resources - Housing Plan - Programs 7, 10
Maximize development on vacant residential and commercial lots	- Housing Resources - Availability of Site for Housing - Housing Plan - Programs 3a, 3b, 5
Revitalize Downtown with mixed-use projects with increased building height	- Constraints Analysis - Government Constraints - Housing Plan - Programs 4, 5
Focus rehabilitation efforts of existing housing stock; increase access to grants and loans for home improvement	- Needs Assessment - Housing Profile - Housing Resources - Financial Resources - Housing Plan - Programs 1, 2, 8, 9
Further efforts to promote fair housing services	- Needs Assessment - Affirmatively Furthering Fair Housing - Housing Resources - Availability of Site for Housing - Housing Plan - Programs 13, 14



Figure B-1. Housing Element Website

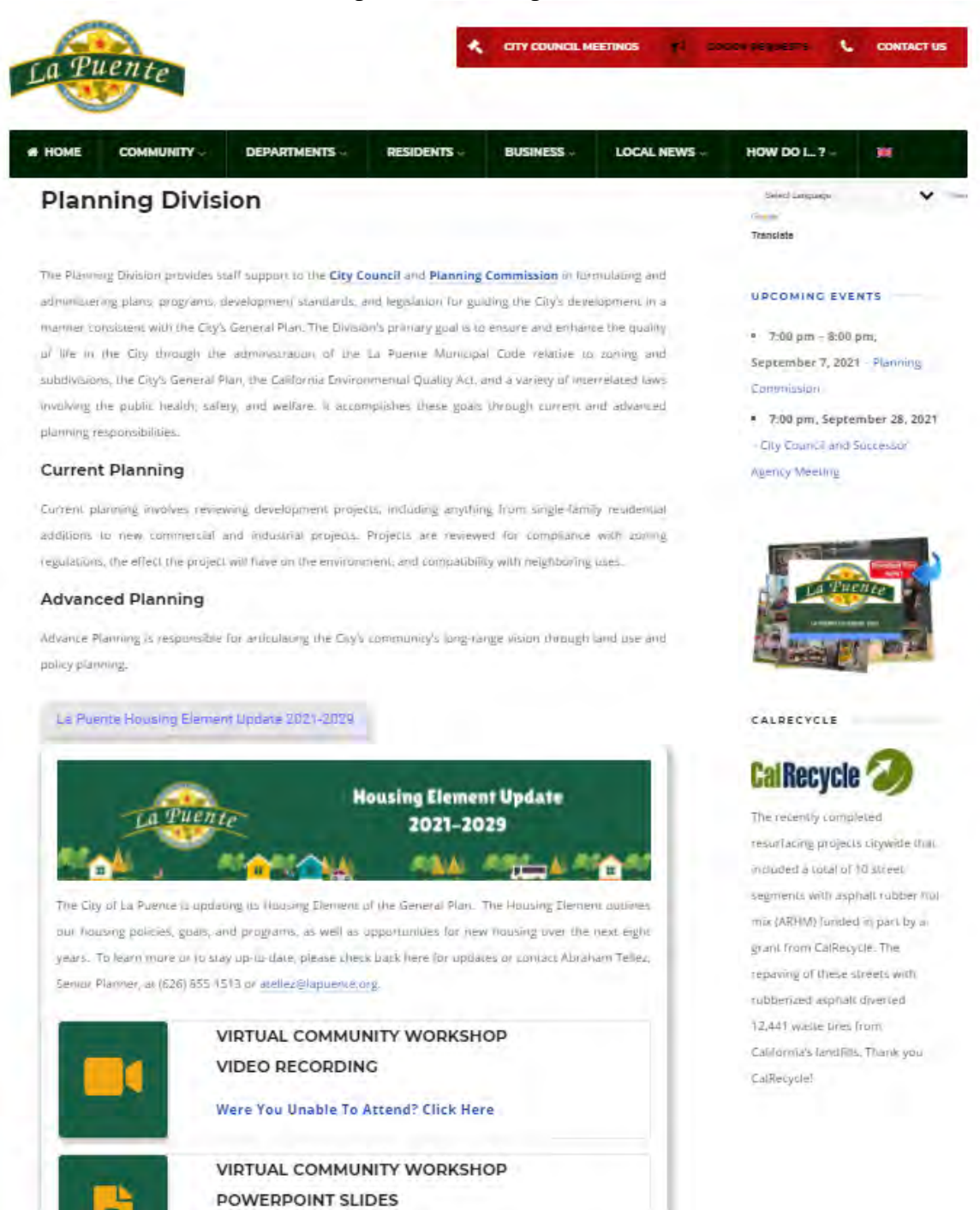
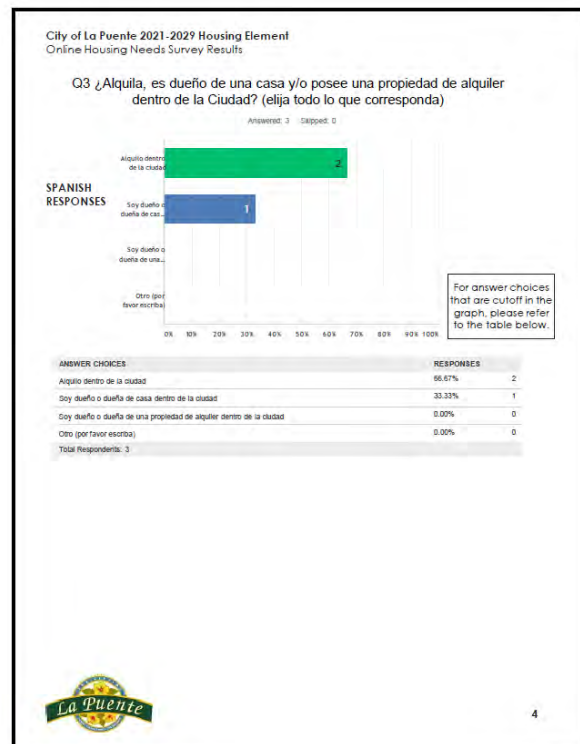
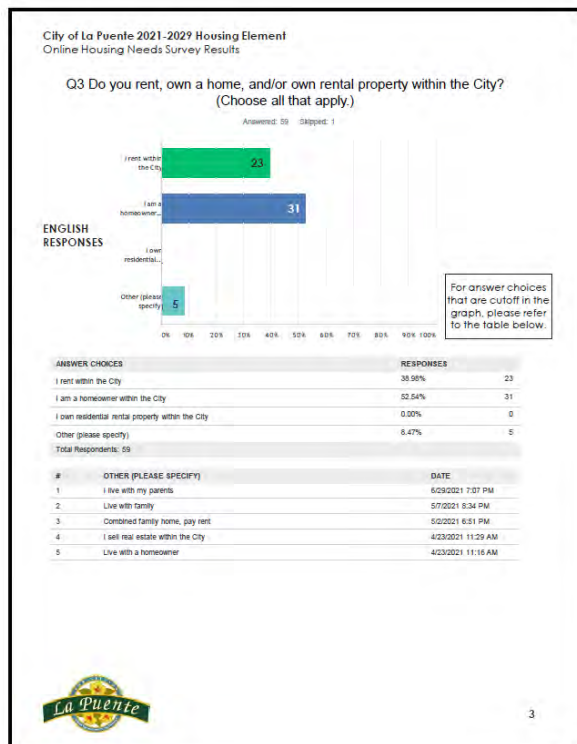
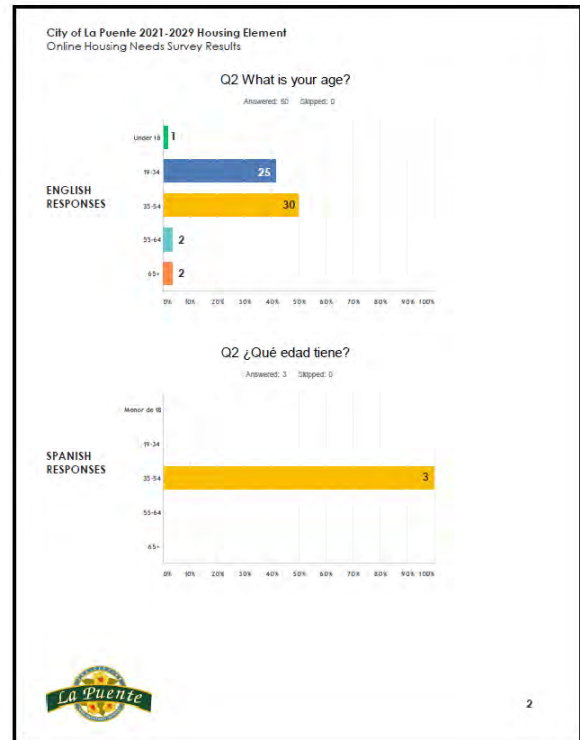
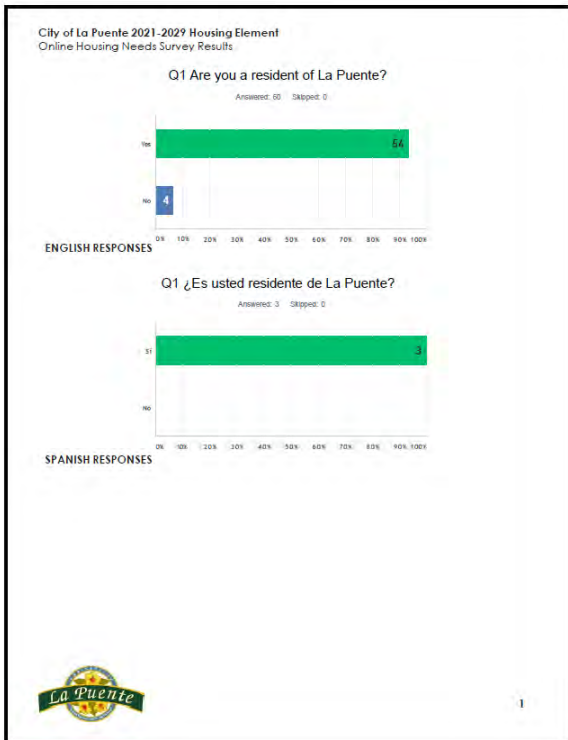
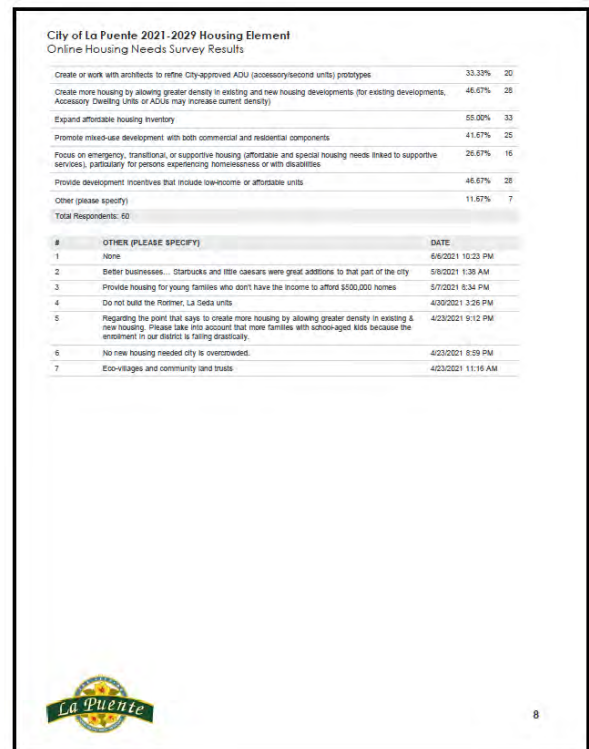
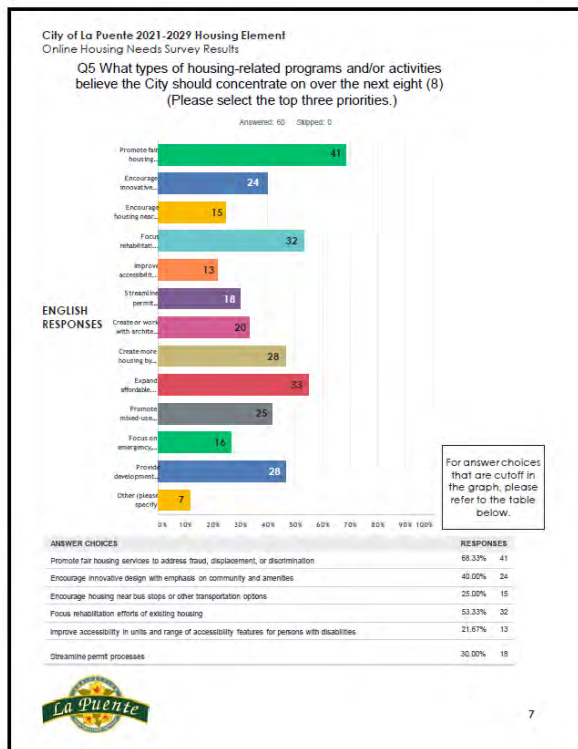
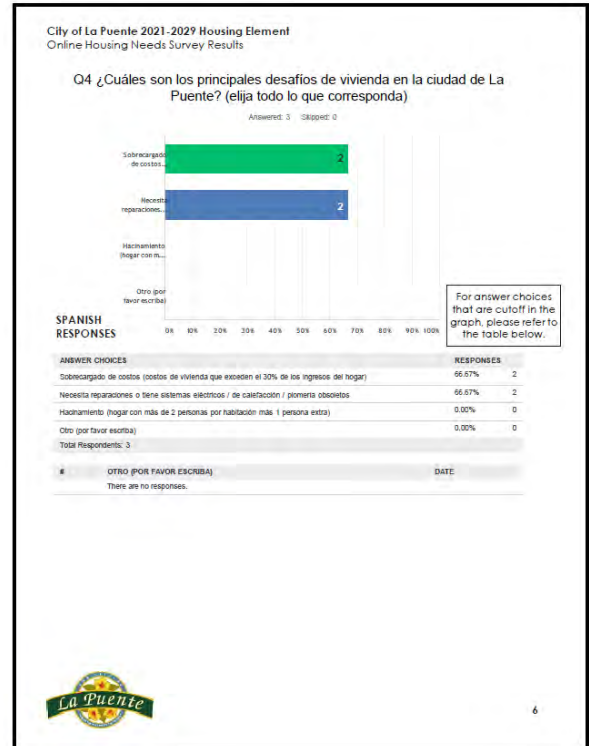
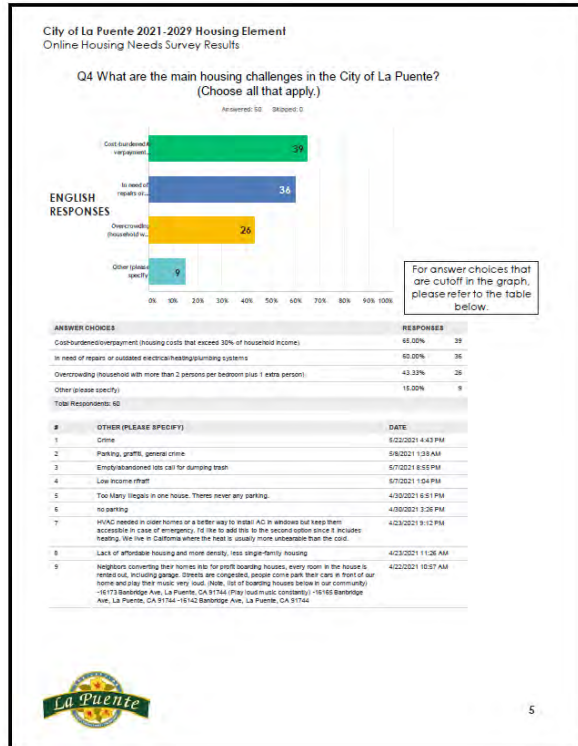
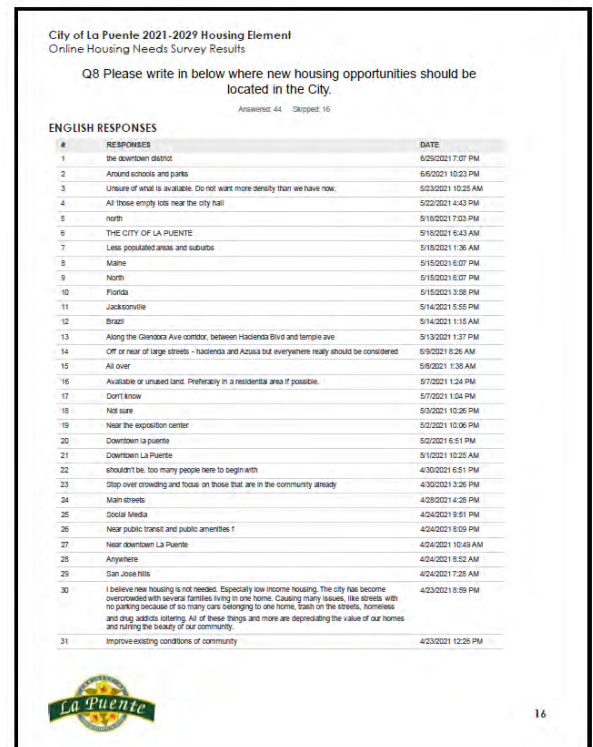
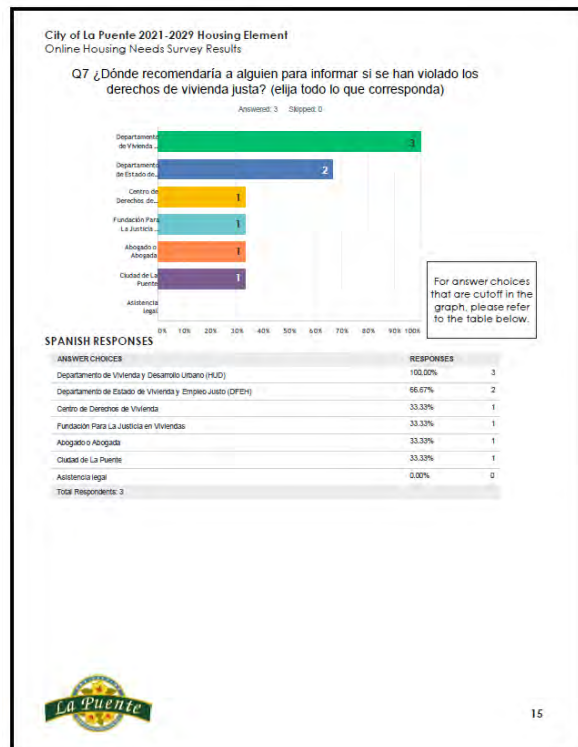
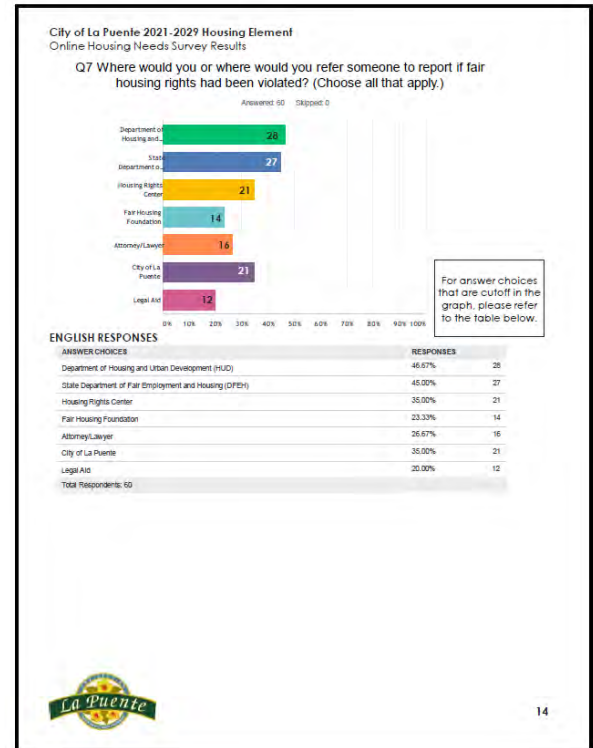


Figure B-2. Online Housing Needs Survey Responses







City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results

32	Any Older Commercial Spaces that are in decay and could use a remodel that could incorporate mix residential and commercial real estate, once location that comes to mind is the commercial space on Amar and Willow. Another would be on Glendora and National where the Gonzalez is located. Once ideal space is the corner of Glendora and Valley where the Old K mart was located.	4/23/2021 11:23 AM
33	mix-use shopping centers near the 10 freeway, accessibility to Amtrak and Silver Chalk buses, centralized retail shops	4/23/2021 11:26 AM
34	Place old shopping centers that are mostly empty and old (e where the old Playless was off Glendora/Glendora/Vacant lots (is across from LPHC)	4/23/2021 11:19 AM
35	Near businesses, or where businesses used to be. Ask school districts if there are areas they want to lease.	4/23/2021 11:16 AM
36	Across the street from La Puente court house. You guys let the trash in, so you keep the trash next your building.	4/23/2021 11:01 AM
37	The areas that are run down	4/23/2021 11:01 AM
38	Bassett Area	4/23/2021 10:24 AM
39	Old Town La Puente	4/23/2021 10:23 AM
40	Old Town La Puente	4/23/2021 10:05 AM
41	Off of Amar, I've seen some empty lots.	4/23/2021 9:57 AM
42	Downtown, bring in mix use projects, restaurants, etc!!!!	4/22/2021 12:49 PM
43		4/22/2021 12:44 PM
44	I feel the city is to congest and there doesn't appear to be a location for a mass housing project. The city already are starting to resemble Los Angeles, cars parked everywhere. The city in some ways appears to be regressing instead of improving its quality of life for residents.	4/22/2021 10:57 AM

Q8 Por favor escriba a continuación dónde deberían ubicarse las nuevas oportunidades de vivienda en la ciudad. (escriba)

Answered: 3 Skipped: 0

SPANISH RESPONSES

#	RESPONSES	DATE
1	En el City Hall, torretas, y en las escuelas.	5/28/2021 9:14 PM
2	NONE	5/24/2021 4:28 PM
3	NONE	4/30/2021 2:50 PM

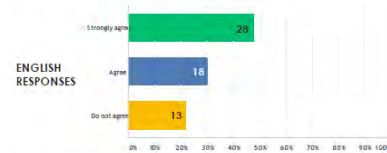


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City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results

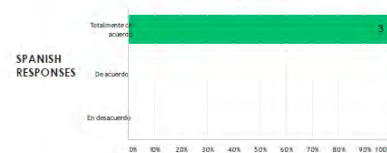
Q9 Select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable rental housing in the City of La Puente.

Answered: 59 Skipped: 1



Q9 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones: Es difícil encontrar viviendas de alquiler asequibles en la ciudad de La Puente.

Answered: 3 Skipped: 0

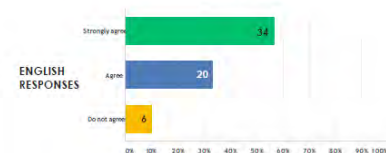


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City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results

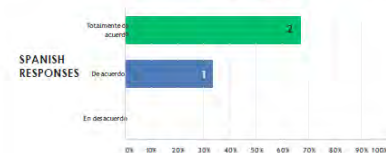
Q10 Select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable housing for ownership in the City of La Puente.

Answered: 50 Skipped: 0



Q10 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones: Es difícil encontrar viviendas / unidades asequibles para comprar en la ciudad de La Puente.

Answered: 3 Skipped: 0

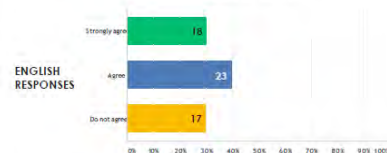


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City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results

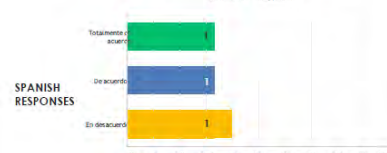
Q11 Select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find available rental housing in the City of La Puente.

Answered: 56 Skipped: 2

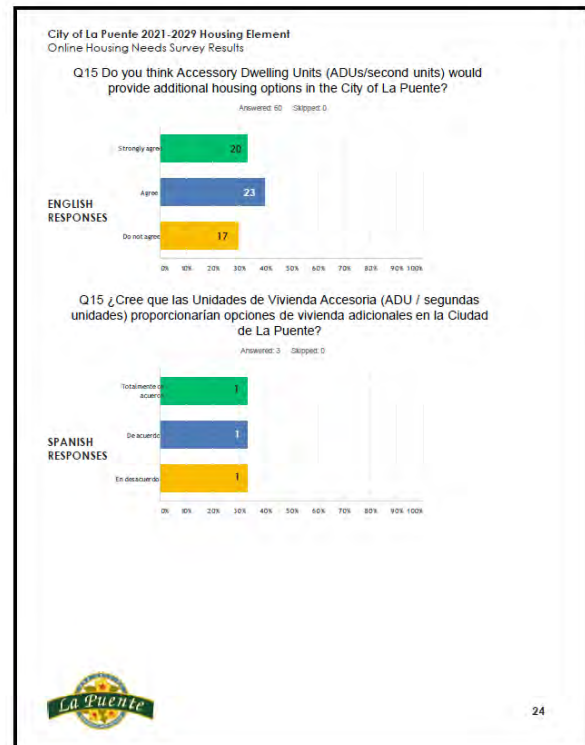
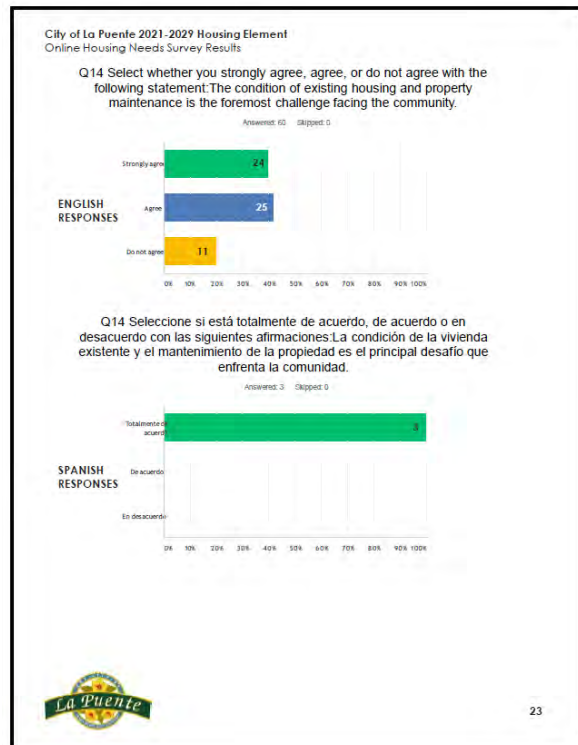
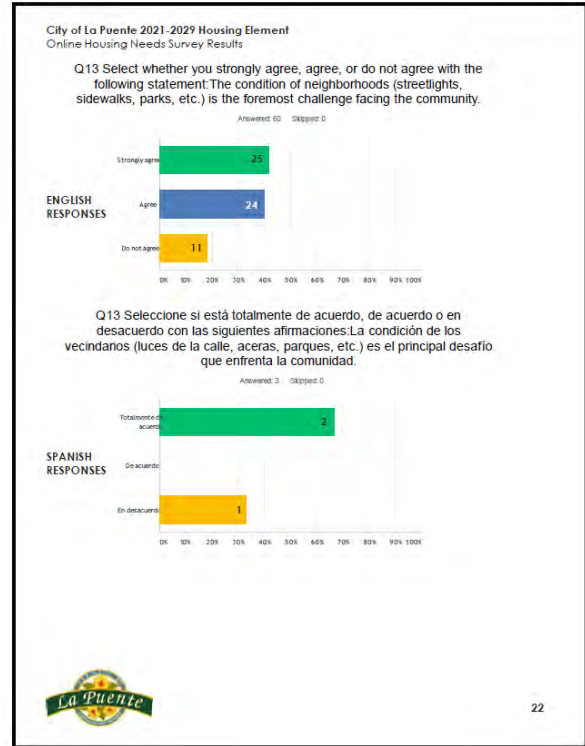
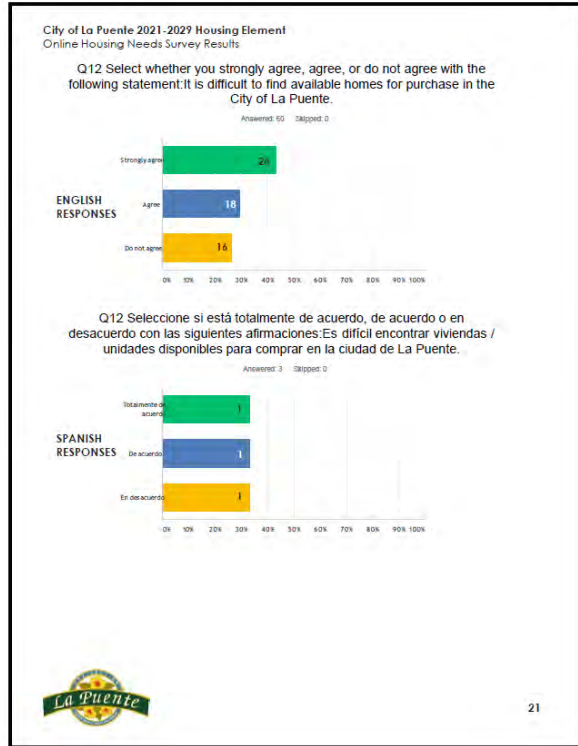


Q11 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones: Es difícil encontrar viviendas de alquiler disponibles en la ciudad de La Puente.

Answered: 3 Skipped: 0



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Housing Element

Appendix B

City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results

Q16 In consideration of Accessory Dwelling Units (ADUs/second units) what are primary benefits or challenges? Please write in response here:

ENGLISH RESPONSES

Answered: 50 Skipped: 0

#	RESPONSES	DATE
1	we can have more housing and more packed density. Not everyone wants to live a big house, we needed.	6/29/2021 7:07 PM
2	More dense area with more people living in location, no parking, busy streets. It removed the suburban hometown feel from the neighborhoods.	6/8/2021 10:23 PM
3	I realize affordable housing is important and that some families depend on ADUs for income. However, it creates parking and traffic nightmares. My street, where everyone is home in all of the houses, looks like there is a July 3rd party. There are cars parked in the street and on people's lawns, in addition to several cars in driveways. It makes the area look less desirable and over-crowded.	5/23/2021 10:25 AM
4	While providing more housing to more people, it would also create more challenges related to population density such as parking, crime, noise, etc.	5/22/2021 4:43 PM
5	No	5/18/2021 7:03 PM
6	Improve the quality of life	5/18/2021 6:43 AM
7	The advantage is that it is very convenient to travel, the disadvantage is that it costs too much	5/16/2021 1:36 AM
8	Too many people are without homes	5/15/2021 6:07 PM
9	Available housing is not enough	5/15/2021 6:07 PM
10	Whether to meet the residents in the right amount	5/15/2021 3:58 PM
11	First of all, the price is cheap, so that more people can live in it	5/14/2021 5:55 PM
12	Property maintenance	5/14/2021 1:15 AM
13	ADU benefits: allows for accessible housing where otherwise there would not be. ADU challenges: density of population should be regulated.	5/13/2021 1:37 PM
14	Benefits include providing safe housing for residents, and affordable housing for residents and allowing owners to be better able to afford housing. Challenges are unregulated spaces in many homes. Challenges are lack of options for preapproved/permitted plans and flexibility in setbacks, etc. To build near ADU housing.	5/9/2021 6:26 AM
15	No benefit. Street parking. Over crowding & fire hazards	5/8/2021 2:16 PM
16	Affordability	5/8/2021 1:38 AM
17	Benefits would be for multi family options that can be affordable and comfortable and challenges is then the city can become highly populated.	5/7/2021 6:55 PM
18	Benefit of pre-approved units that can be built quickly	5/7/2021 1:24 PM
19	Don't know	5/7/2021 1:04 PM
20	Challenge is the cost	5/3/2021 10:26 PM
21	It will still not be affordable for a 2 person family income unless they are paid higher than minimum wage	5/2/2021 6:51 PM
22	Benefits would provide opportunity to have less crowding in a single home	5/1/2021 10:25 AM
23	No Parking, Over Crowding, Domestic Violence, East Side Dukes, Puente 13,	4/30/2021 3:26 PM
24	Help in the lack of available housing	4/30/2021 2:47 PM
25	No ADUs in front yards	4/28/2021 4:28 PM
26	Families have a better chance to have home	4/24/2021 9:51 PM
27	We need public housing. That is kept up and managed by the city	4/24/2021 8:05 PM
28	The challenges would be parking. The streets are already full with cars.	4/24/2021 5:57 PM
29	NA	4/24/2021 10:49 AM



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City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results

30	Na	4/24/2021 6:52 AM
31	Over crowded homes	4/24/2021 7:28 AM
32	The benefit is that there can be more housing available and the challenge is where they can be built.	4/23/2021 9:12 PM
33	This will only create more overcrowding in already overpopulated communities. The focus should be on rehabilitation of existing housing, addressing shoring, graffiti, gang violence and not creating these issues by creating housing that will attract them.	4/23/2021 6:59 PM
34	I don't understand why ADUs are in question if they have already been state approved. Challenges are accessibility to city permits and community knowledge on process for adding ADU in companies.	4/23/2021 2:54 PM
35	No benefits for existing residents. Challenges: increase of vandalism and crime	4/23/2021 10:26 PM
36	Additional housing, but overcrowding. Parking	4/23/2021 12:17 PM
37	The overall length of the permit process and the exceeding costs of construction.	4/23/2021 11:29 AM
38	single family homes create very low density. La Puente businesses cannot survive with such low density. ADUs can increase density in particular areas without much construction costs.	4/23/2021 11:26 AM
39	Overcrowding. Eyesore.	4/23/2021 11:19 AM
40	The challenges are yards become smaller, and the city already doesn't provide enough parks. Outdoor spaces is critical to a healthy living environment. ADUs can help, but there are other innovative ideas such as cooperative housing, limited equity housing, co-housing, eco-villages, etc. Those house more people and are far more affordable for people.	4/23/2021 11:16 AM
41	Having more ghetto people move in.	4/23/2021 11:15 AM
42	More people are able to live within your home	4/23/2021 11:01 AM
43	Sharing knowledge of the possibility for quality	4/23/2021 10:24 AM
44	Na	4/23/2021 10:23 AM
45	Na	4/23/2021 10:05 AM
46	More housing	4/23/2021 10:00 AM
47	Some of these homes have big yards. It's imagine that allowing ADU would help in limiting the congestion inside of the main home.	4/23/2021 9:57 AM
48	Benefits, people take pride in the neighborhood, where ADU is situated. Challenges simple permit process, should be over the counter!!!	4/23/2021 2:49 PM
49	?	4/22/2021 2:44 PM
50	In reference to ADUs, this concept is bad for our community. It is eroding the foundation of single-family communities and converting our neighborhoods to multi-unit dwellings. It is not going to improve the housing stock in our community, rents will still be unaffordable. The home owners that establish ADUs will be profiting from this and our communities will be more congested. In our neighborhood now we have been experiencing this transformation (boarding houses and ADUs). In many instances you come home and find strange/sleazy people drinking and smoking playing loud music in front of our homes.	4/22/2021 10:57 AM

Q16 Teniendo en cuenta las unidades de vivienda accesorias (ADU / segundas unidades), ¿cuáles son los principales beneficios o desafíos? Escriba aquí la respuesta:

SPANISH RESPONSES

Answered: 3 Skipped: 0

#	RESPONSES	DATE
1	El principal beneficio es poder quedarse con su casa	5/25/2021 9:14 PM
2	Nada	5/24/2021 4:28 PM
3	Si permiten eso no habrá parking en las calles	4/30/2021 2:50 PM

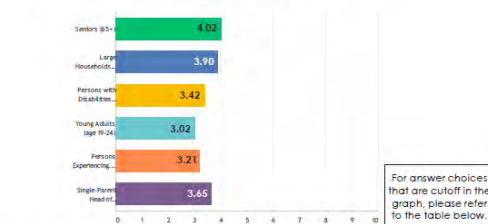


26

City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results

Q17 Please rank the following groups by order of their need for housing and related services in the City. 1 = Greatest Need; 6 = Least Need

Answered: 60 Skipped: 0



	1	2	3	4	5	6	TOTAL	SCORE
Seniors (65+)	29.62%	12.28%	22.81%	8.77%	17.64%	8.77%	67	4.02
Large Households (five or more members)	20.34%	32.20%	8.47%	10.17%	13.56%	15.25%	69	3.90
Persons with Disabilities (developmental or physical disabilities)	8.77%	17.54%	22.81%	19.30%	21.05%	10.53%	57	3.42
Young Adults (age 18-24)	8.78%	18.64%	13.56%	16.90%	18.64%	25.42%	59	3.02
Persons Experiencing Homelessness	15.64%	7.14%	14.29%	16.07%	15.64%	23.21%	56	3.21
Single-Parent Head of Household	19.30%	10.53%	19.30%	29.82%	8.77%	12.29%	57	3.65

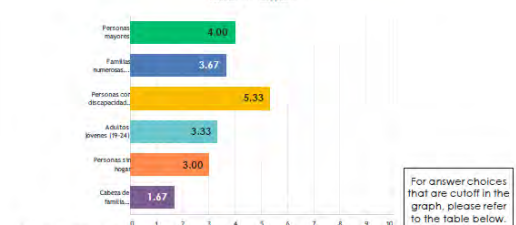


27

City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results

Q17 Clasifique los siguientes grupos por orden de necesidad de vivienda y servicios relacionados en la ciudad. 1 = mayor necesidad; 6 = Menos necesidad

Answered: 3 Skipped: 0



SPANISH RESPONSES

	1	2	3	4	5	6	TOTAL	SCORE
Personas mayores	33.33%	0.00%	0.00%	33.33%	0.00%	0.00%	6	4.00
Familias numerosas (once o más miembros)	33.33%	0.00%	33.33%	0.00%	0.00%	33.33%	3	3.67
Personas con discapacidades (discapacidades del desarrollo, mentales o físicas, y abuso de sustancias, etc.)	33.33%	66.67%	0.00%	0.00%	0.00%	0.00%	3	5.33
Adultos jóvenes (18-24)	0.00%	0.00%	33.33%	66.67%	0.00%	0.00%	3	3.33
Personas sin hogar	0.00%	33.33%	0.00%	0.00%	66.67%	0.00%	3	3.00
Cabeza de familia monoparental	0.00%	0.00%	33.33%	33.33%	1	66.67%	2	1.67



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City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q18 If there is another special need group that is not identified in question 17, please write-in the additional demographic category here.

Answered: 30 Skipped: 0

ENGLISH RESPONSES

#	RESPONSES	DATE
1	Black people	5/16/2021 7:03 PM
2	People with very low incomes	5/16/2021 1:36 AM
3	Too many people are without homes	5/15/2021 6:07 PM
4	Food and clothing can not solve the problem	5/15/2021 6:07 PM
5	No	5/15/2021 3:59 PM
6	dead	5/15/2021 4:20 AM
7	An outsider who cannot afford to rent a house	5/14/2021 5:55 PM
8	N/A	5/13/2021 1:37 PM
9	No	5/9/2021 8:26 AM
10	None	5/7/2021 1:04 PM
11	No	5/3/2021 10:26 PM
12	Homeless teenagers out foster children	5/2/2021 6:51 PM
13	N/A	5/1/2021 10:25 AM
14	None	4/29/2021 12:28 PM
15	No	4/24/2021 9:51 PM
16	Low-income families	4/24/2021 10:49 AM
17	No	4/24/2021 9:52 AM
18	No	4/24/2021 7:28 AM
19	I think that the single-parent option should be divided into 2 different categories because there's the single parents that both have custody and take care of the child(ren) and there's the single parent that has no support from the other parent whatsoever.	4/23/2021 9:12 PM
20	None	4/23/2021 10:59 PM
21	None	4/23/2021 12:26 PM
22	no	4/23/2021 11:25 AM
23	N/A	4/23/2021 11:19 AM
24	N/A	4/23/2021 11:16 AM
25	Other	4/23/2021 10:24 AM
26	NA	4/23/2021 10:23 AM
27	LBGTQ community	4/23/2021 10:05 AM
28	First time homeowners	4/23/2021 9:57 AM
29	na	4/22/2021 2:49 PM
30	na	4/22/2021 10:37 AM



29

City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q18 Si hay otro grupo con necesidades de vivienda que no está identificado en la pregunta 17, favor de escribir aquí la categoría demográfica adicional. (Escriba)

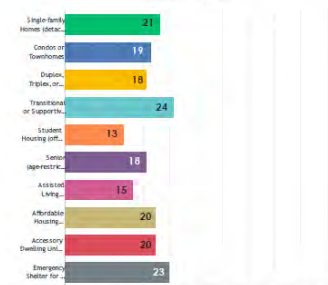
Answered: 3 Skipped: 0

SPANISH RESPONSES

#	RESPONSES	DATE
1	Personas sin seguro social	5/26/2021 9:14 PM
2	Okuy	5/24/2021 4:26 PM
3	No	4/30/2021 12:30 PM

Q19 Which housing types, if any, are not adequately provided within the City of La Puente? (Choose all that apply.)

Answered: 55 Skipped: 2



ENGLISH RESPONSES

For answer choices that are cutoff in the graph, please refer to the table on the next page.

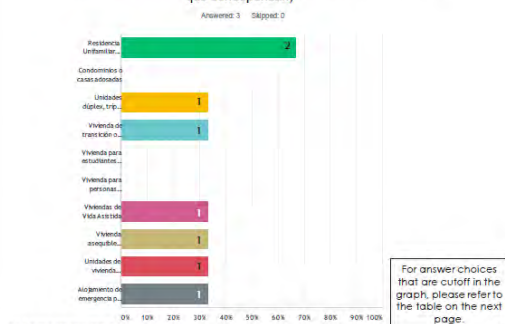


30

City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

ANSWER CHOICES	RESPONSES
Single-Family Homes (detached house)	36.21% 21
Condos or Townhomes	32.76% 19
Duplex, Triplex, or Fourplex Units	31.02% 18
Transitional or Supportive Housing (affordable and special needs housing linked to supportive services), particularly for persons experiencing homelessness or with disabilities	41.35% 24
Student Housing (off university campus housing for students)	22.41% 13
Senior (age-restricted 65+)	31.02% 18
Assisted Living Facilities	28.86% 15
Affordable Housing (restricted by deed or special agreement)	34.48% 20
Accessory Dwelling Units (ADUs or Second Unit/Grammy Flats)	34.48% 20
Emergency Shelter for the homeless	39.66% 23

Q19 ¿Qué tipos de viviendas, si los hay, no se proporcionan adecuadamente dentro de la ciudad de La Puente? (seleccione todas las que correspondan)



SPANISH RESPONSES

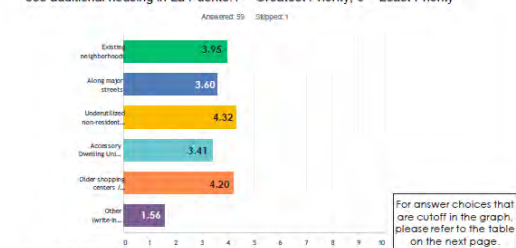


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City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

ANSWER CHOICES	RESPONSES
Residencia Unifamiliar (casa separada)	66.67% 2
Condominio o casas adosadas	0.00% 0
Unidades duplex, triplex o cuádruplex	33.33% 1
Vivienda de transición o de apoyo (viviendas económicas y para necesidades especiales vinculadas a servicios de apoyo), particularmente para personas sin hogar o con discapacidades	33.33% 1
Vivienda para estudiantes (vivienda para estudiantes fuera del campus universitario)	0.00% 0
Vivienda para personas mayores (edad restringida)	0.00% 0
Viviendas de Vicio Asistido	33.33% 1
Vivienda asequible (restringida por escritura o acuerdo especial y / o tipo de financiación especial)	33.33% 1
Unidades de vivienda accesorias (ADU o Segunda Unidad / "Grammy Flat")	33.33% 1
Alojamiento de emergencia para personas sin hogar	33.33% 1

Q20 Please prioritize the opportunity areas where you would most like to see additional housing in La Puente. 1 = Greatest Priority; 6 = Least Priority



ENGLISH RESPONSES



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City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

	1	2	3	4	5	6	TOTAL	SCORE
Existing neighborhoods	26.79%	16.07%	14.20%	17.86%	17.86%	7.14%	56	3.98
Along major streets	7.02%	29.82%	14.54%	17.54%	28.07%	3.51%	87	3.40
Underutilized non-residential areas	25.57%	17.86%	25.57%	12.50%	7.14%	5.36%	56	4.32
Accessory Dwelling Units (ADUs)	5.96%	16.67%	25.50%	24.07%	20.37%	7.41%	54	3.41
Older shopping centers / retail areas	29.63%	18.92%	16.57%	16.67%	14.81%	3.70%	54	4.20
Other (write-in question below)	2.44%	2.44%	9.76%	7.32%	75.61%		41	1.54

Q21 If you selected Other to the question above, please write-in your response below.

#	RESPONSES	DATE
1	no	5/18/2021 7:03 PM
2	Demolish parks and old factories	5/18/2021 1:36 AM
3	NO	5/18/2021 3:38 PM
4	schools	5/18/2021 4:20 AM
5	Public facilities	5/14/2021 5:55 PM
6	None	5/13/2021 1:37 PM
7	None	5/9/2021 8:26 AM
8	Unused or abandoned property the city owns	5/7/2021 1:34 PM
9	None	5/3/2021 10:26 PM
10	None	5/2/2021 6:51 PM
11	Empty lots	5/1/2021 10:25 AM
12	People no want to build	4/30/2021 6:51 PM
13	Focus on downtown La Puente, lots of empty space and buildings.	4/30/2021 3:26 PM
14	None	4/29/2021 4:28 PM
15	Near schools to allow students for easy access to campuses	4/24/2021 10:45 AM
16	NA	4/24/2021 8:32 AM
17	NA	4/24/2021 7:26 AM
18	No housing is needed for any groups	4/23/2021 8:59 PM
19	None	4/23/2021 12:28 PM
20	none	4/23/2021 11:28 AM
21	NA	4/23/2021 11:19 AM
22	Re-structure an existing building such as an apartment complex or hotel or some other large building, and make amenities shared among people (such as an industrial kitchen, play room, garden, etc.). Maximize living space by cutting other spaces, maximize communal spaces, and price affordable.	4/23/2021 11:16 AM

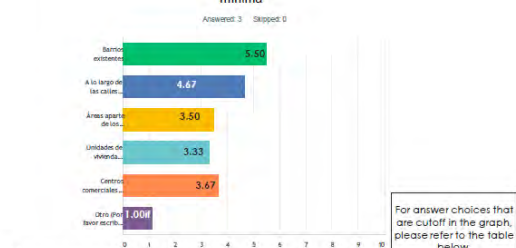


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City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

23	N/A	4/23/2021 11:15 AM
24	Others	4/23/2021 10:24 AM
25	NA	4/23/2021 10:23 AM
26	NA	4/23/2021 10:05 AM
27	NA	4/23/2021 9:57 AM
28	Annex property from City of Industry and build near Police Dept and post office	4/22/2021 12:45 PM
29	In reference to areas where you would most like to see additional housing in La Puente, I would like to see additional housing built where the cannabiz shop was just opened. We do not need a cannabiz shop in the city. This site would have been best for housing	4/22/2021 10:57 AM

Q20 Favor de priorizar las áreas de oportunidad donde más le gustaría ver viviendas adicionales en La Puente. 1 = mayor prioridad; 6 = Prioridad mínima



SPANISH RESPONSES

	1	2	3	4	5	6	TOTAL	SCORE
Barrios existentes	50.00%	50.00%	0.00%	0.00%	0.00%	0.00%	2	5.50
A lo largo de las calles principales	33.33%	33.33%	0.00%	33.33%	0.00%	0.00%	3	4.67
Áreas aparte de los residenciales	0.00%	0.00%	50.00%	50.00%	0.00%	0.00%	2	3.50
Unidades de vivienda accesorias (ADUs)	0.00%	0.00%	66.67%	0.00%	33.33%	0.00%	3	3.33
Centros comerciales más antiguos/ áreas comerciales	33.33%	0.00%	0.00%	33.33%	33.33%	0.00%	3	3.67
Otro (Por favor escriba en la pregunta 21 continuación)	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	2	1.00



34



City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q21 Si seleccionó Otro en la pregunta anterior, escriba su respuesta a continuación.

Answered: 2 Skipped: 1

SPANISH RESPONSES

#	RESPONSES	DATE
1	OK	5/04/2021 4:26 PM
2	No	4/30/2021 2:50 PM

Q22 Is there anything else the City should consider as part of its Housing Element Update? (Please write-in your response.)

Answered: 47 Skipped: 13

ENGLISH RESPONSES

#	RESPONSES	DATE
1	We need to improve our infrastructure and make our roads more pedestrian friendly and easy to ride a bike. Not every trip needs to get done by car. Cites should be built for people not cars.	6/25/2021 7:07 PM
2	Please consider limiting ADUs and other population density incentives.	5/23/2021 10:25 AM
3	Please do not make Aqueduct another Alhambra which becomes so crowded and has lost all of its charm. The current residents are here because we enjoy the sleepiness and small town feel.	5/22/2021 4:43 PM
4	no	5/18/2021 7:03 PM
5	aged community	5/18/2021 6:43 AM
6	Establish business district, financial service area and living area	5/16/2021 1:36 AM
7	No, it's too expensive	5/15/2021 6:07 PM
8	It shouldn't be too expensive	5/15/2021 6:07 PM
9	I don't know	5/15/2021 3:55 PM
10	dead	5/15/2021 4:25 AM
11	Convenient transportation and environment	5/14/2021 5:55 PM
12	price	5/14/2021 1:15 AM
13	NA	5/13/2021 1:37 PM
14	No	5/9/2021 8:26 AM
15	Reduce crime. Fix parking issues too many cars per household promptly clean graffiti and junk out of properties. You can be more expensive if the community is good. If the community isn't good, who wants to live there?	5/9/2021 1:36 AM
16	Putting brick walls to separate existing houses that are off of main streets to create safer and prettier housing as well as our city.	5/7/2021 8:55 PM
17	Assist with water conserving planting and self sustaining vegetable/hut gardens in place of lawns. Small home beautification updates.	5/7/2021 1:24 PM
18	None	5/3/2021 10:26 PM
19	Afford able housing should addressed especially for women already on welfare a household of 2 gets \$40 monthly but the apartments rentals say there low income but we charge rent to up to \$600 or more	5/2/2021 10:06 PM
20	Unfair high rent on buildings not up to code or have multiple violations	5/2/2021 6:51 PM
21	NA	5/1/2021 10:25 AM



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City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

22	get rid of all these illegals, they're taking up all parking spaces, theres like 4-6 families to each house	4/30/2021 6:51 PM
23	Do not build the La Puente, Pommer Project, disaster for local schools considering you closed la Puente and made it santitas	4/30/2021 3:26 PM
24	Limit availability to investors or house flippers. Priority to those that are looking to live in the home and current residents of LP.	4/30/2021 2:47 PM
25	none	4/29/2021 4:28 PM
26	Updated and modern public transit	4/24/2021 8:39 PM
27	The creation of housing grants for first time home buyers to assist with the purchase of their first home. A rent cap to prevent landlords from substantially increasing rent on tenants. A rent assistance program that would allow tenants to apply for city grants to pay off rent when they are experiencing financial hardship and possible eviction. An ordinance that would put a pause on rent payments if the tenant is facing financial hardship. An ordinance that would lower the cost of housing to meet the standard of living of the majority of working class residents in La Puente. Develop public housing units to provide housing for low-income residents and homeless people for free, or at low cost. A green house program to allow existing homes to apply for the installation of solar panels on homes to improve housing infrastructure by transitioning to renewable energy, and drive down energy costs.	4/24/2021 10:49 AM
28	Affordable housing	4/24/2021 8:52 AM
29	Na	4/24/2021 7:28 AM
30	I like the idea they have in West Covina at The Colony at the Lakes Apartments where the bottom floor are stores, restaurants, etc. and all the other floors are apartments.	4/23/2021 9:12 PM
31	Should consider what these types of housing projects will do to the value of existing homes and how they will impact crime.	4/23/2021 6:59 PM
32	Grants for Low-income families to make home repairs for add ADU.	4/23/2021 2:54 PM
33	Overhaul the existing City. O need to create new developments without oversteering the existing issues.	4/23/2021 12:26 PM
34	Support for first time home buyers and easy to access information	4/23/2021 12:17 PM
35	no.	4/23/2021 11:26 AM
36	large scale demographic survey, where do people residing in La Puente work? commuting and mass transit options are not very good and understanding where people need to go can make things like bus routes/schedules more useful	4/23/2021 11:26 AM
37	NA	4/23/2021 11:15 AM
38	Eco-villages. Consider Community Land Trusts. Separate the cost of the land from the cost of the housing, and housing will immediately be affordable to all. Allow for ownership to be shared among everyone living and caring in the houses they inhabit. Speak up about including these innovative ways of housing and talk to people who do this work, or are willing to put in the work to make it happen. Do not consult developers without first including residents and other activists to be part of the conversation with developers.	4/23/2021 11:16 AM
39	Na	4/23/2021 11:15 AM
40	Tackle the root of homelessness and utilize pandemic relief to resolve issue	4/23/2021 11:01 AM
41	Clean parks around	4/23/2021 10:24 AM
42	Na	4/23/2021 10:23 AM
43	Build where there's empty lots in the community	4/23/2021 10:05 AM
44	Offering assistance in upgrading existing owned homes. Or offering rebates or beautification of existing homes. Such as painting and cosmetic damages to exterior and interior of homes.	4/23/2021 9:57 AM
45	Annex to City of Industry	4/22/2021 2:49 PM
46	-	4/22/2021 2:44 PM
47	In order to realize this, where is the funding for these capital projects coming from? This is a critical part of the Housing Element but the city should include in their update.	4/22/2021 10:57 AM



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City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q22 ¿Hay algo más que la Ciudad debería considerar como parte de su Actualización del Elemento de Vivienda? (Por favor escriba su respuesta)

Answered: 2 Skipped: 1

SPANISH RESPONSES

#	RESPONSES	DATE
1	Tener mayor informacion para todos los residentes de La Puente.	5/25/2021 9:14 PM
2	OK	5/24/2021 4:28 PM



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Figure B-3. Community Workshop Flyer



**2021-2029
HOUSING ELEMENT UPDATE
VIRTUAL COMMUNITY WORKSHOP**

LA PUENTE

The City of La Puente is in the process of updating the 2021-2029 Housing Element. The **Housing Element** is part of the City's General Plan and includes goals, policies, and programs for adequately housing our future population. Join us for a virtual community workshop to learn about the Housing Element Update process. We want to hear from you on your ideas!

 **Servicios de traducción en Español
estarán disponibles durante el taller virtual**

WHEN WHERE HOW	Monday, June 14, 2021 6:30 - 8:00 p.m. Zoom (virtual) REGISTRATION REQUIRED* https://rrmdesign.zoom.us/meeting/register/tJclce2p-pj0iE9eM9dGWgnjw13iB9Cgr-FEcX
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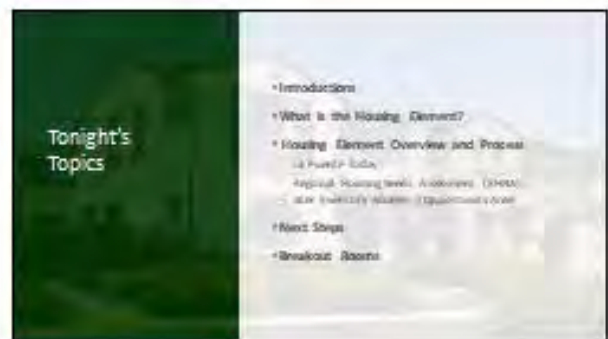


Questions?
For questions or comments, please contact Abraham Tellez, Senior Planner at: atellez@lapuente.org

City Website
Visit the City's webpage for more information on the Housing Element:
<https://lapuente.org/government/departments/development-services/planning-division/>

*Registration is required to participate in the virtual meeting. Please register on the project website or click the link/QR code above prior to the workshop.

Figure B-4. Community Workshop Presentation





HOUSING CHALLENGES

WE WANT TO HEAR FROM YOU!

1. Please identify the main housing challenges in the City of La Puente? (choose the top three challenges)

- Cost-burdened (housing costs that >40% of household income)
- In need of repair or outdated electrical/plumbing system
- Overcrowding (household with more than 2 persons per bed, 4.1 acres per person)
- For Housing (degradation and deterioration issues)
- Other



HOUSING CHALLENGES

WE WANT TO HEAR FROM YOU!

5. Which types of housing does La Puente need most? (choose the top three housing types)

- Accessory housing for people w/ disabilities
- Accessory dwelling unit (ADU)
- Off-street housing for lower income households
- Market-rate housing
- Multi-family housing
- Homelessness support (shelter and/or permanent supportive housing)
- Single-family housing
- Other

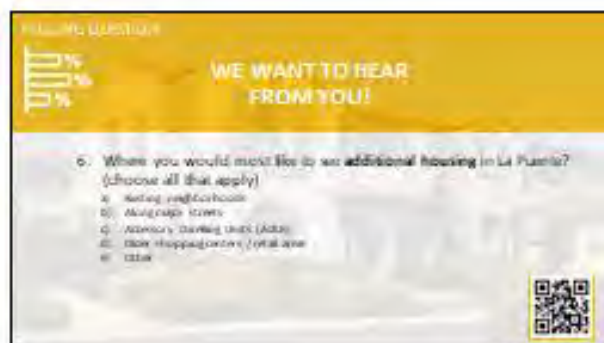


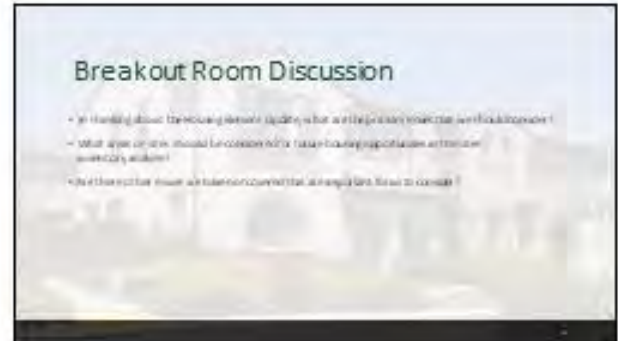
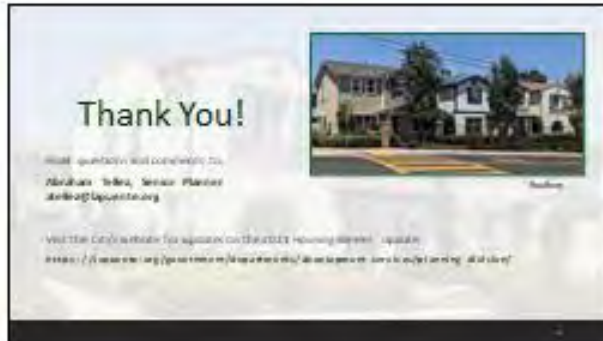
La Puente Today

Income Distribution

Income Category (% of County AGI)	Household	Percent
Less than \$15,000	1,100	10%
\$15,000 to \$24,999	1,100	10%
\$25,000 to \$34,999	1,100	10%
\$35,000 to \$44,999	1,100	10%
\$45,000 to \$54,999	1,100	10%
\$55,000 to \$64,999	1,100	10%
\$65,000 to \$74,999	1,100	10%
\$75,000 to \$84,999	1,100	10%
\$85,000 to \$94,999	1,100	10%
\$95,000 to \$104,999	1,100	10%
\$105,000 to \$114,999	1,100	10%
\$115,000 to \$124,999	1,100	10%
\$125,000 to \$134,999	1,100	10%
\$135,000 to \$144,999	1,100	10%
\$145,000 to \$154,999	1,100	10%
\$155,000 to \$164,999	1,100	10%
\$165,000 to \$174,999	1,100	10%
\$175,000 to \$184,999	1,100	10%
\$185,000 to \$194,999	1,100	10%
\$195,000 to \$204,999	1,100	10%
\$205,000 to \$214,999	1,100	10%
\$215,000 to \$224,999	1,100	10%
\$225,000 to \$234,999	1,100	10%
\$235,000 to \$244,999	1,100	10%
\$245,000 to \$254,999	1,100	10%
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\$355,000 to \$364,999	1,100	10%
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\$405,000 to \$414,999	1,100	10%
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\$595,000 to \$604,999	1,100	10%
\$605,000 to \$614,999	1,100	10%
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\$625,000 to \$634,999	1,100	10%
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\$685,000 to \$694,999	1,100	10%
\$695,000 to \$704,999	1,100	10%
\$705,000 to \$714,999	1,100	10%
\$715,000 to \$724,999	1,100	10%
\$725,000 to \$734,999	1,100	10%
\$735,000 to \$744,999	1,100	10%
\$745,000 to \$754,999	1,100	10%
\$755,000 to \$764,999	1,100	10%
\$765,000 to \$774,999	1,100	10%
\$775,000 to \$784,999	1,100	10%
\$785,000 to \$794,999	1,100	10%
\$795,000 to \$804,999	1,100	10%
\$805,000 to \$814,999	1,100	10%
\$815,000 to \$824,999	1,100	10%
\$825,000 to \$834,999	1,100	10%
\$835,000 to \$844,999	1,100	10%
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\$1,025,000 to \$1,034,999	1,100	10%
\$1,035,000 to \$1,044,999	1,100	10%
\$1,045,000 to \$1,054,999	1,100	10%
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\$1,065,000 to \$1,074,999	1,100	10%
\$1,075,000 to \$1,084,999	1,100	10%
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\$1,175,000 to \$1,184,999	1,100	10%
\$1,185,000 to \$1,194,999	1,100	10%
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\$1,225,000 to \$1,234,999	1,100	10%
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\$1,255,000 to \$1,264,999	1,100	10%
\$1,265,000 to \$1,274,999	1,100	10%
\$1,275,000 to \$1,284,999	1,100	10%
\$1,285,000 to \$1,294,999	1,100	10%
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\$1,305,000 to \$1,314,999	1,100	10%
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\$1,345,000 to \$1,354,999	1,100	10%
\$1,355,000 to \$1,364,999	1,100	10%
\$1,365,000 to \$1,374,999	1,100	10%
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\$1,425,000 to \$1,434,999	1,100	10%
\$1,435,000 to \$1,444,999	1,100	10%
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\$1,505,000 to \$1,514,999	1,100	10%
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\$1,535,000 to \$1,544,999	1,100	10%
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\$1,555,000 to \$1,564,999	1,100	10%
\$1,565,000 to \$1,574,999	1,100	10%
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\$1,595,000 to \$1,604,999	1,100	10%
\$1,605,000 to \$1,614,999	1,100	10%
\$1,615,000 to \$1,624,999	1,100	10%
\$1,625,000 to \$1,634,999	1,100	10%
\$1,635,000 to \$1,644,999	1,100	10%
\$1,645,000 to \$1,654,999	1,100	10%
\$1,655,000 to \$1,664,999	1,100	10%
\$1,665,000 to \$1,674,999	1,100	10%
\$1,675,000 to \$1,684,999	1,100	10%
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\$1,915,000 to \$1,924,999	1,100	10%
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\$1,935,000 to \$1,944,999	1,100	10%
\$1,945,000 to \$1,954,999	1,100	10%
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\$1,965,000 to \$1,974,999	1,100	10%
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\$2,315,000 to \$2,324,999	1,100	10%
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\$2,365,000 to \$2,374,999	1,100	10%
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\$2,485,000 to \$2,494,999	1,100	10%
\$2,495,000 to \$2,504,999	1,100	10%
\$2,505,000 to \$2,514,999	1,100	10%
\$2,515,000 to \$2,524,999	1,100	10%
\$2,525,000 to \$2,534,999	1,100	10%
\$2,535,000 to \$2,544,999	1,100	10%
\$2,545,000 to \$2,554,999	1,100	10%
\$2,555,000 to \$2,564,999	1,100	10%
\$2,565,000 to \$2,574,999	1,100	10%
\$2,575,000 to \$2,584,999	1,100	10%
\$2,585,000 to \$2,594,999	1,100	10%
\$2,595,000 to \$2,604,999	1,100	10%
\$2,605,000 to \$2,614,999	1,100	10%
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\$2,625,000 to \$2,634,999	1,100	10%
\$2,635,000 to \$2,644,999	1,100	10%
\$2,645,000 to \$2,654,999	1,100	10%
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\$2,665,000 to \$2,674,999	1,100	10%
\$2,675,000 to \$2,684,999	1,100	10%
\$2,685,000 to \$2,694,999	1,100	10%
\$2,695,000 to \$2,704,999	1,100	10%
\$2,705,000 to \$2,714,999	1,100	10%
\$2,715,000 to \$2,724,999	1,100	10%
\$2,725,000 to \$2,734,999	1,100	10%
\$2,735,000 to \$2,744,999	1,100	10%
\$2,745,000 to \$2,754,999	1,100	10%
\$2,755,000 to \$2,764,999	1,100	10%
\$2,765,000 to \$2,774,999	1,100	10%
\$2,775		







**Table B-2. Public Notice List**

City of West Covina
1444 W. Garvey Avenue South
Room 208
West Covina, CA 91790

City of Industry
15625 E. Stafford Street #100
City of Industry, CA 91744

Bassett Unified School District
904 N. Willow Avenue
La Puente, CA 91746

Rowland Unified School Dist.
1830 Nogales Street
Rowland Heights, CA 91748

Hacienda/LaPuente Unified School
District
15959 E. Gale Avenue
City of Industry, CA 91716

San Gabriel Valley Water
Company
14404 Valley Boulevard
Industry, CA 91746

SCAG
818 West 7th Street, 12th Floor
Los Angeles, CA 90017

Suburban Water Systems
1325 N. Grand Avenue, Suite 100
Covina, CA 91724-3603

Housing Authority of the County
of Los Angeles
700 W. Main Street
Alhambra, CA 91801

La Puente Valley County Water District
112 N. First Street
La Puente, CA 91744

Chairperson
Gabrieleno/Tongva Tribal Council
501 Santa Monica Boulevard, Ste. 500
Santa Monica, CA 90401-2415

San Gabriel Valley COG
1000 S. Fremont Ave., Unit 42
Bldg A-10N, Suite 10-210
Alhambra, CA 91803

East San Gabriel Valley Coalition for the
Homeless
St. John Vianney Church
1345 Turnbull Canyon Road
Hacienda Heights, CA 91745

The Kennedy Commission
17701 Cowan Avenue, Suite 200
Irvine, CA 92614



Appendix C

Inventory of Housing Sites

Figure B-1. Vacant Residential Sites

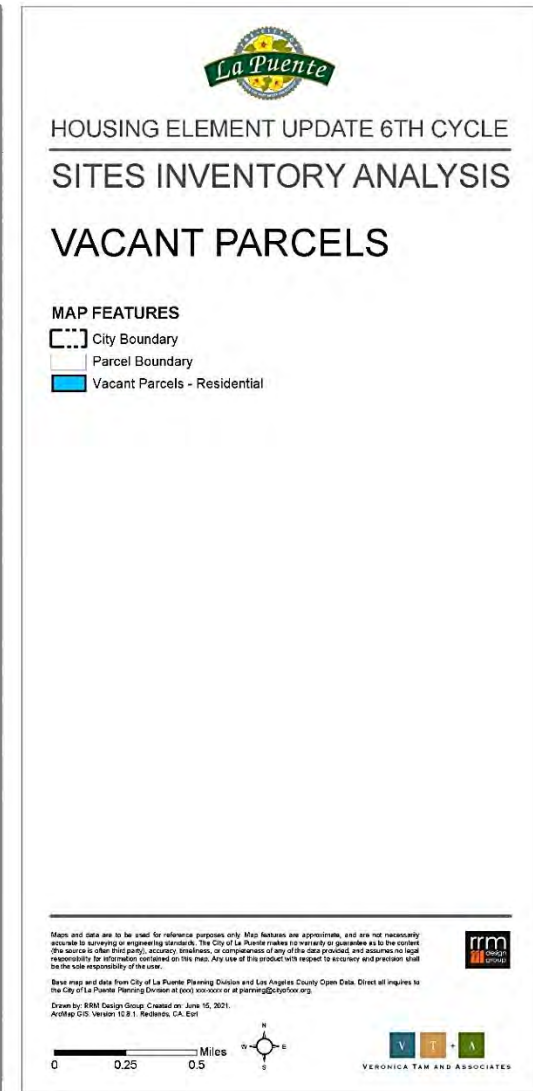




Table C-1. Vacant Residential Sites

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed	Max. Density Allowed	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
1	MAIN ST/ DALESFORD DR	8247-016-058	LDR	R1	0	7	0.21	Vacant	No	No			1	1
2	LAS VECINAS DR	8247-004-015	LDR	R1	0	7	0.25	Vacant	No	No			1	1
3	SAN JOSE AVE/ N STIMSON AVE	8247-005-018	LDR	R1	0	7	0.24	Vacant	No	No			1	1
4	HILL ST/ N DEL VALLE AVE	8247-002-037	LDR	R1	0	7	1.77	Vacant	No	No			10	10
5	15803 VICTORIA AVE	8251-017-014	LDR	R1	0	7	0.16	Vacant	No	No			0	0
6	N CALIFORNIA AVE/ DEVALE ST	8471-018-021	LDR	R1	0	7	0.47	Vacant	No	No			2	2
7	236 N 3RD ST	8246-006-018	MDR	R2	0	14	0.17	Vacant	No	No			1	1
8	N 2ND ST/ ROWLAND ST	8246-005-021	MDR	R2	0	14	0.17	Vacant	No	No		1		1
9	N 3RD ST/ WORKMAN ST	8246-008-001	MDR	R2	0	14	0.17	Vacant	No	No		1		1
10	126 N 2ND ST	8246-008-013	MDR	R2	0	14	0.17	Vacant	No	No		1		1



Figure B-2. Residential Recycled Sites - Focus Area A

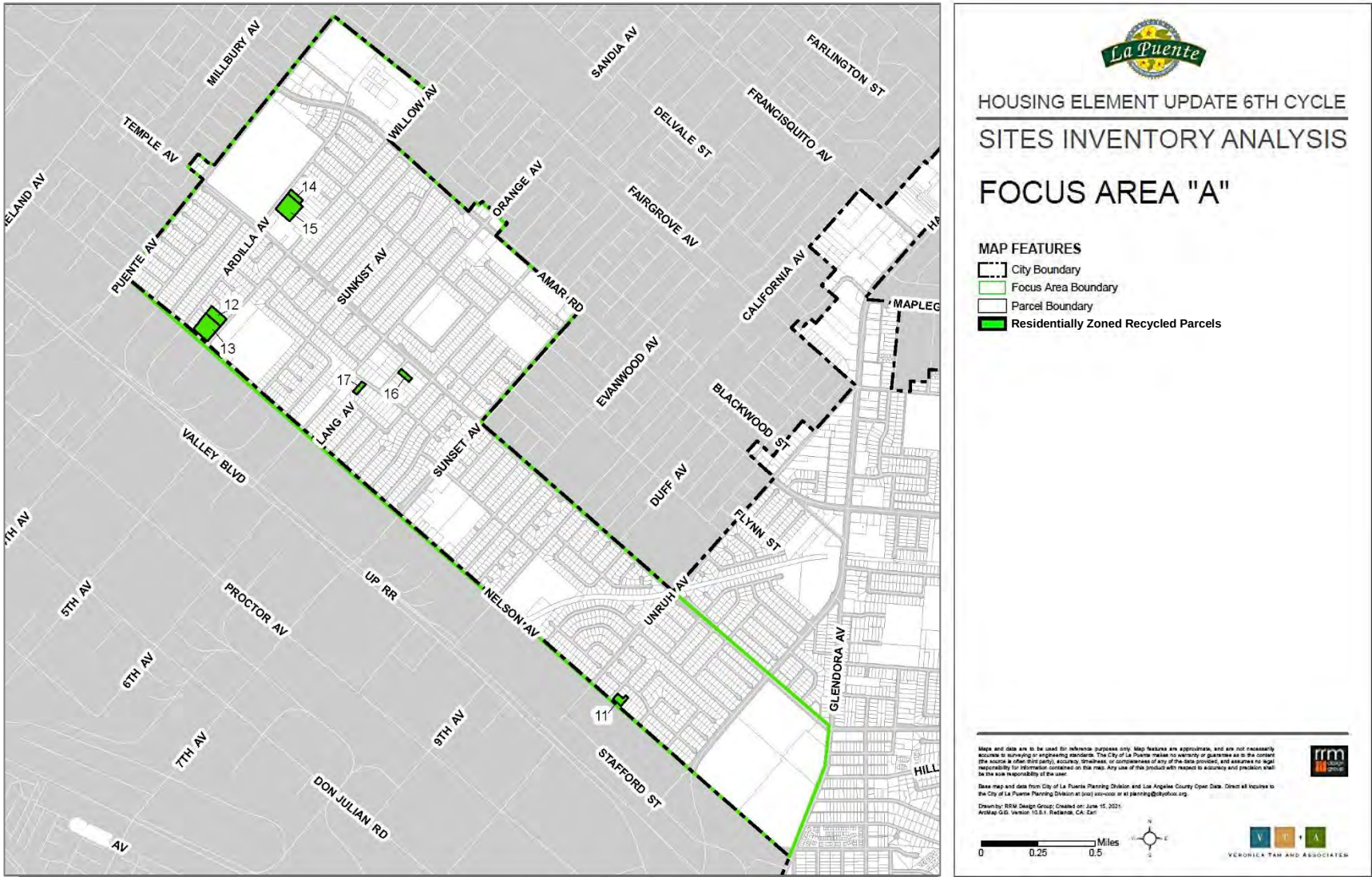




Table C-2. Residential Recycled Sites – Focus Area A

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed	Max. Density Allowed	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
11	15243 NELSON AVE	8214-016-020	LDR	R1	0	7	0.47	School	No	Yes			2	2
12	335 WILLOW AVE	8201-026-012	LDR	R1	0	7	0.95	Residential (2 unit)	No	Yes			5	5
13	13925 NELSON AVE	8201-027-007	LDR	R1	0	7	1.97	Church	No	Yes	10			10
14	666 ARDILLA AVE	8201-008-019	MDR	R2	0	14	0.4	Residential (1 unit)	No	Yes			4	4
15	13901 TEMPLE AVE	8201-009-001	MDR	R2	0	14	1.96	Church	No	Yes	19			19
16	540 LEAGUE AVE	8203-018-006	MHDR	R3	14	18	0.35	Residential (1 unit)	No	Yes			5	5
17	14318 BECKNER ST	8203-030-012	MHDR	R3	14	18	0.34	Residential (1 unit)	No	Yes			5	5

Figure B-3. Residential Recycled Sites - Focus Area B

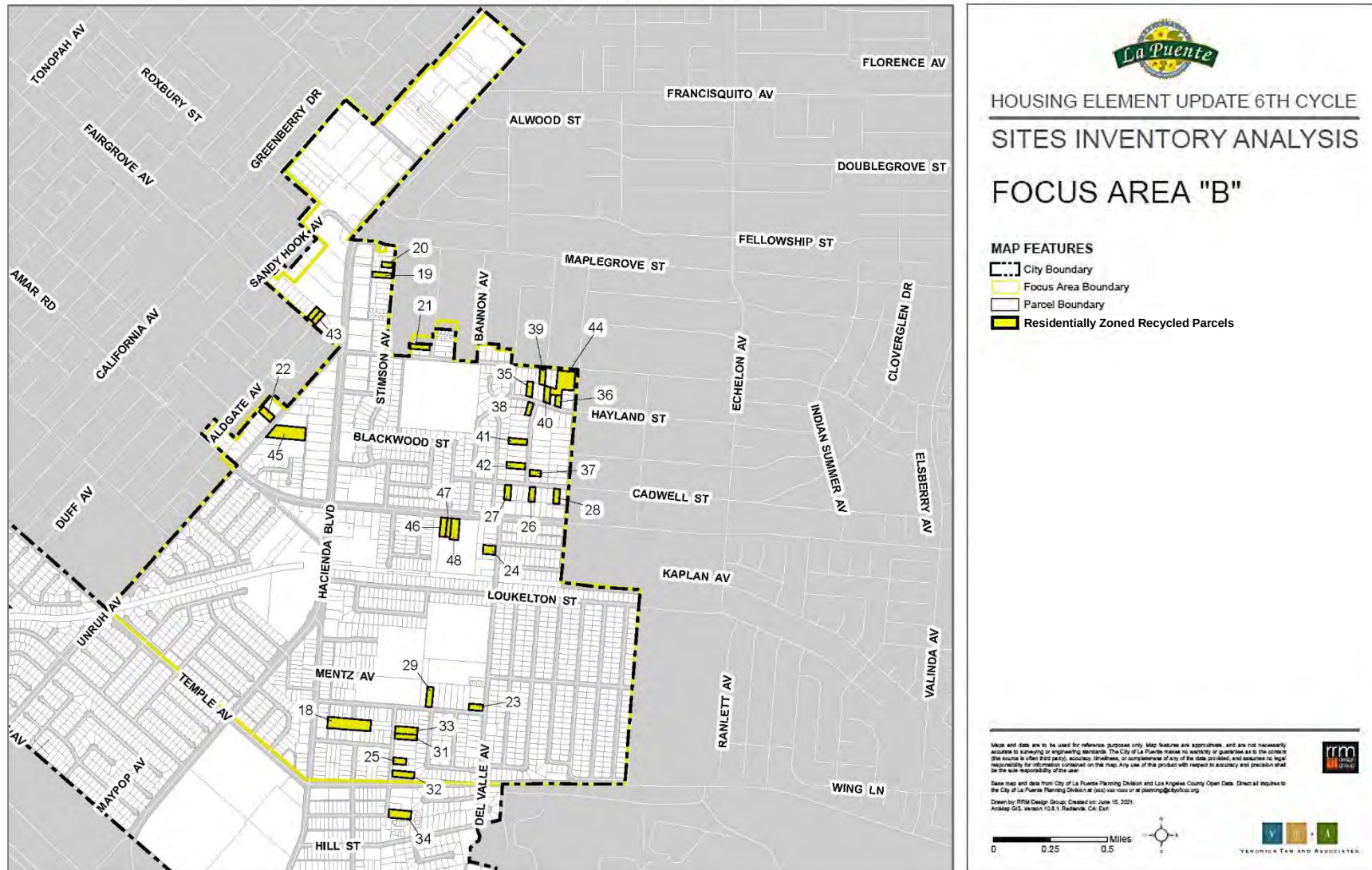




Table C-3. Residential Recycled Sites – Focus Area B

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Common Ownership
18	665 GLENDORA AVE	8251-014-048	LDR	R1	0	7	1.52	Non-vacant	No	Yes			7	7	Yes
	666 GLENDORA AVE	8251-014-047	LDR	R1	0	7	0.37	Residential (1 unit)	No	Yes			1	1	Yes
19	1329 STIMSON AVE	8254-013-011	MDR	R2	0	14	0.33	Residential (1 units)	No	Yes			2	2	
20	1343 STIMSON AVE	8254-013-040	MDR	R2	0	14	0.18	Residential (1 units)	No	Yes			1	1	
21	1209 BALLISTA AVE	8254-015-033	MDR	R2	0	14	0.32	Residential (1 units)	No	Yes			2	2	
22	1023 UNRUH AVE	8472-034-015	MDR	R2	0	14	0.35	Residential (1 units)	No	Yes			3	3	
23	703 DEL VALLE AVE	8251-002-012	MDR	R2	0	14	0.28	Residential (1 units)	No	Yes			2	2	
24	921 DEL VALLE AVE	8251-004-018	MDR	R2	0	14	0.35	Residential (1 units)	No	Yes			3	3	
25	624 5 TH ST	8251-018-053	MDR	R2	0	14	0.24	Residential (1 units)	No	Yes			1	1	
26	15732 CADWELL ST	8252-012-006	MDR	R2	0	14	0.28	Residential (1 units)	No	Yes			2	2	
27	15704 CADWELL ST	8252-012-010	MDR	R2	0	14	0.29	Residential (1 units)	No	Yes			2	2	
28	15762 CADWELL ST	8252-012-002	MDR	R2	0	14	0.28	Residential (1 units)	No	Yes			2	2	
29	15839 SIERRA VISTA CT	8251-002-015	MDR	R2	0	14	0.39	Residential (1 units)	No	Yes			3	3	
30	664 5TH ST	8251-018-025	MDR	R2	0	14	0.15	Non-vacant	No	Yes			0		
31	656 5TH ST	8251-018-008	MDR	R2	0	14	0.4	Residential (1 units)	No	Yes			3	3	
32	610 5TH ST	8251-018-016	MDR	R2	0	14	0.44	Residential (1 units)	No	Yes			4	4	
33	662 5TH ST	8251-018-026	MDR	R2	0	14	0.5	Residential (2 units)	No	Yes			4	4	
34	534 5 TH ST	8251-017-038	MDR	R2	0	14	0.59	Residential (1 units)	No	Yes			5	5	
35	15721 HAYLAND ST	8252-009-022	MHDR	R3	14	18	0.27	Residential (1 units)	No	Yes			3	3	
36	15755 HAYLAND ST	8252-009-031	MHDR	R3	14	18	0.21	Residential (1 units)	No	Yes			2	2	
37	1048 LARIMORE AVE	8252-010-030	MHDR	R3	14	18	0.22	Residential (1 units)	No	Yes			2	2	
38	15724 HAYLAND ST	8252-011-004	MHDR	R3	14	18	0.22	Residential (1 units)	No	Yes			2	2	



39	15734 FAIRGROVE AVE	8252-009-005	MHDR	R3	14	18	0.29	Residential (1 units)	No	Yes			3	3	
40	15745 HAYLAND ST	8252-009-019	MHDR	R3	14	18	0.3	Residential (1 units)	No	Yes			3	3	
41	1103 LARIMORE AVE	8252-011-009	MHDR	R3	14	18	0.36	Residential (2 units)	No	Yes			4	4	
42	1059 LARIMORE AVE	8252-011-013	MHDR	R3	14	18	0.36	Residential (1 units)	No	Yes			4	4	
43	15217 FAIRGROVE AVE	8471-022-009	MHDR	R3	14	18	0.25	Parking Lot	No	No			2	2	
	FAIRGROVE AVE	8471-022-016	MHDR	R3	14	18	0.25	Parking Lot	No	No			2	2	
44	1179 AILERON AVE	8252-009-038	MHDR	R3	14	18	1.31	Church, Residential (1 unit)	No	No	12			12	
45	1010 N UNRUH AVE	8472-037-030	HDR	R4	20	30	1.4	Church	No	No	22			22	
46	15608 AMAR RD	8251-004-029	HDR	R4	20	30	0.26	Residential (1 units)	No	Yes	3			3	
47	15602 AMAR RD	8251-004-030	HDR	R4	20	30	0.38	Residential (1 units)	No	Yes	5			5	
48	15616 AMAR RD	8251-004-028	HDR	R4	20	30	0.56	Residential (1 units)	No	No	8			8	

Figure B-4. Residential Recycled Sites - Focus Area C

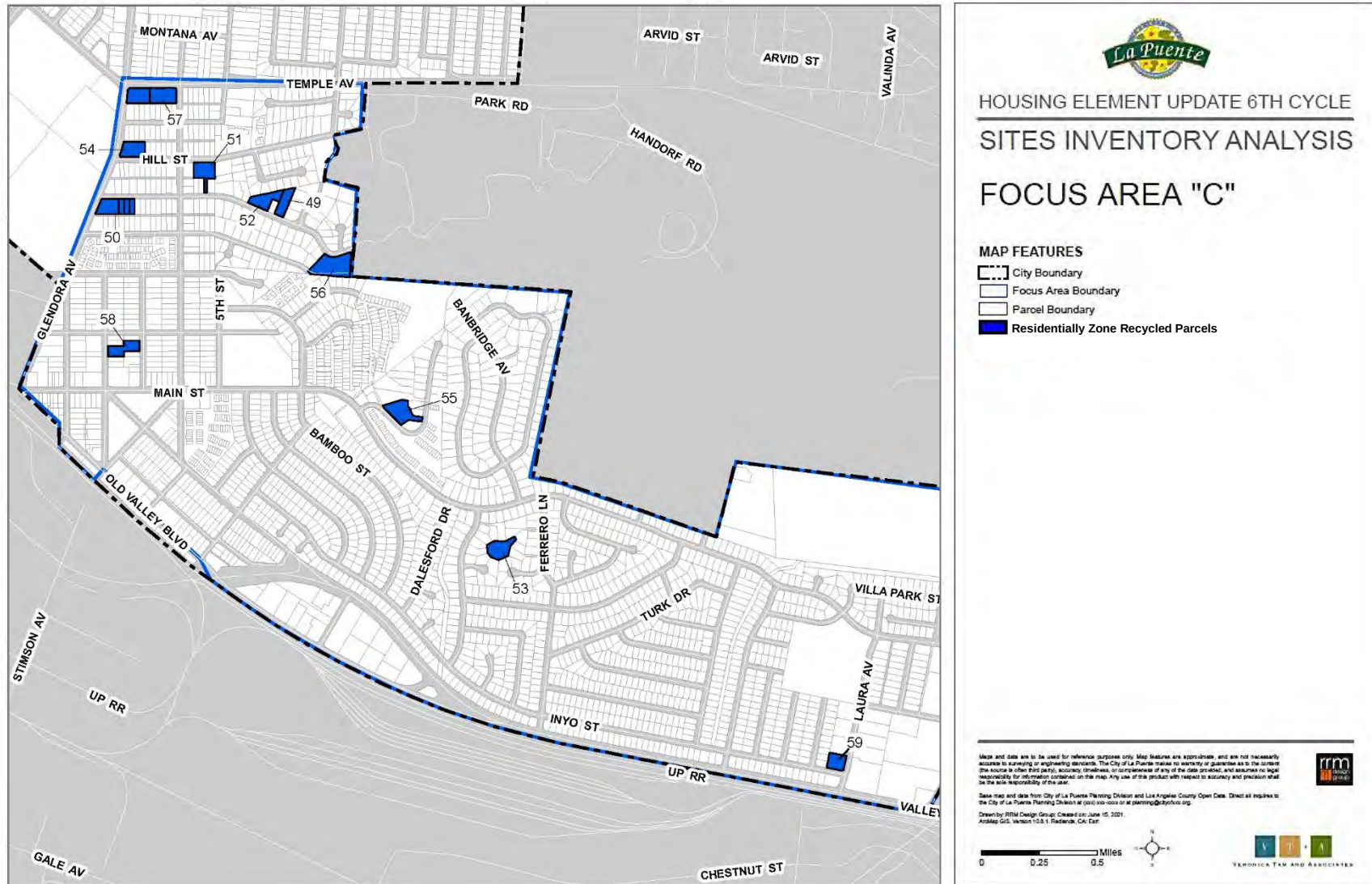




Table C-4. Residential Recycled Sites – Focus Area C

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Common Ownership
49	16009 SAN JOSE AVE	8247-002-034	LDR	R1	0	7	0.57	Residential (1 unit)	No	Yes			2	2	
50	420 GLENDORA AVE	8246-002-031	LDR	R1	0	7	0.64	Church	No	Yes			2	2	Yes
	15822 SAN JOSE AVE	8246-002-012	LDR	R1	0	7	0.16	Parking Lot	No	No			0	0	Yes
	15824 SAN JOSE AVE	8246-002-011	LDR	R1	0	7	0.16	Residential (1 unit)	No	No			0	0	Yes
	15830 SAN JOSE AVE	8246-002-010	LDR	R1	0	7	0.16	Residential (1 unit)	No	No			0	0	Yes
51	15812 HILL ST	8247-001-026	LDR	R1	0	7	0.76	Residential (1 unit)	No	Yes			3	3	
52	15977 SAN JOSE AVE	8247-002-035	LDR	R1	0	7	0.75	Residential (1 unit)	No	Yes			3	3	
53	431 FERRERO LN	8247-015-003	LDR	R1	0	7	0.8	Residential (1 unit)	No	Yes			3	3	
54	15701 HILL ST	8251-016-003	LDR	R1	0	7	0.72	Church	No	Yes			3	3	
55	201 HILLCREST DR	8247-007-020	LDR	R1	0	7	1	Residential (1 unit)	No	Yes			4	4	
56	16060 SAN JOSE AVE	8247-004-016	LDR	R1	0	7	1.54	Residential (1 unit)	No	Yes			8	8	
57	15650 TEMPLE AVE	8251-016-044	LDR	R1	0	7	0.69	Church	No	Yes	3			3	Yes
	N STIMSON/TEMPLE AVE	8251-016-042	LDR	R1	0	7	0.81	Parking Lot	No	Yes	4			4	Yes
58	N 2ND ST/WORKMAN ST	8246-008-804	MDR	R2	0	14	0.69	Parking Lot	No	Yes			7	7	
59	665 DORA GUZMAN AVE	8263-003-037	HDR	R4	20	30	0.54	Auto Carwash	No	Yes	10			10	

Figure B-5. Downtown Business District

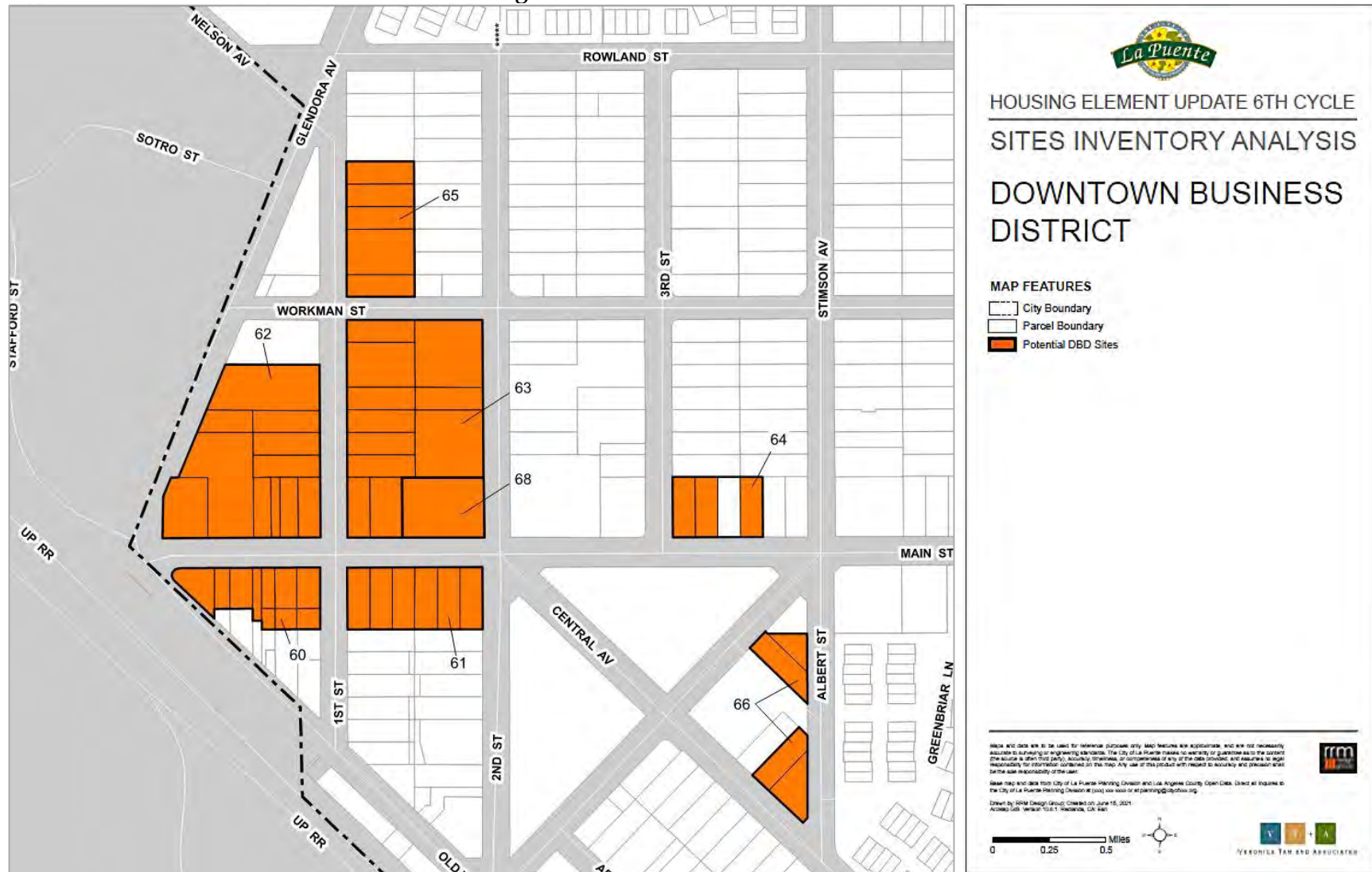




Table C-5. Downtown Business District

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	DBD Sub Area	Common Ownership	Year Built
60	15818 MAIN ST	8246-013-019	MU	DBD	0	Unlimited (50 expected)	0.10	Commercial /Retail	No	No	4			4	1	Yes	1927
	15812 MAIN ST	8246-013-021	MU	DBD	0	Unlimited (50 expected)	0.07	Commercial /Retail	No	No	3			3	1	Yes	1953
	15824 MAIN ST	8246-013-018	MU	DBD	0	Unlimited (50 expected)	0.06	Commercial /Retail	No	No	2			2	1		1913
	15805 OLD VALLEY BLVD	8246-013-015	MU	DBD	0	Unlimited (50 expected)	0.14	Commercial /Retail	No	No	6			6	1	Yes	1973
	15826 MAIN ST	8246-013-016	MU	DBD	0	Unlimited (50 expected)	0.10	Commercial /Retail	No	No	4			4	1		1922
	15832 MAIN ST	8246-013-020	MU	DBD	0	Unlimited (50 expected)	0.11	Commercial /Retail	No	No	4			4	1	Yes	1922
	15820 MAIN ST	8246-013-023	MU	DBD	0	Unlimited (50 expected)	0.05	Commercial /Retail	No	No	2			2	1	Yes	1916
	S 1ST ST/MAIN ST	8246-013-902	MU	DBD	0	Unlimited (50 expected)	0.03	Parking Lot	Yes	No		1		1	1	Yes	
	S 1ST ST/MAIN ST	8246-013-904	MU	DBD	0	Unlimited (50 expected)	0.06	Parking Lot	Yes	No		2		2	1	Yes	
	S 1ST ST/MAIN ST	8246-013-900	MU	DBD	0	Unlimited (50 expected)	0.05	Parking Lot	Yes	No		2		2	1	Yes	
61	15852 MAIN ST	8246-014-003	MU	DBD	0	Unlimited (50 expected)	0.15	Commercial /Retail	No	No	6			6	2		1929
	15856 MAIN ST	8246-014-004	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial /Retail	No	No	7			7	2	Yes	1922
	15842 MAIN ST	8246-014-001	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial /Office	No	No	7			7	2		1915
	15848 MAIN ST	8246-014-002	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial /Retail	No	No	7			7	2	Yes	1947
	15866 MAIN ST	8246-014-006	MU	DBD	0	Unlimited (50 expected)	0.16	Office	No	No	7			7	2		1955
	15862 MAIN ST	8246-014-005	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial /Retail	No	No	7			7	2		1924
62	121 1ST ST	8246-010-004	MU	DBD	0	Unlimited (50 expected)	0.17	Office	No	No	7			7	3		1954
	15835 MAIN ST	8246-010-006	MU	DBD	0	Unlimited (50 expected)	0.15	Office	No	No	6			6	3		1938



Housing Element

Appendix C

	125 1ST ST	8246-010-003	MU	DBD	0	Unlimited (50 expected)	0.17	Residential (1 unit)	No	Yes	7			7	3		1923
	126 GLENDORA AVE	8246-010-015	MU	DBD	0	Unlimited (50 expected)	0.13	Office	No	Yes	5			5	3		1977
	15801 MAIN ST	8246-010-012	MU	DBD	0	Unlimited (50 expected)	0.30	Commercial /Retail	No	Yes	13			13	3	Yes	1953
	15825 MAIN ST	8246-010-008	MU	DBD	0	Unlimited (50 expected)	0.06	Office	No	Yes	2			2	3	Yes	1926
	15827 MAIN ST	8246-010-007	MU	DBD	0	Unlimited (50 expected)	0.12	Office	No	Yes	5			5	3		1915
	117 1ST ST	8246-010-005	MU	DBD	0	Unlimited (50 expected)	0.17	Office	No	Yes	7			7	3		1906
	124 GLENDORA AVE	8246-010-016	MU	DBD	0	Unlimited (50 expected)	0.64	Commercial /Retail, Residential (1 unit)	No	Yes	28			28	3	Yes	1932
	MAIN ST/ 1ST ST	8246-010-009	MU	DBD	0	Unlimited (50 expected)	0.12	Storage yard	No	Yes	5			5	3	Yes	
63	119 2ND ST	8246-009-002	MU	DBD	0	Unlimited (50 expected)	0.52	Commercial /Retail	No	Yes	23			23	4	Yes	1949
	131 2ND ST	8246-009-001	MU	DBD	0	Unlimited (50 expected)	0.17	Residential (1 unit)	No	Yes	7			7	4	Yes	1926
	15851 MAIN ST	8246-009-007	MU	DBD	0	Unlimited (50 expected)	0.22	Commercial /Retail	No	Yes	9			9	4		1922
	120 1ST ST	8246-009-010	MU	DBD	0	Unlimited (50 expected)	0.17	Commercial /Retail	No	Yes	7			7	4	Yes	1938
	132 1ST ST	8246-009-012	MU	DBD	0	Unlimited (50 expected)	0.17	Parking Lot	No	Yes	7			7	4	Yes	
	WORKMAN ST/ N 2ND ST	8246-009-800	MU	DBD	0	Unlimited (50 expected)	0.52	Office	No	Yes	23			23			
	WORKMAN ST/ N 2ND ST	8246-009-900	MU	DBD	0	Unlimited (50 expected)	0.17	Parking Lot	Yes	Yes		7		7	4		
	134 1ST ST	8246-009-016	MU	DBD	0	Unlimited (50 expected)	0.34	Commercial /Retail	No	Yes	15			15	4	Yes	
	144 1ST ST	8246-009-015	MU	DBD	0	Unlimited (50 expected)	0.17	Commercial /Retail	No	Yes	7			7	4		1940
	126 1ST ST	8246-009-011	MU	DBD	0	Unlimited (50 expected)	0.17	Office	No	Yes	7			7	4	Yes	1923
	15841 MAIN ST	8246-009-901	MU	DBD	0	Unlimited (50 expected)	0.15	Commercial /Retail	Yes	Yes		6		6	4		1935
64	15939 MAIN ST	8246-007-013	MDR	DBD	0	Unlimited (49 expected)	0.15	Residential (1 units)	No	Yes		4		4	6		1921



	15943 MAIN ST	8246-007-012	MDR	DBD	0	Unlimited (49 expected)	0.15	Residential (1 units)	No	Yes		4		4	6		1916
	15955 MAIN ST	8246-007-010	MDR	DBD	0	Unlimited (49 expected)	0.15	Medical Office	No	Yes		4		4	6		1989
65	228 1ST ST	8246-004-018	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	No	Yes		2		2	9		1916
	206 1ST ST	8246-004-015	MDR	DBD	0	Unlimited (26 expected)	0.35	Office	No	Yes		5		5	9		1985
	222 1ST ST	8246-004-017	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	No	Yes		2		2	9		1917
	200 1ST ST	8246-004-014	MDR	DBD	0	Unlimited (26 expected)	0.17	Club, Lodging	No	Yes		2		2	9		1923
	218 1ST ST	8246-004-016	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	No	Yes		2		2	9		1922
66	114 STIMSON AVE	8246-016-015	MDR	DBD	0	Unlimited (75 expected)	0.18	Residential (1 unit)	No	Yes		8		8	10		1955
	119 ALBERT ST	8246-016-016	MDR	DBD	0	Unlimited (75 expected)	0.09	Residential (1 unit)	No	Yes		3		3	10		1922
67	16027 CENTRAL AVE	8246-016-014	MDR	DBD	0	Unlimited (75 expected)	0.17	Residential (3 units)	No	Yes		7		7	10		1939
	16023 CENTRAL AVE	8246-016-013	MDR	DBD	0	Unlimited (75 expected)	0.16	Residential (1 unit)	No	Yes		7		7	10		1911
68	15861 MAIN ST	8246-009-017	MU	DBD	0	Unlimited (50 expected)	0.55	Vacant	No	Yes			34	34	4		

Figure B-6. Mixed Use Zoning Program Sites





Table C-6. Mixed-Use Zoning Program Sites

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (Acres)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Realistic Capacity	Description of Existing Uses	Year Built
69	13921 AMAR RD	8464-033-099	GC	C2	GC	C2	30	40	10.79	131	44	136	311	Commercial/Retail	
	13911 AMAR RD	8464-033-095	GC	C2	GC	C2	30	40	0.8	9	3	11	23	Commercial/Retail	
	13847 AMAR RD	8464-033-100	GC	C2	GC	C2	30	40	0.65	8	3	7	18	Commercial/Retail	
	13965 AMAR RD	8464-033-097	GC	C2	GC	C2	30	40	0.51	6	2	6	14	Commercial/Retail	
	AMAR RD/ SUNKIST DR	8464-033-094	GC	C2	GC	C2	30	40	2.1	25	8	27	60	Commercial/Retail	
70	17243 VALLEY BLVD	8263-001-030	GC	C2	GC	C2	30	40	1.99	24	8	25	57	Commercial/Retail	
	17305 VALLEY BLVD	8263-001-049	GC	C2	GC	C2	30	40	3.68	45	15	46	106	Commercial/Retail	
	17371 VALLEY BLVD	8263-001-050	GC	C2	GC	C2	30	40	0.5	6	2	6	14	Commercial/Retail	
	17309 VALLEY BLVD	8263-001-046	GC	C2	GC	C2	30	40	5.41	66	22	68	156	Commercial/Retail	
	605 S AZUSA WAY	8263-001-040	GC	C2	GC	C2	30	40	0.35	4	1	5	10	Commercial/Retail	
	17369 VALLEY BLVD	8263-001-043	GC	C2	GC	C2	30	40	0.25	3	1	3	7	Commercial/Retail	
	17331 VALLEY BLVD	8263-001-045	GC	C2	GC	C2	30	40	1.08	13	4	15	31	Commercial/Retail	
71	755 N HACIENDA BLVD	8213-018-015	GC	C2	GC	C2	30	34	11.81	121	40	129	289	Commercial/Retail	1978
	877 N HACIENDA BLVD	8213-018-011	GC	C2	GC	C2	30	34	0.67	4	2	8	16	Commercial/Retail	1967
72	GLENDORA AVE/ MONTANA AVE	8213-023-002	GC	C2	GC	C2	30	34	0.12	1	0	1	2	Parking	
	657 GLENDORA AVE	8213-023-003	GC	C2	GC	C2	30	34	0.41	4	1	5	10	Commercial/Retail	1957
	651 GLENDORA AVE	8213-023-004	GC	C2	GC	C2	30	34	0.27	3	1	2	6	Parking	1955
	639 GLENDORA AVE	8213-023-005	GC	C3	GC	C3	30	34	0.41	4	1	5	10	Auto Sales	2008
73	631 GLENDORA AVE	8213-023-006	GC	C2	GC	C2	30	34	0.16	1	0	2	3	Shopping Center	1948
	625 GLENDORA AVE	8213-023-007	GC	C2	GC	C2	30	34	0.15	1	0	2	3	Shopping Center	1948
	619 GLENDORA AVE	8213-023-008	GC	C2	GC	C2	30	34	0.28	3	1	2	6	Shopping Center	1952



74	830 N HACIENDA BLVD	8251-009-007	GC	C2	GC	C2	30	34	0.35	3	1	3	8	Vacant	
	824 N HACIENDA BLVD	8251-009-009	GC	C2	GC	C2	30	34	0.23	2	1	2	5	Commercial/Office	1972
	818 N HACIENDA BLVD	8251-009-011	GC	C2	GC	C2	30	34	0.52	5	2	5	12	Commercial/Retail	1978
	800 N HACIENDA BLVD	8251-009-013	GC	C2	GC	C2	30	34	0.52	5	2	5	12	Commercial/Retail	1958
	838 N HACIENDA BLVD	8251-009-030	GC	C2	GC	C2	30	34	0.28	3	1	3	6	Commercial/Office	1959
	N HACIENDA BLVD / LOUKELTON ST	8251-009-031	GC	C2	GC	C2	30	34	0.14	1	0	1	3	Parking	
	N HACIENDA BLVD / LOUKELTON ST	8251-009-032	GC	C2	GC	C2	30	34	0.17	2	1	2	4	Parking	
75	1150 S HACIENDA BLVD	8252-015-025	GC	C2	GC	C2	30	34	0.79	8	3	8	19	Office	1958
76	1340 S HACIENDA BLVD	8254-013-003	GC	C2	GC	C2	30	34	0.37	4	1	4	9	Vacant	
	1316 S HACIENDA BLVD	8254-013-006	GC	C2	GC	C2	30	34	0.38	4	1	4	9	Commercial/Retail	1957
	1338 N HACIENDA BLVD	8254-013-027	GC	C2	GC	C2	30	34	0.11	1	0	1	2	Commercial/Retail	1958
	1322 S HACIENDA BLVD	8254-013-031	GC	C2	GC	C2	30	34	0.65	6	2	7	15	Commercial/Retail	1958
	1200 N HACIENDA BLVD	8254-014-012	GC	C2	GC	C2	30	34	1.11	12	4	11	27	Commercial/Retail	1950
	1240 N HACIENDA BLVD	8254-014-024	GC	C2	GC	C2	30	34	0.59	6	2	6	14	Commercial/Retail	1981
	1226 N HACIENDA BLVD	8254-014-026	GC	C2	GC	C2	30	34	1.12	12	4	11	27	Commercial/Retail	1978
	1302 N HACIENDA BLVD	8254-014-040	GC	C2	GC	C2	30	34	1.66	17	6	17	40	Commercial/Retail	1958
77	1225 N HACIENDA BLVD	8471-022-012	GC	C2	GC	C2	30	34	0.50	5	2	5	12	Commercial/Retail	1955
	1201 N HACIENDA BLVD	8471-022-013	GC	C2	GC	C2	30	34	0.56	5	2	6	13	Commercial/Retail	1960
	1217 N HACIENDA BLVD	8471-022-014	GC	C2	GC	C2	30	34	0.38	4	1	4	9	Commercial/Retail	1955
78	1103 N HACIENDA BLVD	8472-037-007	GC	C2	GC	C2	30	34	0.66	7	2	7	16	Commercial/Retail	1963
	1081 N HACIENDA BLVD	8472-037-008	GC	C2	GC	C2	30	34	0.66	7	2	7	16	Commercial/Retail	1972
	1039 N HACIENDA BLVD	8472-038-005	GC	C2	GC	C2	30	34	0.56	6	2	5	13	Hotel/Motel	1987
	1043 S HACIENDA BLVD	8472-038-006	GC	C2	GC	C2	30	34	0.43	5	1	4	10	Commercial/Retail	
	1049 S HACIENDA BLVD	8472-038-007	GC	C2	GC	C2	30	34	0.66	6	2	8	16	Commercial/Retail	1963



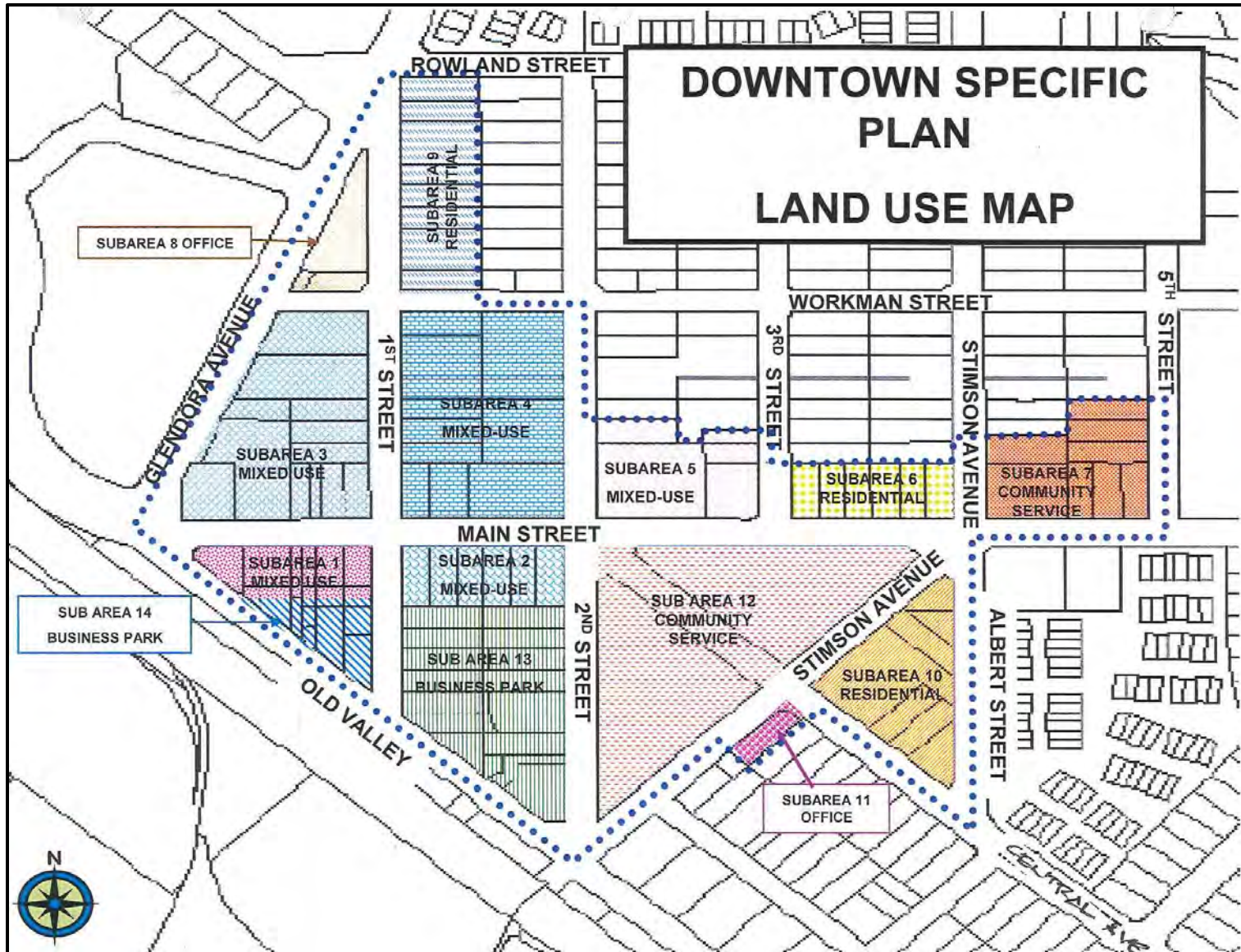
	1059 S HACIENDA BLVD	8472-038-008	GC	C2	GC	C2	30	34	0.66	6	2	8	16	Commercial/Retail	1963
	1079 S HACIENDA BLVD	8472-038-009	GC	C2	GC	C2	30	34	0.72	7	2	8	17	Commercial/Retail	1963
	1111 S HACIENDA BLVD	8472-037-028	GC	C2	GC	C2	30	34	0.54	6	2	5	13	Auto Service	1969
	1125 S HACIENDA BLVD	8472-037-029	GC	C2	GC	C2	30	34	0.54	6	2	5	13	Hotel/Motel	1984

Figure B-7. Zoning Map



Adopted by City Council on January 27, 2015, by Ordinance No. 15-935.

Figure B-2. Downtown Specific Plan Map



Appendix D

Affirmatively Furthering Fair Housing

INTRODUCTION AND OVERVIEW OF AB 686

California Assembly Bill 686 (AB 686, 2018) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element, which includes the following components:

- a summary of fair housing issues and assessment of the city’s fair housing enforcement and outreach capacity;
- analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element. For the purpose of HUD CPD funds (CDBG, HOME, and ESG), the County of Los Angeles functions as the lead agency to receive these funds on behalf of 47 small cities (with population less than 50,000), including La Puente, and the unincorporated county areas. Collectively, this geography is known as the Urban County. Some of the data provided by HUD for the purpose of housing and community development and AFFH analysis is based on this collective Urban County geography within the Los Angeles County 2018 Analysis of Impediments of Fair Housing Choice (AI).

ASSESSMENT OF FAIR HOUSING

Fair Housing Enforcement and Outreach

The city partners with Fair Housing Council of the San Gabriel Valley and the Housing Rights Center (HRC) to implement its Fair Housing Program, and the availability of these services are promoted on the city’s website. The HRC provides free fair housing services including:

- landlord/tenant counseling to answer questions about rights and responsibilities;
- investigation concerning allegations of housing discrimination and help for victims of discrimination;
- outreach and education about Fair Housing laws and issues; and



- publication of a monthly rental listing of affordable housing opportunities.

HRC has physical offices (in Los Angeles, Pasadena, and Van Nuys) that are currently closed due to the COVID-19 pandemic; however, they hold weekly online workshops, maintains a Housing Rights Hotline, and offers phone or online counseling.

For federally funded Urban County programs, La Puente has committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), via its existing housing policies and future programs listed in the 2021-2029 Housing Element. The Los Angeles County Development Authority (LACDA) policy prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex. Furthermore, the HRC, under contract with LACDA, monitors fair housing compliance for both state and federal fair housing laws.

As shown in Figure D-1, there are five census tracts containing households receiving housing choice vouchers. However, to protect the confidentiality of those receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted. Additionally, HUD's Office of Fair Housing and Equal Opportunity (FHEO) La Puente received 12 Fair Housing Enforcement and Outreach (FHEO) inquiries in La Puente between 2013 and 2021: two were found to have "no valid basis;" and ten were reported as "failure to respond." Countywide, there were .01 FHEO cases reported per thousand people, which was an improvement over 2010 data showing .025 to .05 cases per thousand people.

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Figure D-1. Housing Choice Vouchers





Integration and Segregation Patterns and Trends

Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. The city's racial/ethnic composition has been consistent over the last decade. Following a trend observed since 2010, the proportion of Hispanic or Latino community members has steadily increased and continues to be city's largest racial/ethnic demographic at 82.9 percent of the population. Asian community members are the second largest racial demographic at a distant 11.6 percent.

HUD tracks racial or ethnic dissimilarity trends for the Los Angeles Urban County, which includes La Puente, and the Los Angeles County region.¹ Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for the Urban County and Los Angeles County from 1990 to 2020 are shown in Table D-2. Dissimilarity between non-White and White communities in the Urban County and countywide has worsened since 1990. In the Urban County and countywide, dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened, while dissimilarity between Black and White communities has improved. Based on HUD's definition of the various levels of the index, segregation between Asian or Pacific Islander and White communities is moderate, while Non-White/White, Black/White and Hispanic/White communities are highly segregated.

Table D-2. Racial/Ethnic Dissimilarity Index

	1990	2000	2010	2020
Los Angeles Urban County				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Sources: HUD AFFH Database, 2020

¹ Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

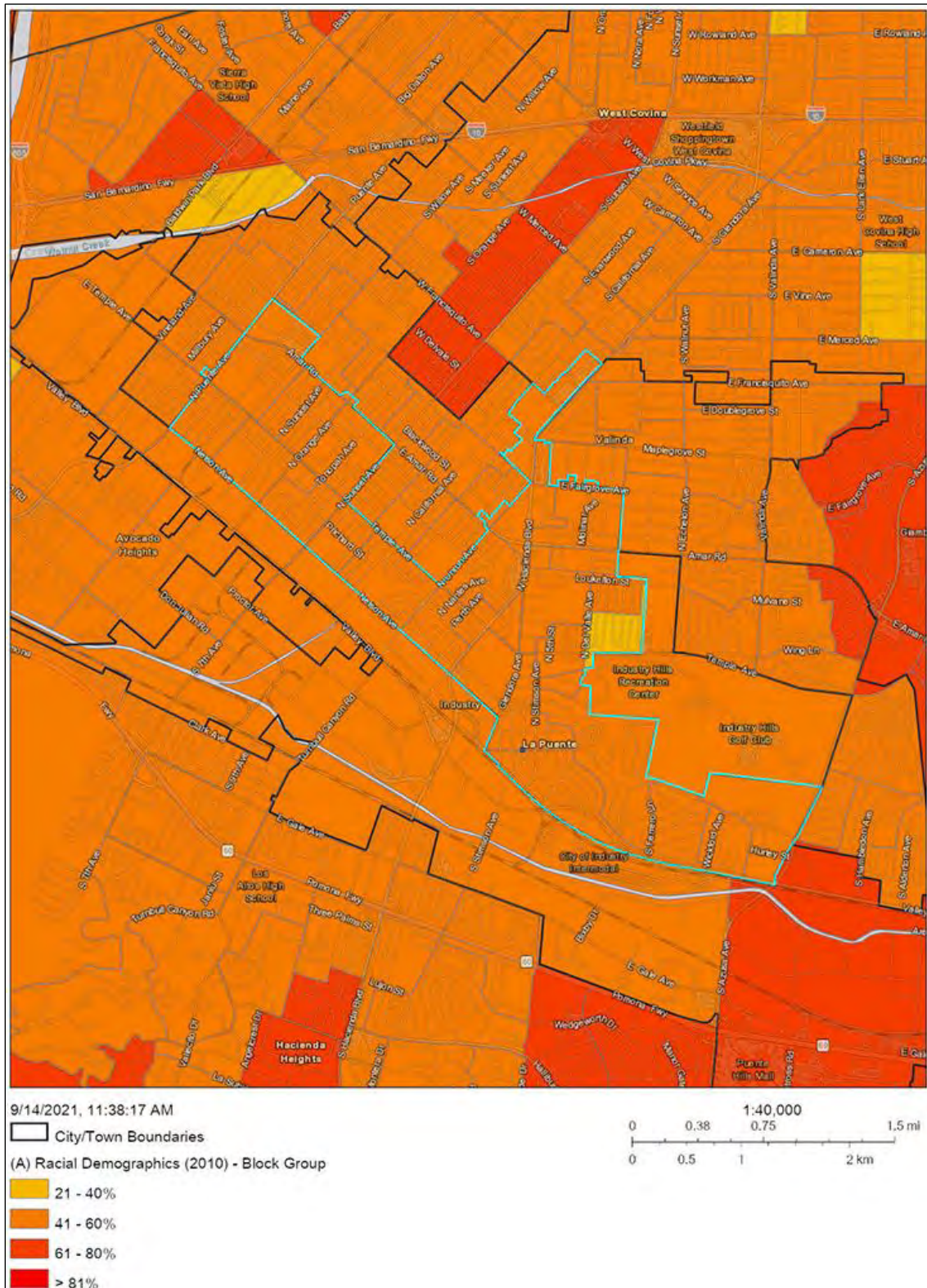
Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Figure D-2 and Figure D-3 compare racial or ethnic minority concentrations in 2010 and 2018. There has been an increase in racial/ethnic minority populations since 2010 so that most of the city is now in the greater than 81 percent non-White population category. The 2018 Analysis of Impediments to Fair Housing Choice for the County of Los Angeles (2018 AI) reports that the highest concentration of Mexican-born and Spanish-speaking residents in the service areas appear in La Puente and the surrounding unincorporated areas, as well as areas in unincorporated East Los Angeles and Florence-Firestone. Figure D-4 shows a high level of segregation among Hispanic/Latino populations in La Puente, as well as Hispanic/Latino and Asian populations in the subregional area. Figure D-3 and Table D-3 also show the sites inventory used to meet the city's 2021-2029 Regional Housing Needs Assessment (RHNA). While The RHNA sites are dispersed throughout the city, all RHNA are located in areas where racial/ethnic minorities (Hispanic/Latino) make up greater than 81 percent of the population.

Table D-3. Minority Concentrated Areas of Population

Minority Concentrated Areas of Population Percentile	Lower Income RHNA Parcel	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<20%	-	-	-	-
21% - 40%	-	-	-	-
41% - 60%	-	-	-	-
61% - 80%	-	-	-	-
>81%	46 (100%)	17 (100%)	99 (100%)	162
Total	46 (28.3%)	17 (10.4%)	99 (61.1%)	162

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Figure D-2. Racial/Ethnic Minority Concentrations (2010)



Site Inventory

- Lower
- Moderate
- Above Moderate

Percent of Total Non-White Population

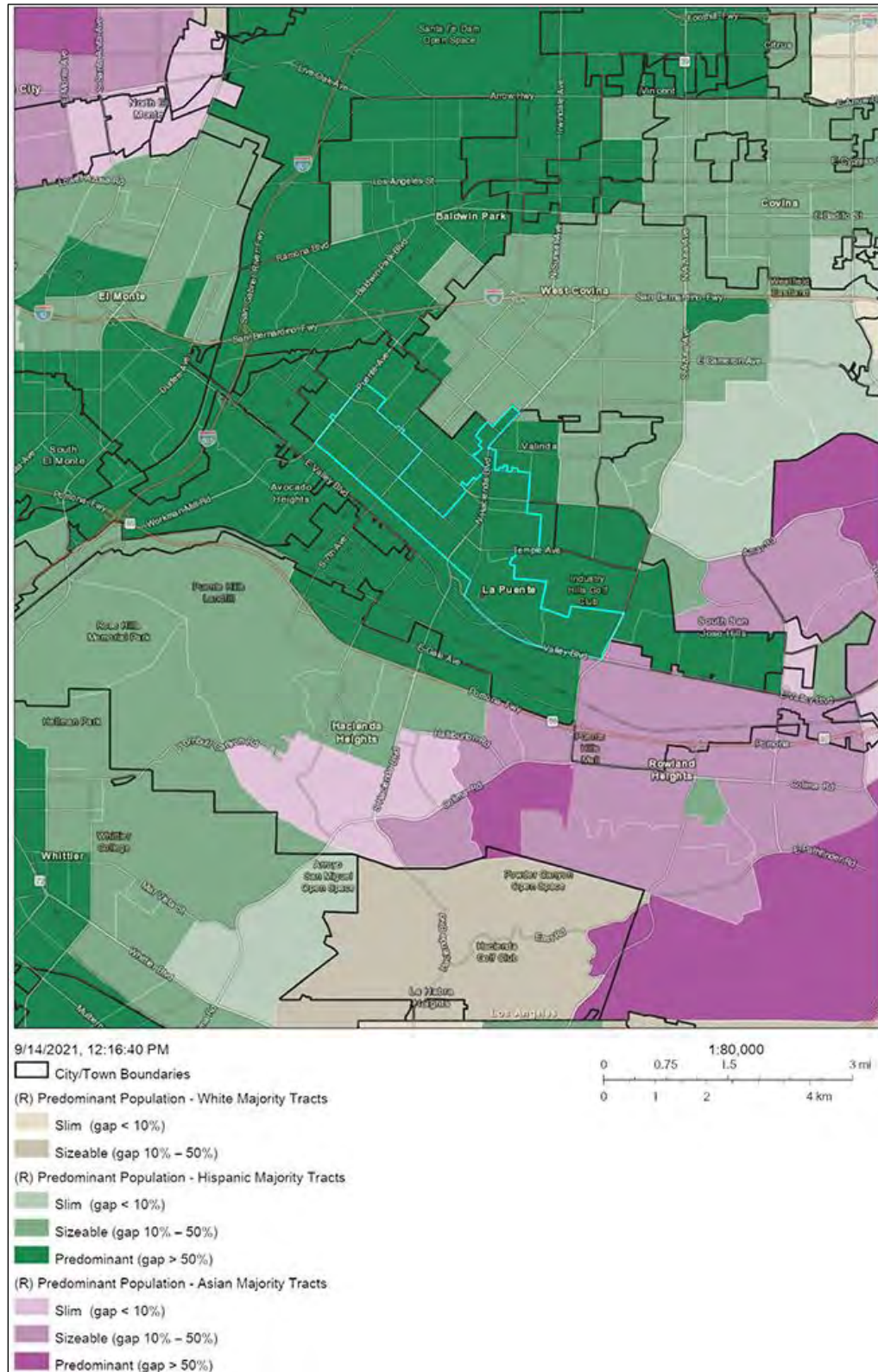
- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%

City of La Puente
Racial-Ethnic Minority Concentration (Block Group)

0 0.25 0.5 1 Miles

California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-cdhb.org/cdhb>

Figure D-4. Subregional Racial Ethnic Majority Tracts (2010)





Persons with Disabilities

The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided.

According to the 2015-2019 ACS, approximately 8.3 percent of La Puente residents experience a disability, compared to 9.9 percent countywide. Since the 2010-2014 ACS, the disabled population in La Puente has decreased from 10.9 percent. Figure D-5 and Figure D-6 compare the disabled population during the 2010-2014 ACS and 2015-2019 ACS. While the percentage change is small (0.5 percent) the tracts along the western city boundary and a tract in the southern section of the city show the greatest change over time and have the highest concentration of persons with disabilities within the city.

Figure D-6 includes the city's sites inventory used to meet the 2021-2029 RHNA. As shown on Table D-4, 80.5 percent of the RHNA sites are located in tracts where persons with disabilities make up less than 10 percent of the population, with the remainder in the 10 percent to 20 percent category.

Table D-4. Disability Concentrated Areas of Population

Disability Concentrated Areas of Population Percentile	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<10%	45 (97.8%)	17 (100%)	91 (91.9%)	153 (94.4%)
10% - 20%	1 (2.1%)	-	8 (8.0%)	9 (5.5%)
20% - 30%	-	-	-	-
30% - 40%	-	-	-	-
>40%	-	-	-	-
Total	46 (28.3%)	17 (10.4%)	99 (61.1%)	162

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Figure D-5. Concentration of Persons with Disabilities (2010-2014)

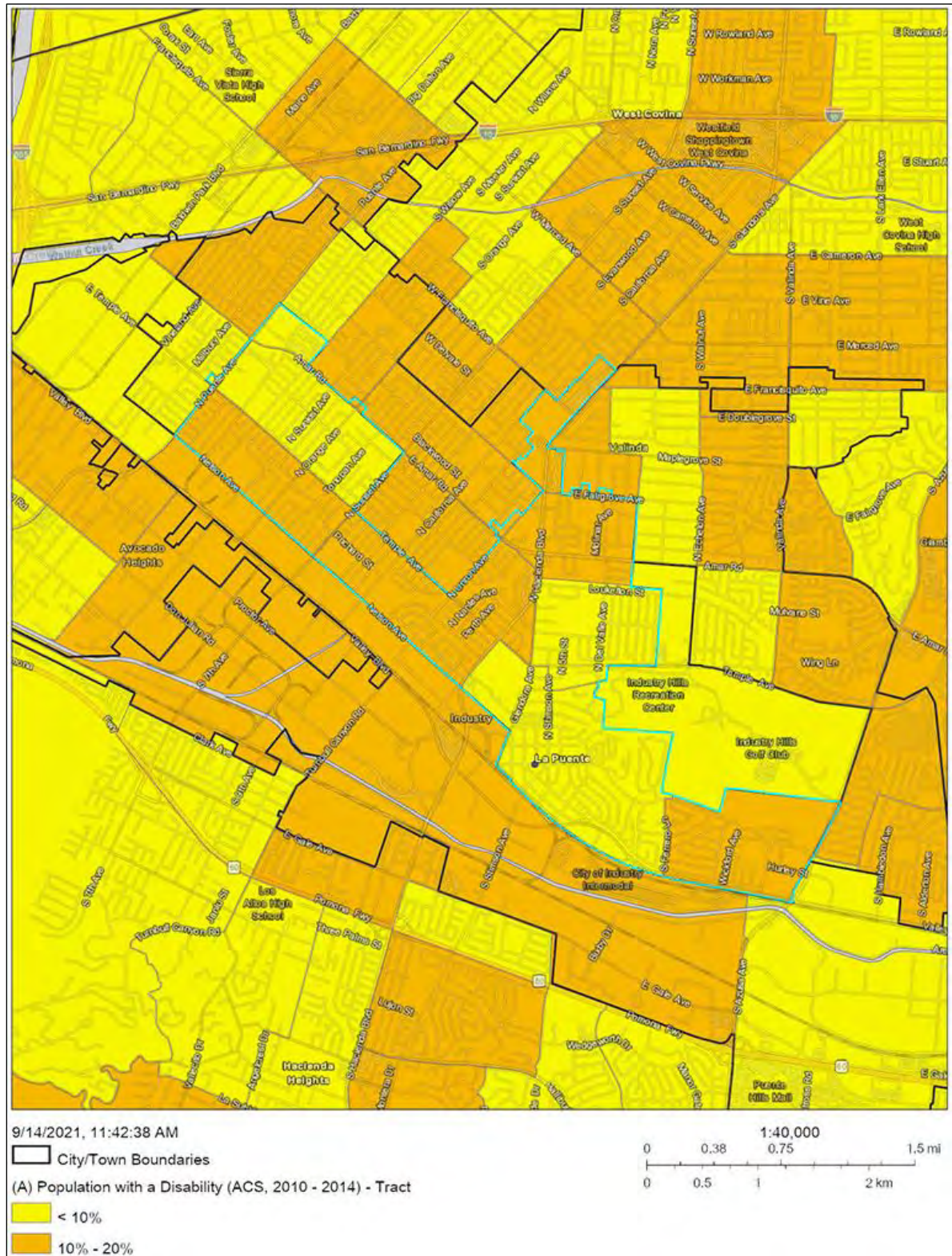
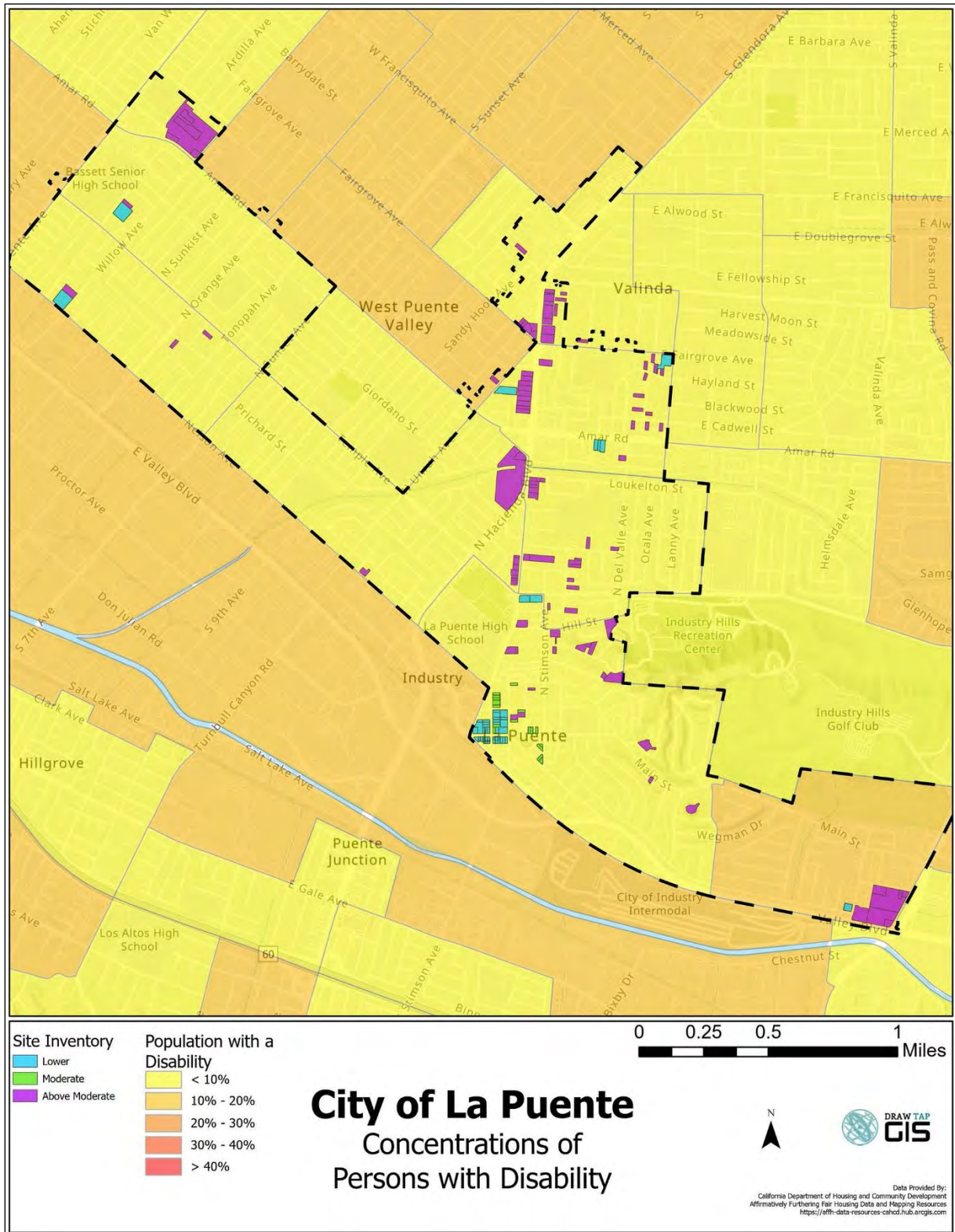


Figure D-6. Concentration of Persons with Disabilities (2015-2019)





Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex, or confining children to a specific location, are also fair housing concerns. Census data indicates there is a significantly larger proportion of family households in La Puente (60 percent) than the county as a whole (52 percent).

Per 2015-2019 ACS data, over 21.9 percent of households are married-couple families with children. As shown in Figure D-7, in the eastern and western parts of the city, 40 percent to 60 percent of children live in married-couple households, and the central part of the city includes tracts where 60 percent to 80 percent of the children live in married-couple households.

Single parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. According to 2015-2019 ACS data, 26.6 percent of households in the city are headed are female-headed (compared to 28.8 percent in the county), and 6.4 percent are female-headed with children (compared to 5.1 percent in the county).

Table D-5 and Table D-6 show the distribution of RHNA sites by familial status. Table D-5 shows that approximately 85 percent of the sites are in areas where 60 percent to 80 percent of the children are in married couple households. Table D-6 shows that approximately 64 percent of RHNA sites are located in areas where 20 percent to 40 percent of children live in female-headed households.

Table D-5. Familial Status - Children in Married Couple Household

Children in Married Couple Households Percentile	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<20%	-	-	-	-
20% - 40%	-	-	-	-
40% - 60%	3 (6.5%)	-	21 (21.2%)	24 (14.8%)
60% - 80%	43 (93.4%)	17 (100%)	78 (78.7%)	138 (85.1%)
>80%	-	-	-	-
Total	46 (28.3%)	17 (10.4%)	99 (61.1%)	162

Table D-6. Familial Status - Children in Female Headed Households

Children in Female Headed Households Percentile	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<20%	6 (13.0%)	-	58 (58.5%)	64 (39.5%)
20% - 40%	40 (86.9%)	17 (100%)	41 (41.1%)	104 (64.1%)
40% - 60%	-	-	-	-
60% - 80%	-	-	-	-
>80%	-	-	-	-
Total	46 (28.3%)	17 (10.4%)	99 (61.1%)	162

Figure D-7. Percent of Children in Married Couple Households

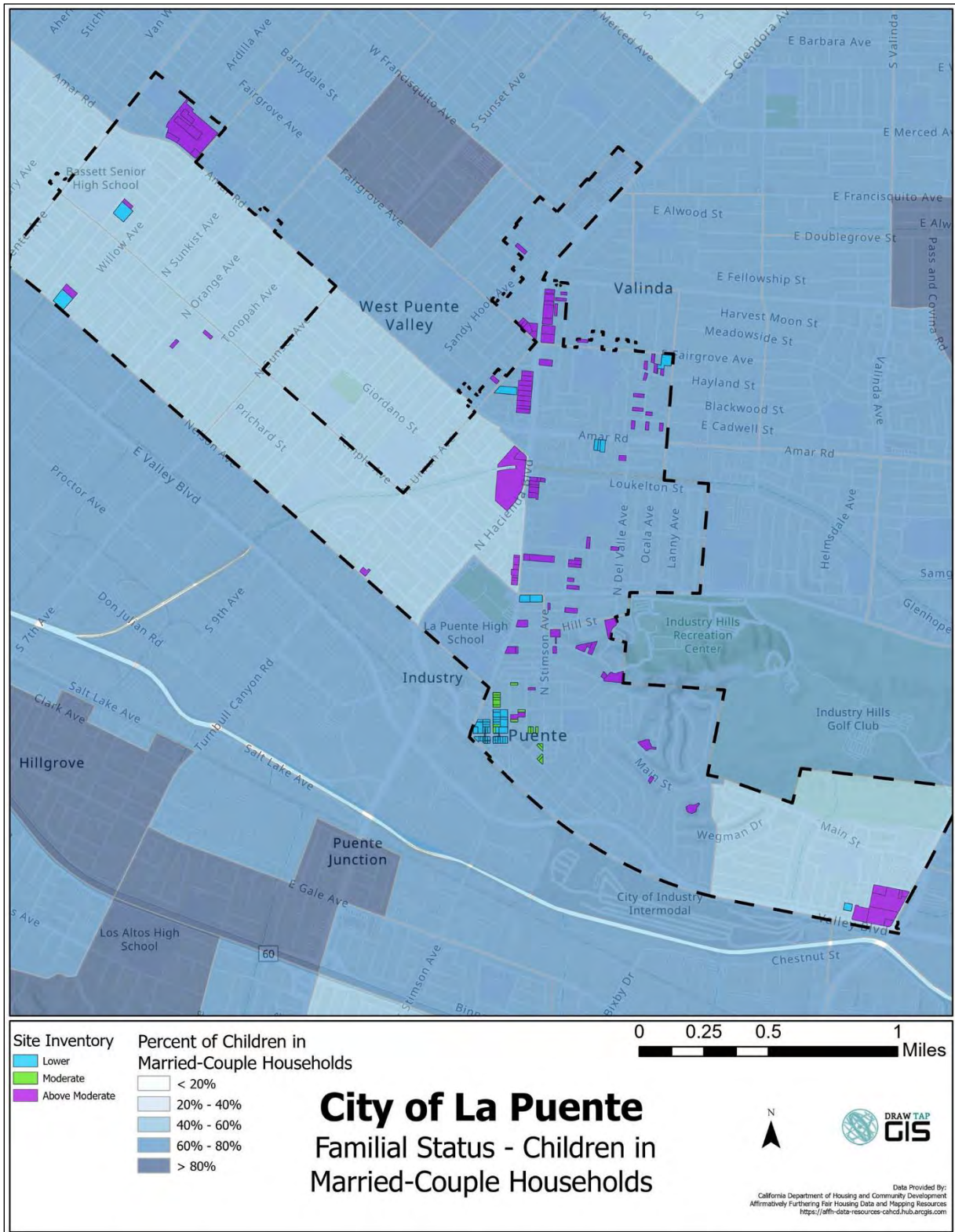
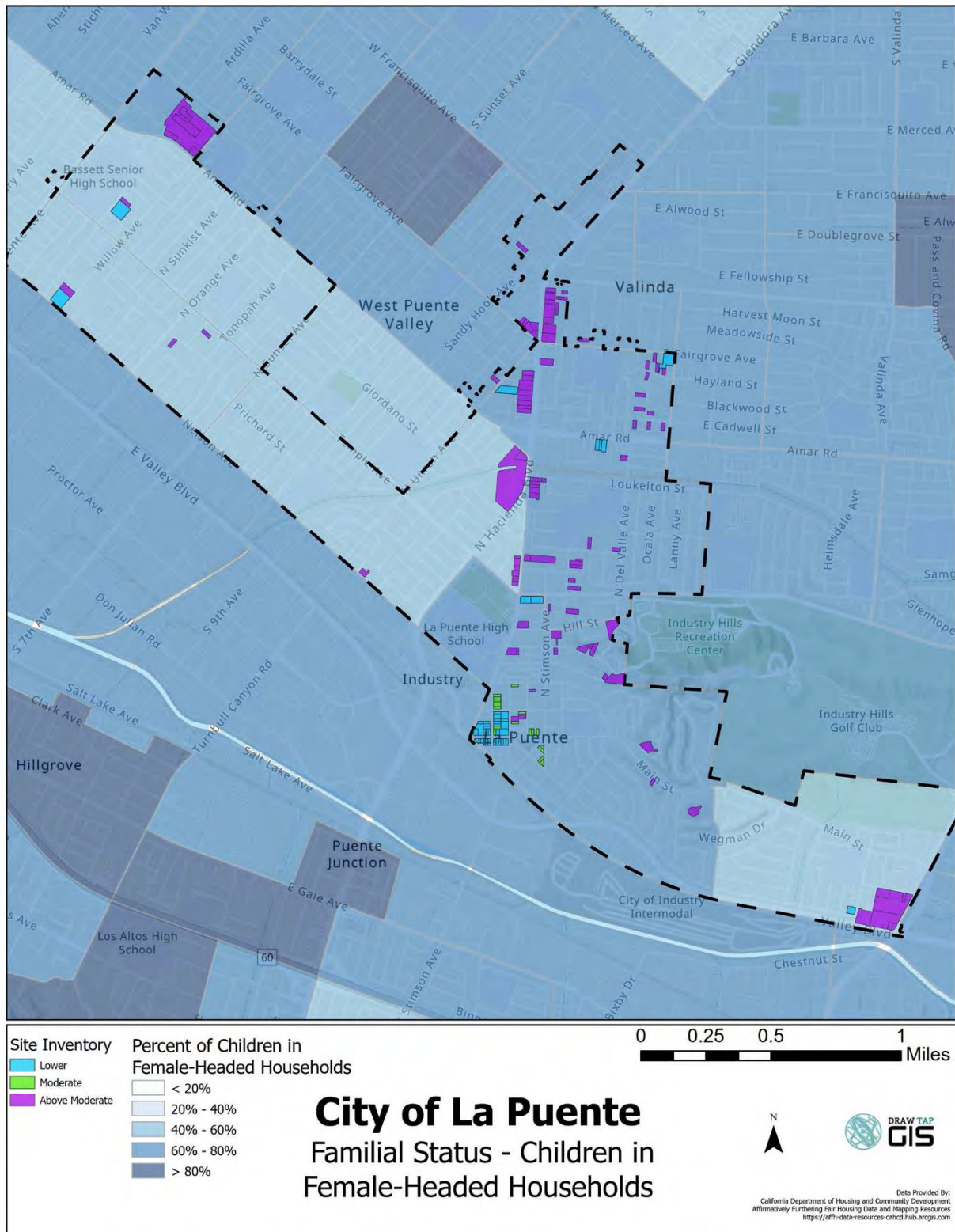


Figure D-8. Percent of Children in Female-Headed Households



Income

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD's 2013-2017 CHAS data (Table D-7) shows that 61 percent of La Puente residents earn 80 percent or less than the area median family income and are considered lower income, compared to 51.6 percent countywide. According to the 2015-2019 ACS, the median household income is \$106,190, higher than \$68,044 for the county. Figure D-9 shows that a majority of the city's population is comprised of households that are within either the 50-75 percent LMI group, or the 75-100 percent LMI block groups.

Table D-7. Income Level Distribution

Income Category	La Puente		Los Angeles County	
	Households	Percent	Households	Percent
<30% HAMFI	1,795	19.9%	641,055	19.5%
31-50% HAMFI	1,445	16.0%	482,070	14.6%
51-80% HAMFI	2,260	25.1%	578,285	17.5%
81-100% HAMFI	1,205	13.3%	312,595	9.5%
>100% HAMFI	2,325	25.8%	1,281,195	38.9%
Total	9,000	100.0%	3,295,200	100.0%

Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2013-2017 American Community Survey (ACS)).

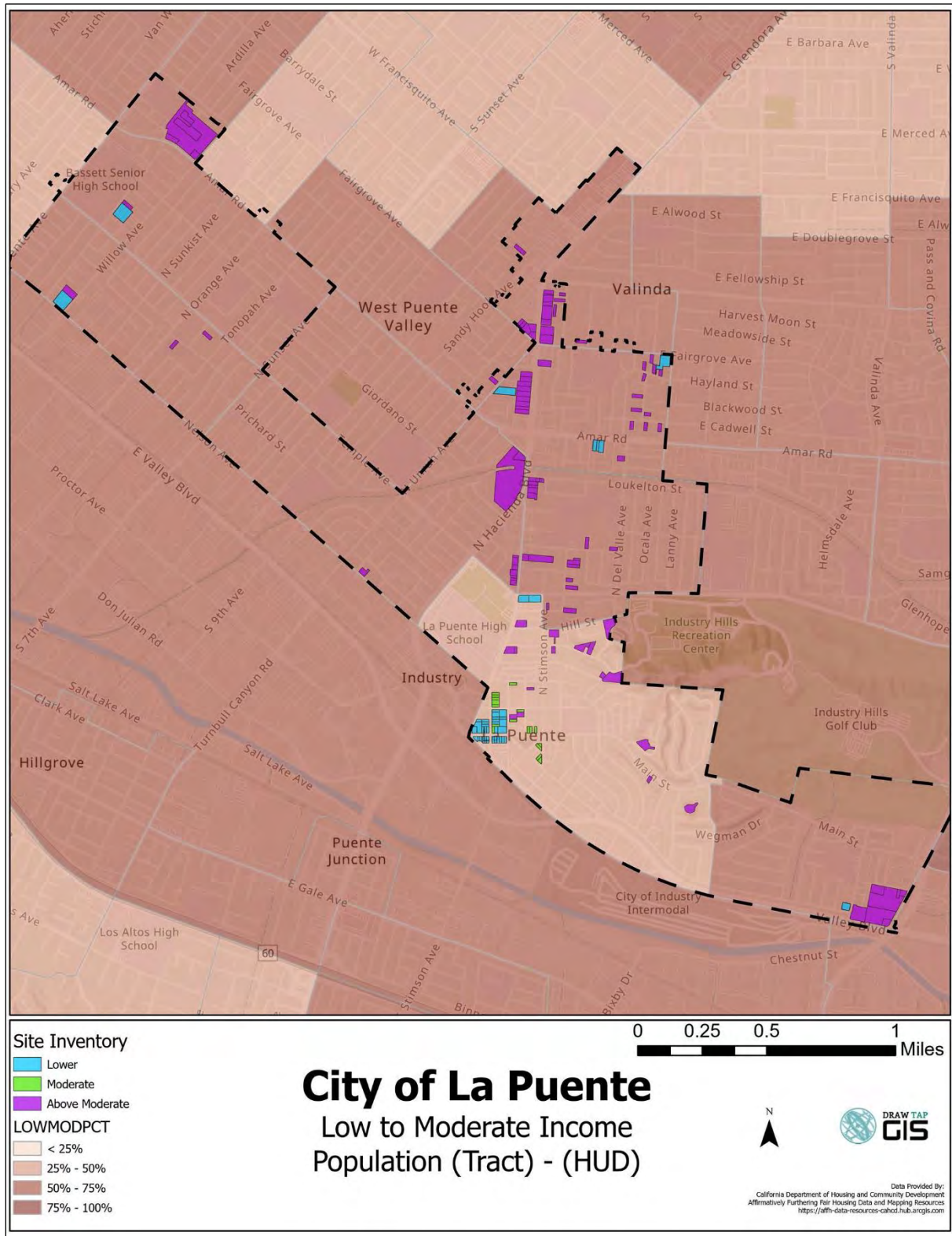
Figure D-9 shows the Lower to Moderate Income (LMI) areas in the city by block group. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. Only one tract in the city has LMI populations over 50 percent. Most tracts in the city have a LMI population between 25 percent and 50 percent. As shown on Table D-8, all but one of the city's RHNA sites are in the 25 percent to 50 percent LMI category.

Table D-8. Low to Moderate Income Population

Low to Moderate Income Population Percentile	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
< 25%	--	--	--	--
25% - 50%	38	17	15	70
50% - 75%	8		84	92
75% - 100%	--	--	--	--
Total	46 (28.3%)	17 (10.4%)	99 (61.1%)	162

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Figure D-9. Concentration of LMI Households



Racially or Ethnically Concentrated Areas

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

The U.S. Department of Housing and Urban Development (HUD) defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where:

1. the non-white population comprises 50 percent or more of the total population; and
2. the percentage of individuals living in households with incomes below the poverty rate is either:
 - a. 40 percent or above; or
 - b. three times the average poverty rate for the metropolitan area, whichever is lower

According to HCD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs identified in the City of La Puente. The R/ECAPs closest to the city are located in the cities of El Monte and Pomona (Figure D-10).

Racially Concentrated Areas of Affluence

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent White communities². According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent White communities."

The AFFH Guidance Memo issued by HCD discusses research from the University of Minnesota as follows: "RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California's relative diversity." The AFFH Guidance Memo then encourages jurisdictions to refer to the HCD AFFH Data Viewer for HCD's adjusted definition of RCAAs, along with RCAA maps and accompanying data. However, the RCAA data layer is not currently available and the HCD definition is not provided. Using data that is available on the HCD AFFH Data Viewer, this fair housing assessment uses the percent White population and median household income to identify potential areas of affluence. As La Puente is majority-minority city, no census tracts containing a White population greater than 7.2 percent or median household income above \$64,592 where the householder is White (Figure D-11).

2 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal Policy Development and Research (21,1, 99-123).

Figure D-10. Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

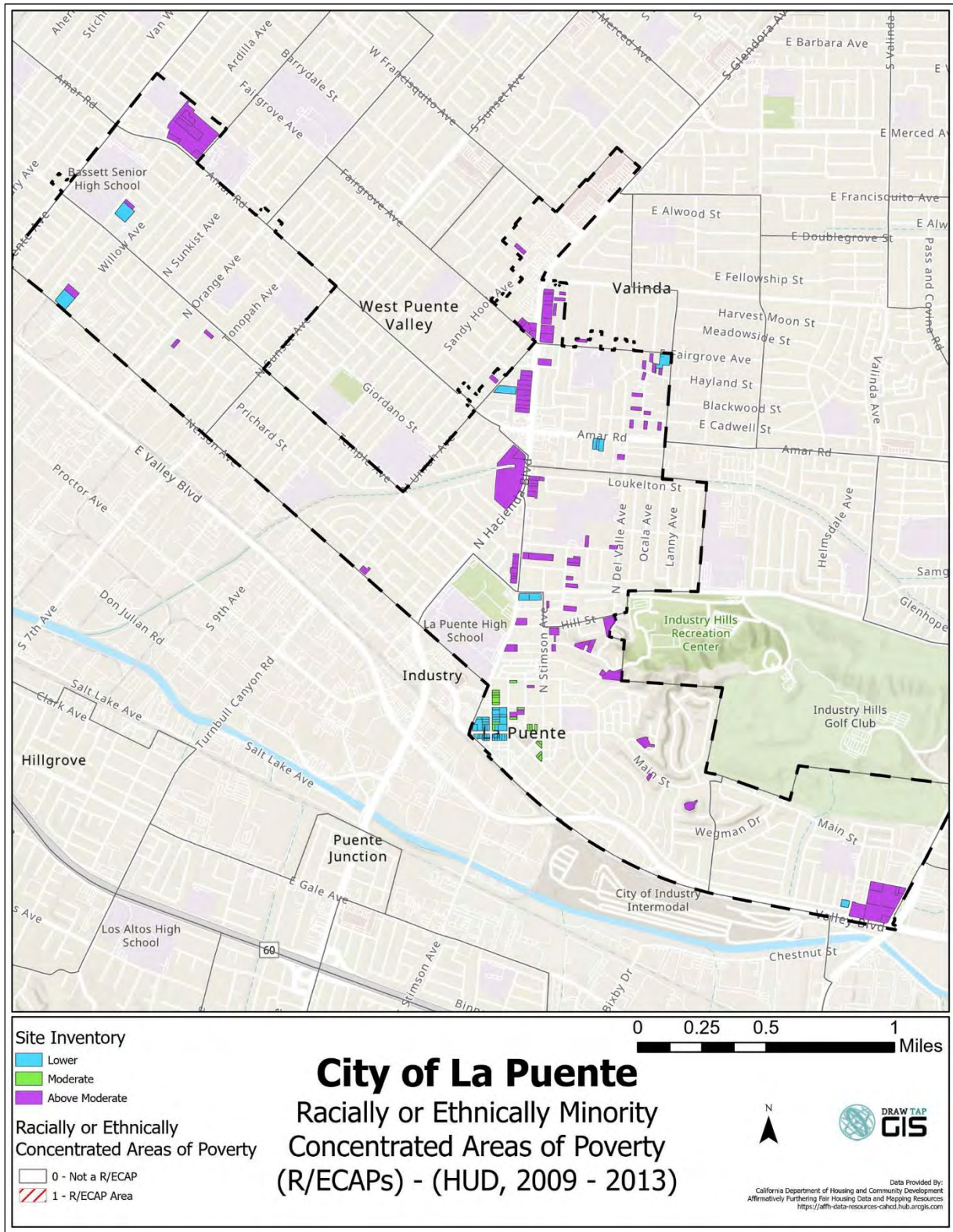
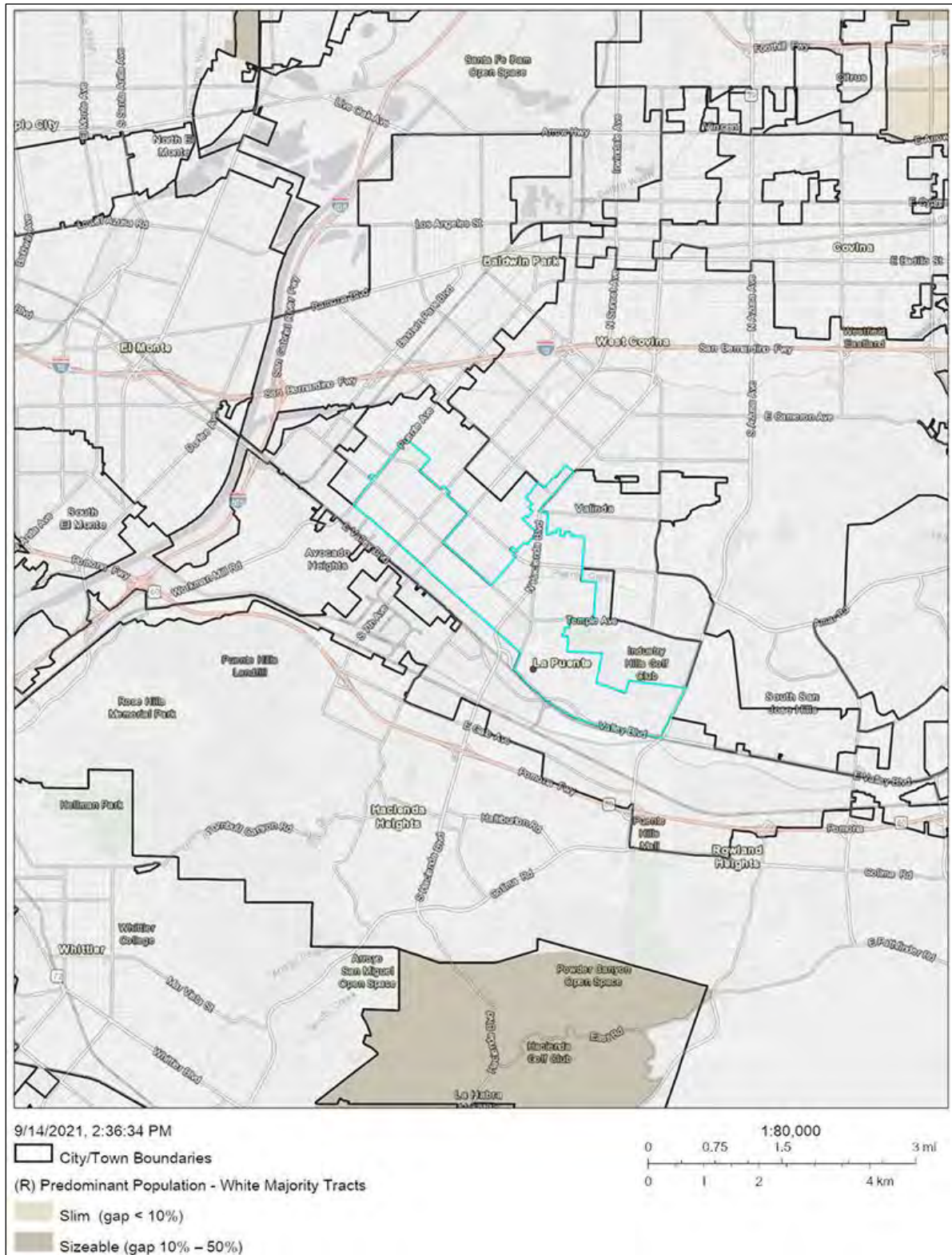


Figure D-11. White Predominant Areas





ACCESS TO OPPORTUNITIES

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-9 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In the Urban County, Hispanic residents are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. White residents in the Urban County and countywide are least likely to be exposed to poverty and have the highest exposure to better environmental quality. White residents also have the best access to high quality school systems and employment opportunities and have the highest labor market participation rates in both the Urban County jurisdictions and county.

Urban County residents, regardless of race or ethnicity, have less access to public transit and pay more for transportation. However, Los Angeles County residents as a whole are more exposed to poor environmental quality compared to Urban County jurisdictions.

Table D-9. HUD Opportunity Indicators

	Low Poverty	School Proficiency	Labor Market Engagement	Transit Trips	Low Transportation Cost	Jobs Proximity	Environmental Health
Los Angeles Urban County							
Total population							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.80	69.62	45.65	20.02



	Low Poverty	School Proficiency	Labor Market Engagement	Transit Trips	Low Transportation Cost	Jobs Proximity	Environmental Health
Population below federal poverty line							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.75	55.51	20.59
Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.10	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.30
Native American, Non-Hispanic	41.92	47.90	41.36	84.81	73.95	51.00	12.82
Los Angeles County							
Total population							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Sources: HUD AFFH Database, 2020

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table D-10 shows the full list of indicators.

**Table D-10. Domains and List of Indicators for Opportunity Maps**

Domain	Indicators
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 Pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Transportation	Jobs proximity

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

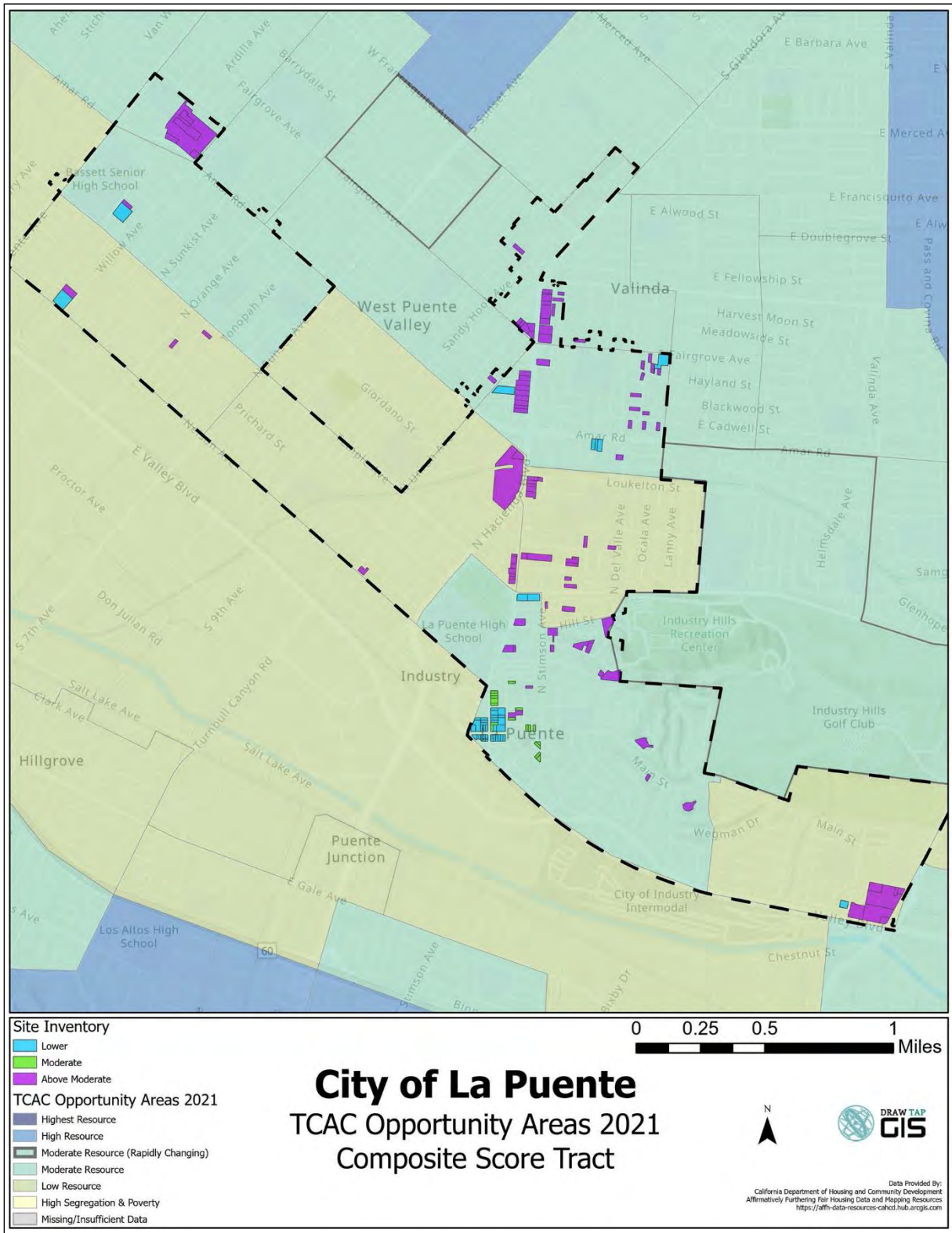
AB 686 requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH. To meet this requirement, the city's RHNA Sites Inventory has been analyzed in conjunction with the TCAC Opportunity Areas (2021) Composite Score maps (Figure D-12). Higher composite scores mean higher resources. A review of composite score shows that approximately of La Puente is within the "moderate" resource area category, with no areas called out as an area of "High Segregation and Poverty" (Table D-11). RHNA sites are geographic dispersed throughout La Puente with majority of sites located within "Moderate Resource" areas mainly focused along major corridors like Hacienda Boulevard and Amar Road to take advantage of proximity to employment centers, retail services, regional transit networks, and community amenities in the Downtown area.

Table D-11. TCAC Opportunity Areas 2021

TCAC Opportunity Area Categories	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
High Resource	-	-	-	-
Low Resource	2 (4.3%)	-	38 (38.3%)	41 (25.3%)
Moderate Resource	44 (95.6%)	17 (100%)	61 (61.6%)	122 (75.3%)
High Segregation & Poverty	-	-	-	-
Total	46 (28.3%)	17 (10.4%)	99 (61.1%)	162

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Figure D-12. TCAC Opportunity Areas - Composite Scores





Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-13, most of the city's tracts are within the lower scoring categories (0.50 or less) for Positive Economic Outcomes.

Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-14 reveals that the city's census tracts are in the middling scoring categories of 0.25 and 0.75 for Positive Education Outcomes.

Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. The HCD AFFH Data Viewer Environmental layer shows a large area of the city within the lowest scoring categories (0.25 or less) for Positive Environmental Outcomes (Figure D-15). Only two tracts, located in the northern and eastern extents in the second quartile scoring category of 0.25 and 0.50 for Positive Environmental Outcomes. Surrounding communities show similar patterns of environmental scores, with low environmental quality in the cities of West Covina and Industry.

Transportation

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. The HCD AFFH Data Viewer Transportation layer shows that in areas of the northern portion of the city, residents experience further Job Proximity Outcomes (Figure D-16). Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. The Southern California Association of Governments (SCAG) developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure D-17 shows that there are no major transit stops within the La Puente HQTAs, which extends a 0.5 mile in both directions from the Amar Road centerline.

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Figure D-13. TCAC Opportunity Areas - Economic Scores

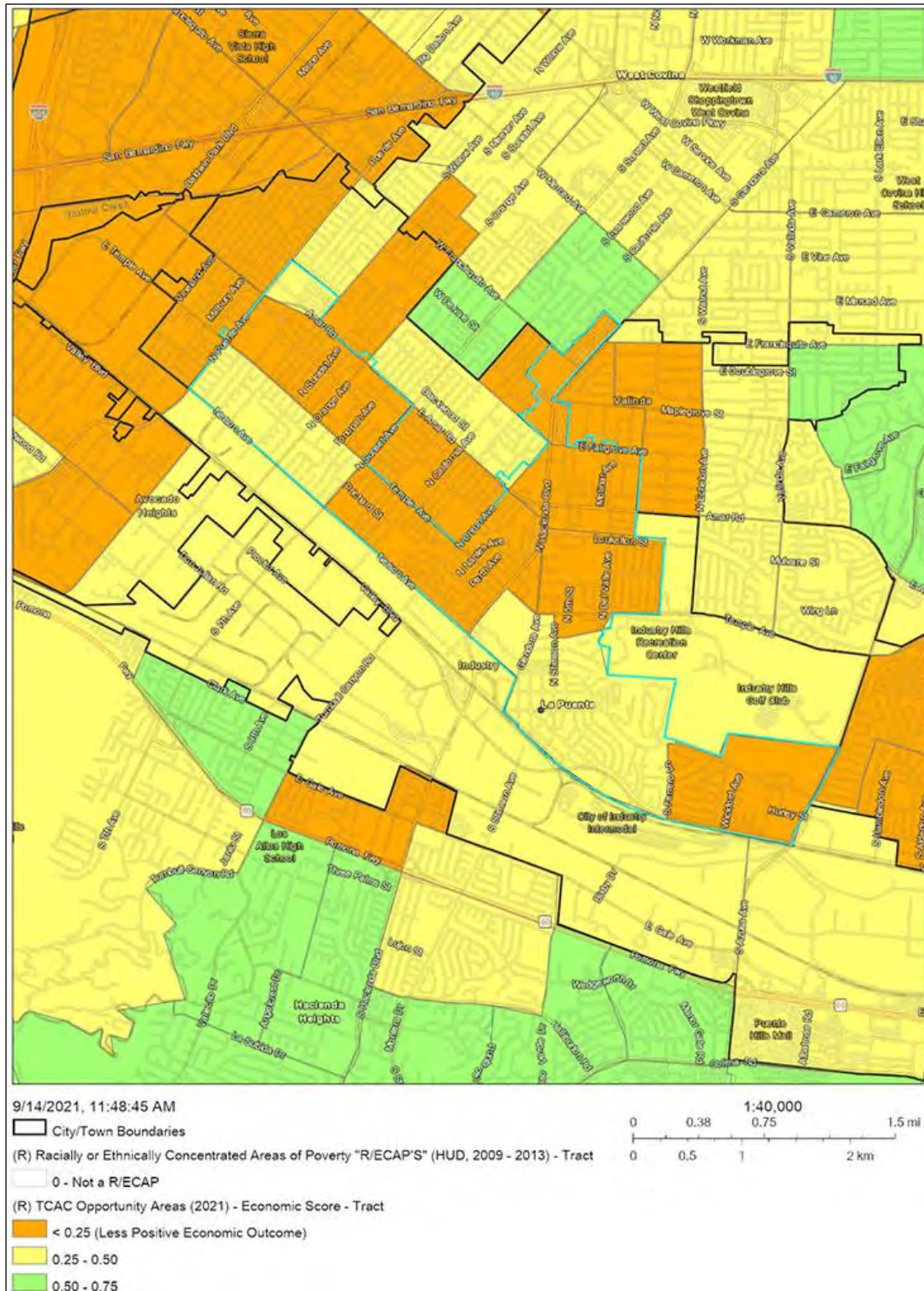


Figure D-14. TCAC Opportunity Areas - Education Scores

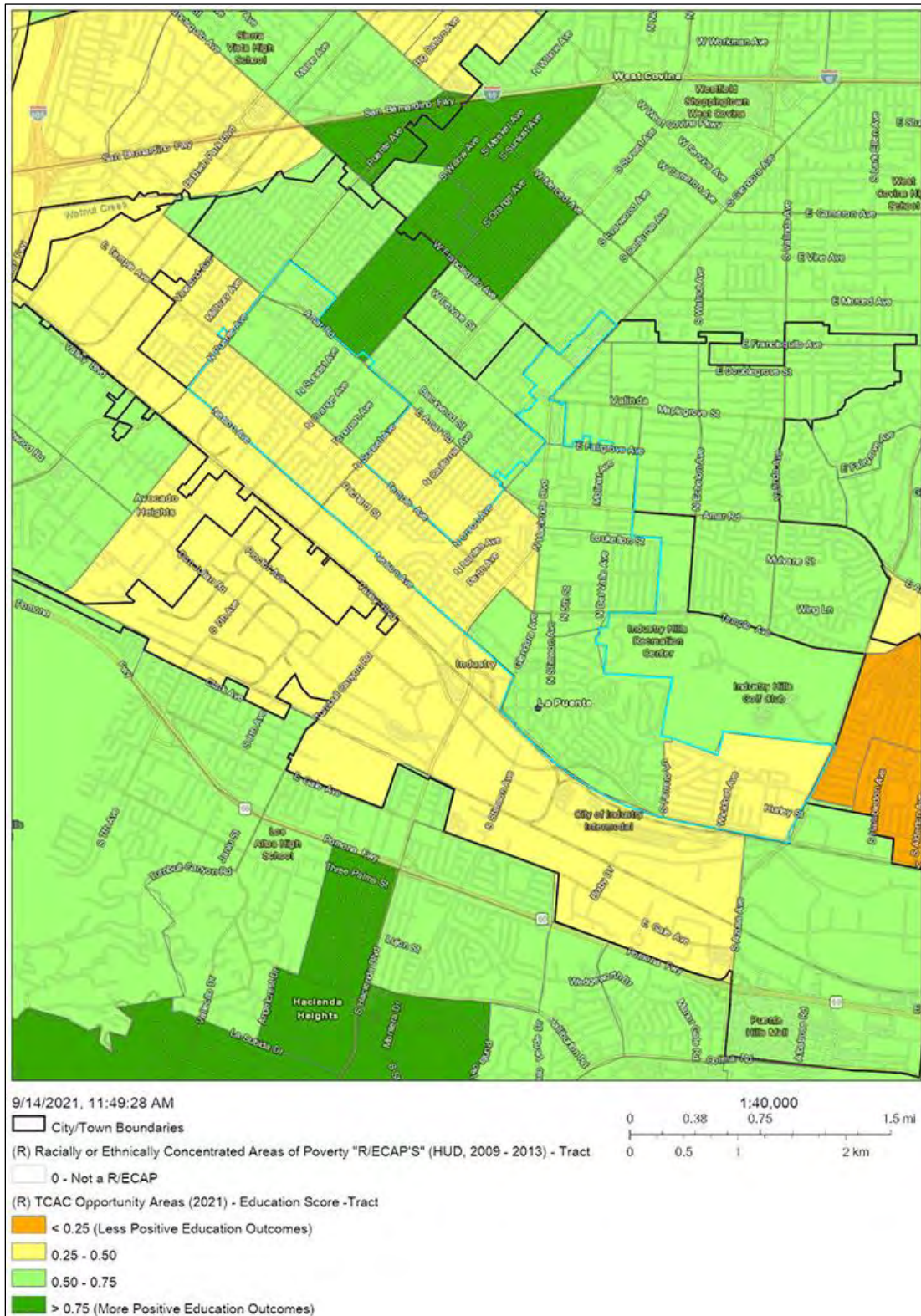


Figure D-15. TCAC Opportunity Areas - Environmental Scores

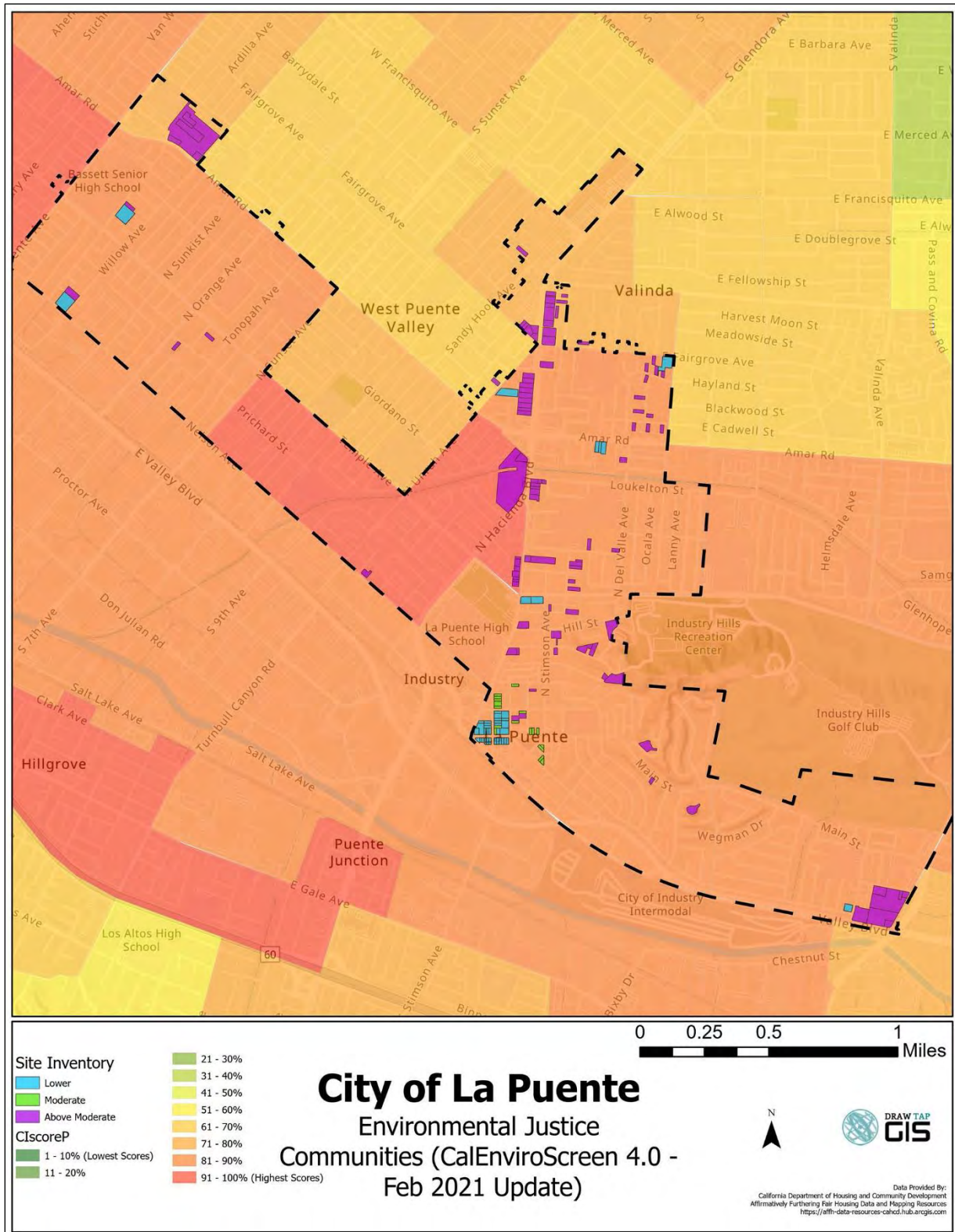


Figure D-16. Jobs Proximity Index by Block Group

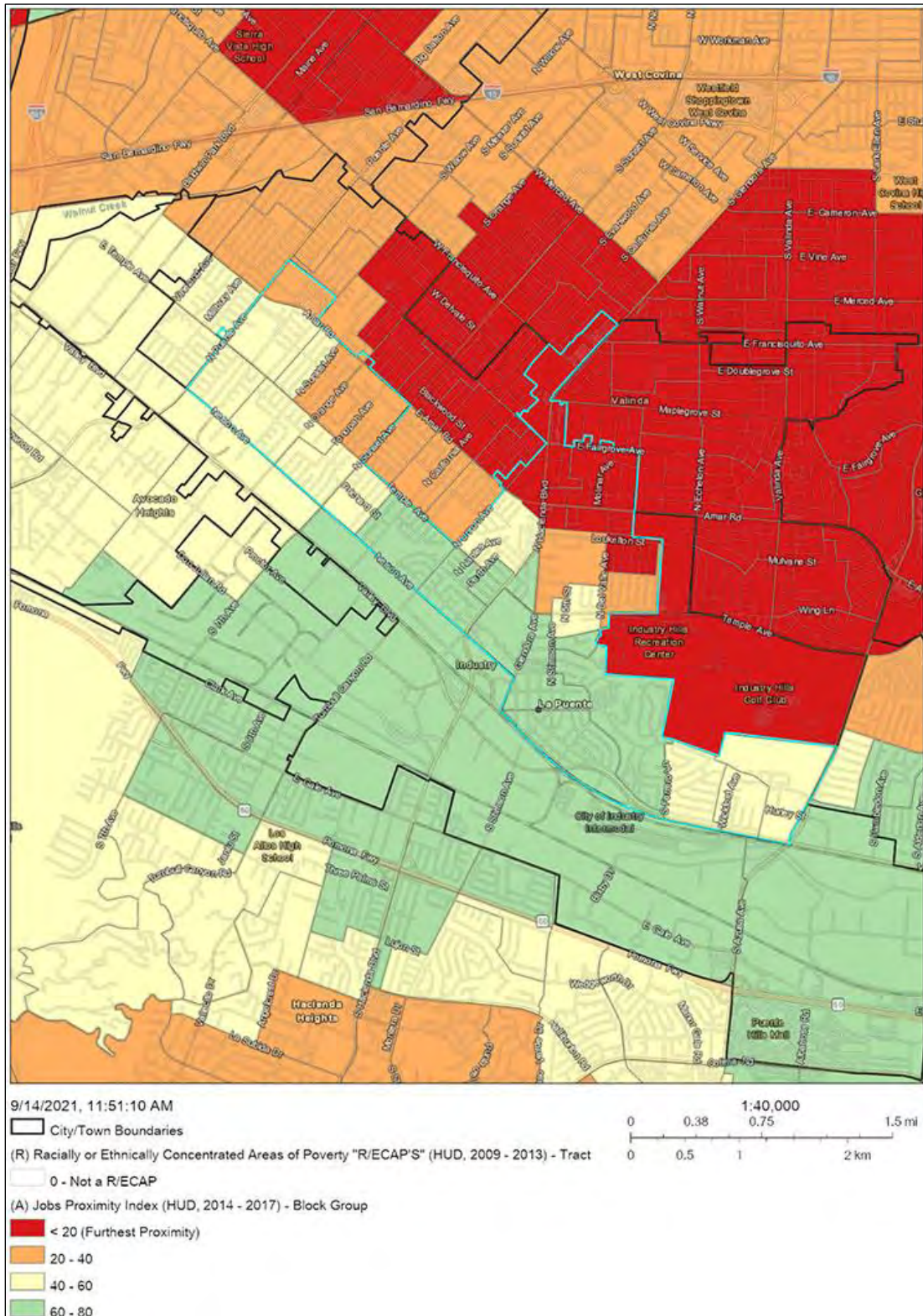
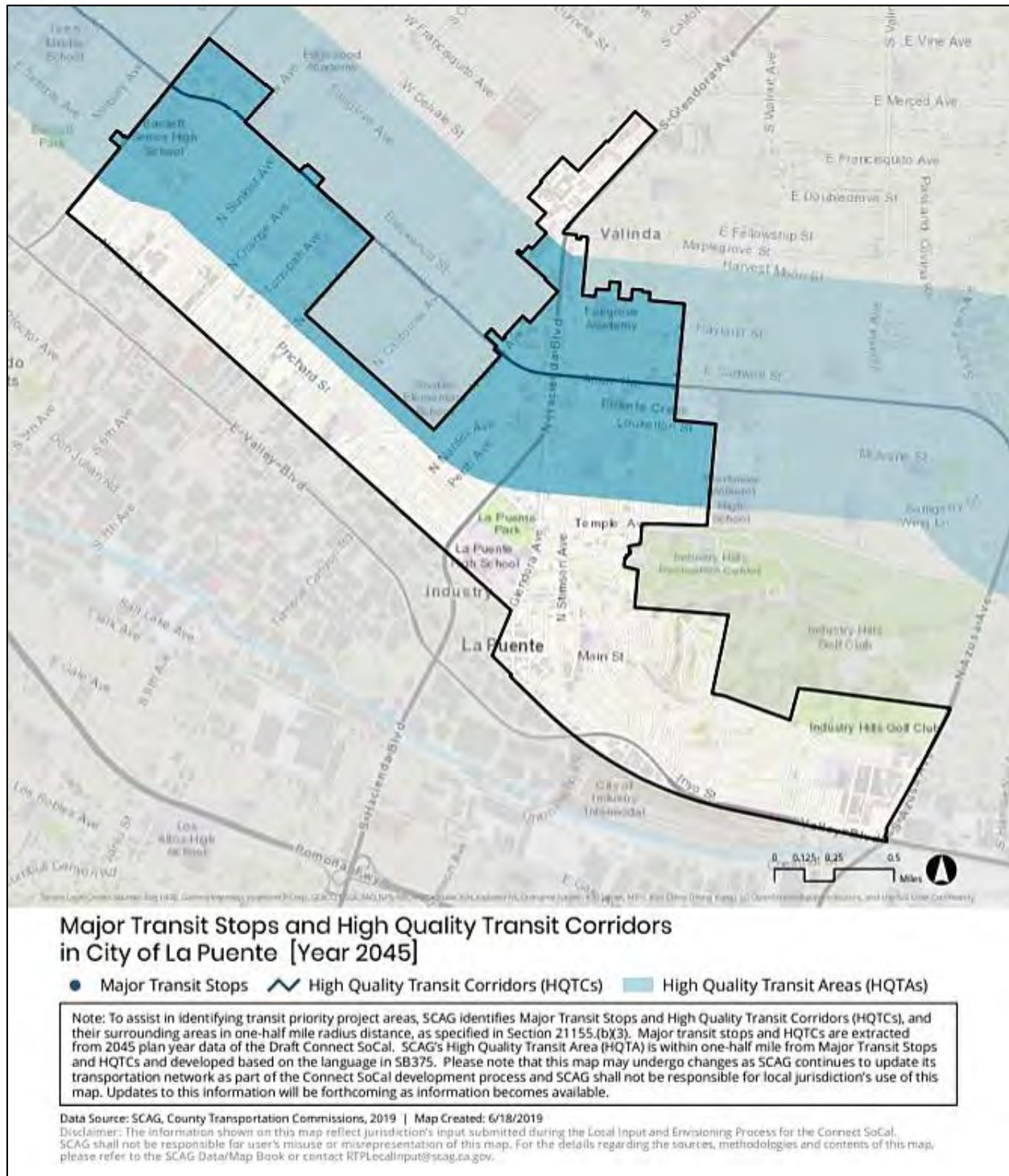


Figure D-17. High Quality Transit Areas (HQTAs)





DISPROPORTIONATE HOUSING NEEDS

Housing the extremely low-income population (below 30 percent area median income) can be especially challenging. HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset provides a wealth of information on such households in La Puente. Table D-12 provides a breakdown of extremely low-income households by race and ethnicity that was compiled as a part of the Pre-Certified Local Housing Data Report prepared by SCAG for the City of La Puente (SCAG La Puente Report). The race/ethnicity with the highest share of extremely low-income households in La Puente is Black, non-Hispanic (34.5 percent despite only comprising of 1.09 percent of the total households citywide). This is consistent with proportions observed in the SCAG region as a whole.

Table D-12. Extremely Low Income Housing Needs by Race/Ethnicity – La Puente

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White/non-Hispanic/Latino	414	35	8.5%
Black/non-Hispanic/Latino	99	35	35.4%
Asian and other/non-Hispanic/Latino	1,238	234	18.9%
Hispanic/Latino	7,320	1,480	20.2%
Total	9,071	1,784	19.7%
Renter	3,920	1,145	29.2%
Owner	5,155	650	12.6%
Total	9,075	1,765	19.8%

Source: SCAG La Puente Report, citing HUD CHAS, 2012-2016.

HAMFI refers to Housing Urban Development Area Median Family Income.

Housing problems for La Puente were calculated using HUD's 2020 CHAS data based on the 2013-2017 ACS. Table D-13 reports that 79 percent of the city's extremely low-income households have at least one of four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent). Table D-14 breaks down La Puente households by tenure and presence of housing problems; about 46 percent of owners and 62 percent of renters have one or more housing problems. The city general had even proportion of households with a housing problem compared to the county, where 40 percent of owner-occupied households and 62 percent of renter-occupied households experience a housing problem. In both the city and county, renter-occupied households tend to experience housing problems at a higher rate.

Table D-13. Housing Problems by Income Level – La Puente

Income Level	Households with 1 or More Housing Problems	Households with None of 4 Housing Problems	Cost Burden not Available, no other housing problem	Total
Extremely Low ($\leq 30\%$ of HAMFI)	1,405	290	40	1,105
Very Low ($>30\%$ to $\leq 50\%$ HAMFI)	1,085	355	0	775
Low ($>50\%$ to $\leq 80\%$ HAMFI)	1,370	895	0	850
$>80\%$ to $\leq 100\%$ HAMFI	430	775	0	510
$>100\%$ HAMFI	465	1,860	0	635
Total	4,745	4,180	40	3,870

Source: HUD CHAS 2013-2017.

HAMFI refers to Housing Urban Development Area Median Family Income

Table D-14. Housing Problems by Tenure - La Puente

	Households		
	Owner	Renter	Total
Households with 1 or More Housing Problems	2,340	2,405	4,745
Household has none of 4 Housing Problems	2,755	1,425	4,180
Cost Burden not available, no other problems	35	40	75
Total	5,130	3,870	9,000

Source: HUD CHAS 2013-2017

HAMFI refers to Housing Urban Development Area Median Family Income

Cost Burden (Overpayment)

A household is considered cost burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. The U.S. Department of Housing and Urban Development (HUD) "CHAS" data (Comprehensive Housing Affordability Strategy) demonstrate the extent of housing problems and housing needs, particularly for low-income households. Extremely-low-income households represent the highest need group in terms of affordable housing, as the greatest subsidies are needed to make housing affordable for this group. CHAS data reports there were 1,765 (19.6 percent) extremely low-income households in La Puente. Of these, 1,105 are renter-occupied (Table D-15) and 660 are owner-occupied (Table D-16).

Table D-15. Cost Burden - Renters

	Cost Burden >30%	Cost Burden >50%	Total
Household Income <= 30% HAMFI	910	790	1,105
Household Income >30% to <=50% HAMFI	675	145	775
Household Income >50% to <=80% HAMFI	334	4	850
Household Income >80% to <=100% HAMFI	20	0	510
Household Income >100% HAMFI	0	0	635
Total	1,939	939	3,870

Source: HUD CHAS 2013-2017

HAMFI refers to Housing Urban Development Area Median Family Income

Table D-16. Cost Burden - Owners

	Cost Burden >30%	Cost Burden >50%	Total
Household Income <= 30% HAMFI	465	420	660
Household Income >30% to <=50% HAMFI	320	215	670
Household Income >50% to <=80% HAMFI	700	225	1,410
Household Income >80% to <=100% HAMFI	215	10	695
Household Income >100% HAMFI	95	0	1690
Total	1,795	870	5,130

Source: HUD CHAS 2013-2017

HAMFI refers to Housing Urban Development Area Median Family Income



Figure D-18 through **Figure D-21** compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has decreased throughout most of the city except for tracts at the eastern extent of the city along Azusa Avenue as well as tracts along the western edge abutting the City of Industry. Currently, within most tracts, 20 percent to 40 percent of owners are cost burdened, with the remainder of tracts within the 40 percent to 60 percent category. Overpayment by renters has also decreased overall, with reductions in most of the city, except for one tract along the western edge abutting the City of Industry, that went from the 40 percent to 60 percent to the 60 percent to 80 percent overpayment category.

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Figure D-18. Overpaying Owners (2010-2014)

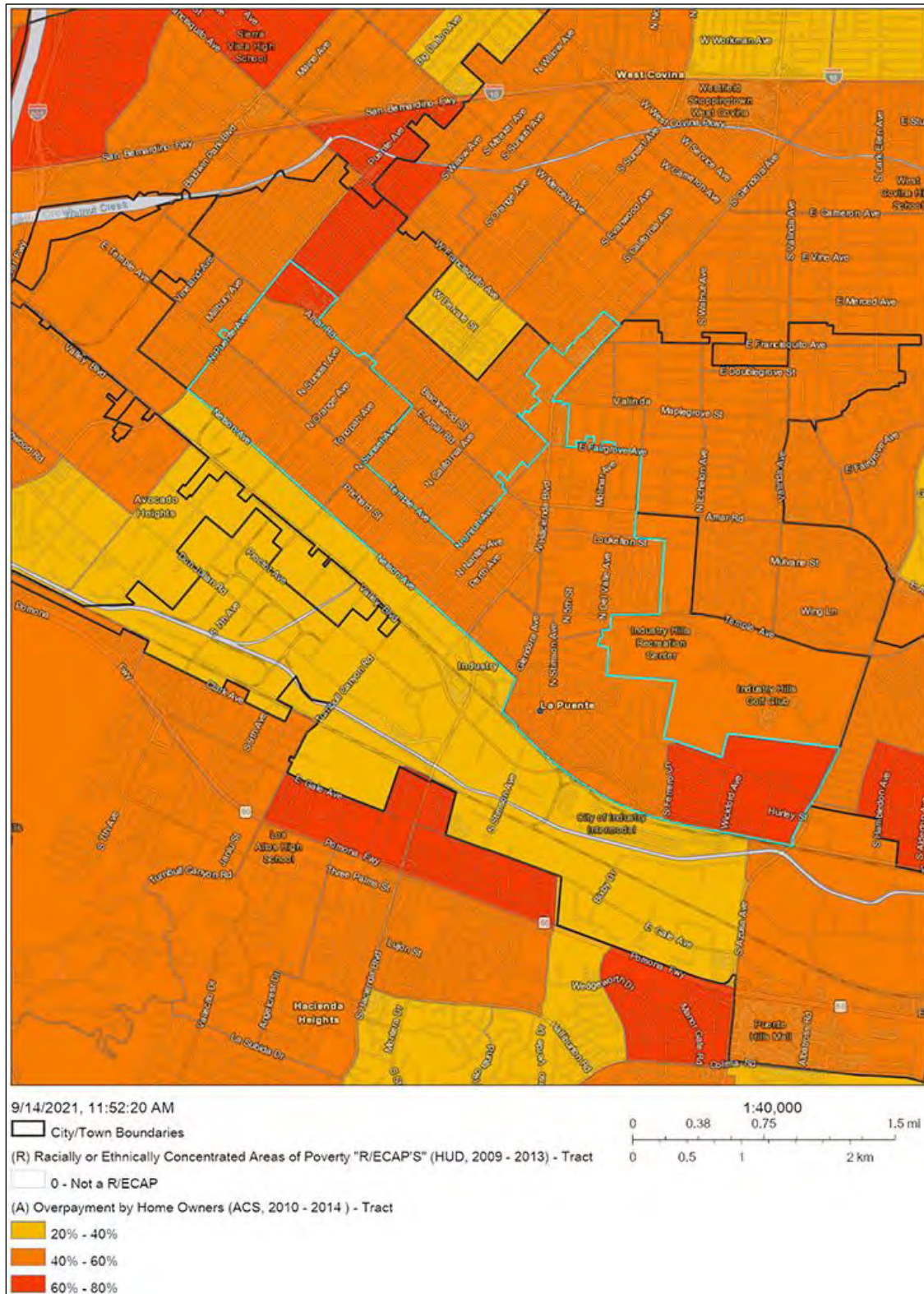


Figure D-19. Overpaying Owners (2015-2019)

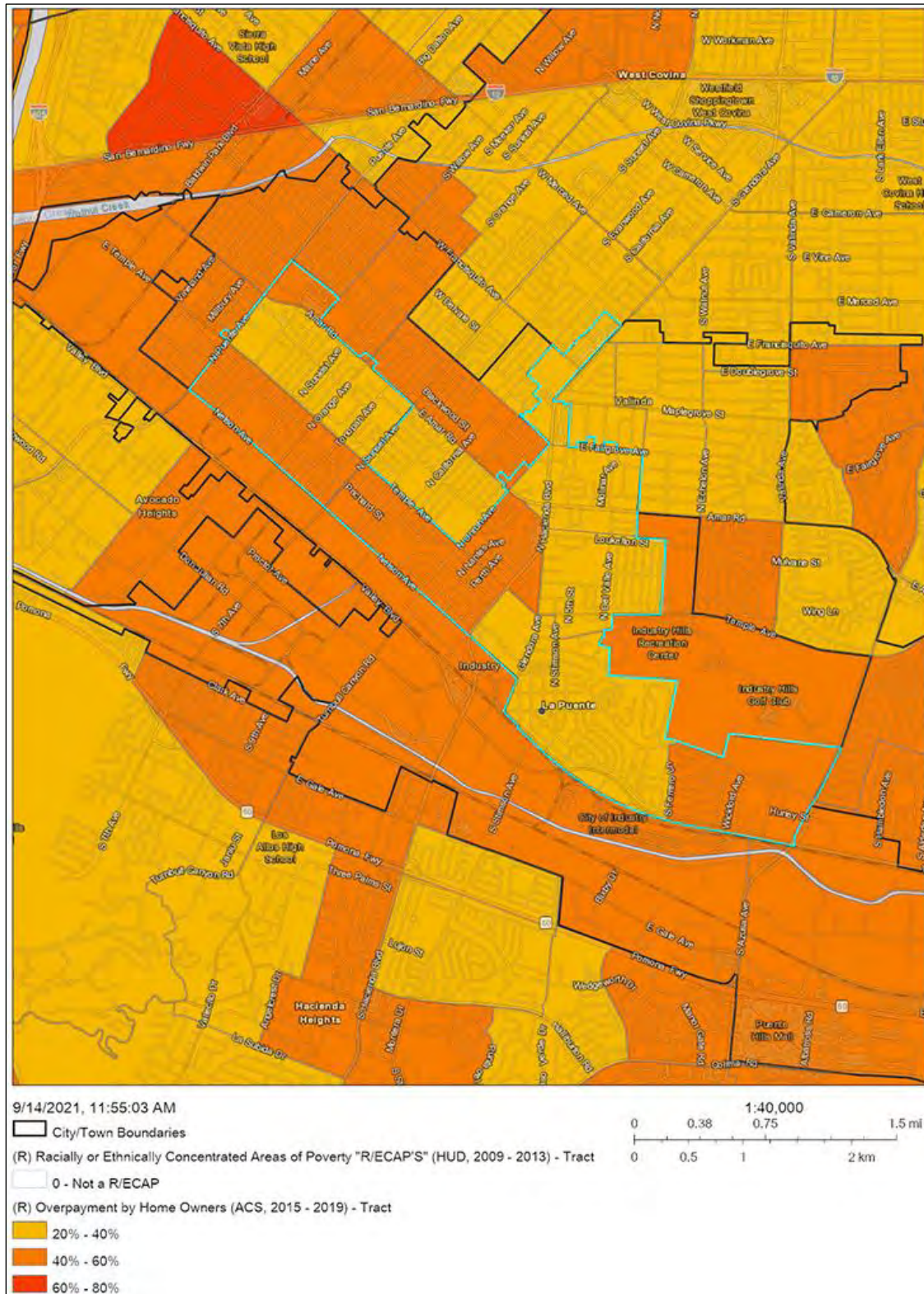


Figure D-20. Overpaying Renters (2010-2014)

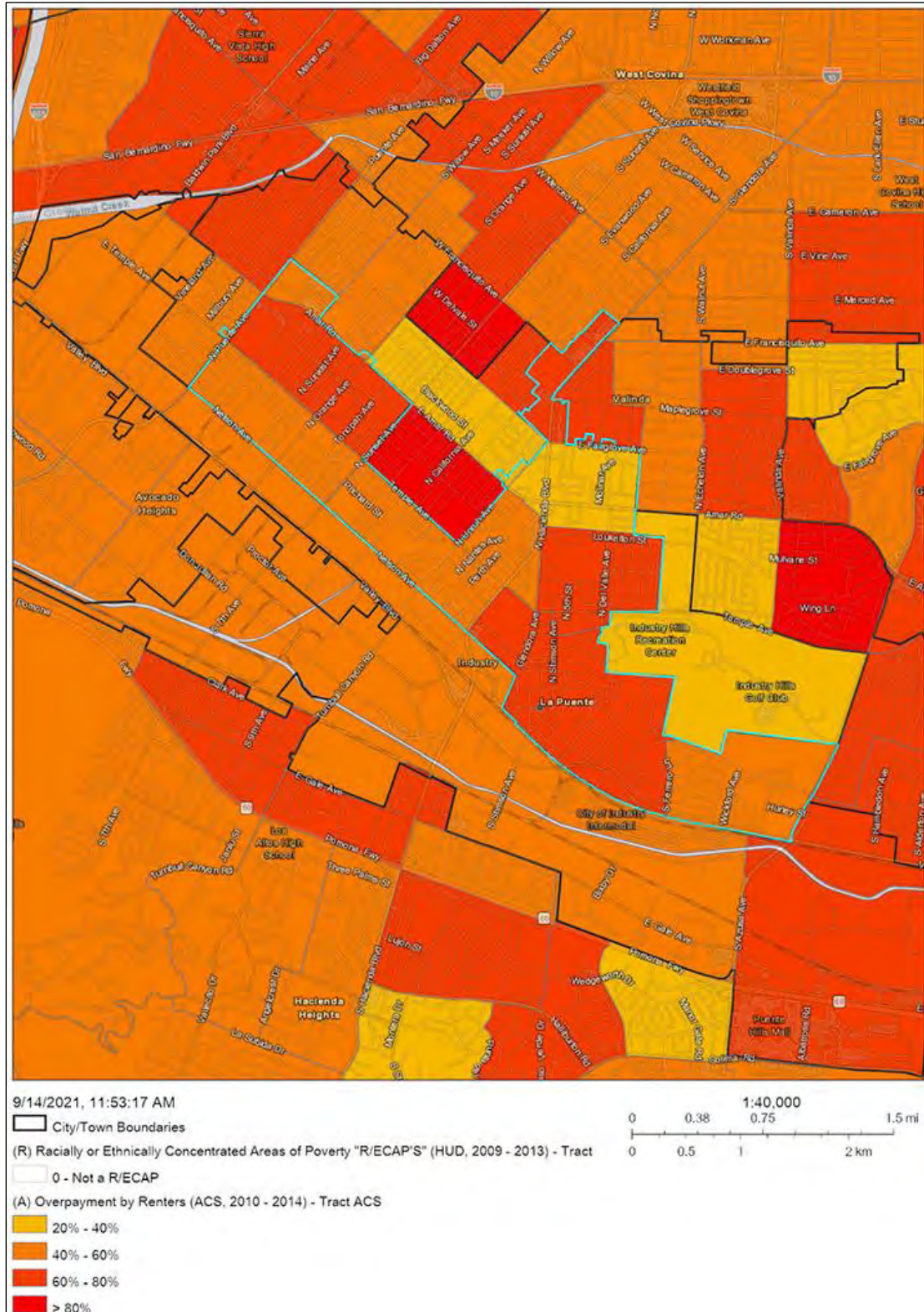
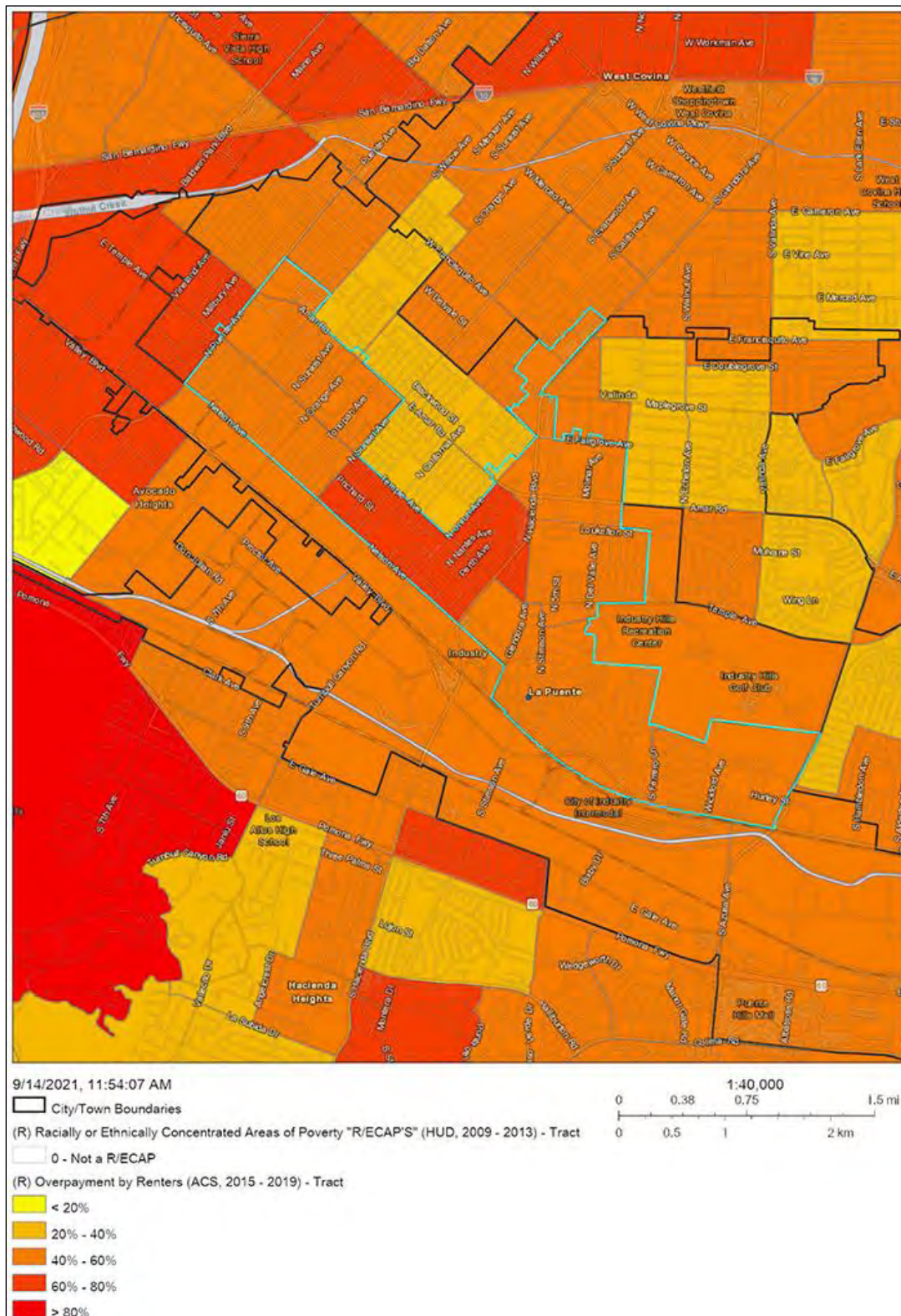


Figure D-21. Overpaying Renters (2015-2019)



Overcrowding

The California Department of Housing and Community Development defines overcrowding as housing units occupied by more than one person per room in a dwelling unit, excluding kitchen and bathrooms and severe overcrowding as more than 1.5 occupants per room. The most commonly occurring household size in La Puente is four people (21.1 percent). Moreover, when categories are combined, households of four to seven or more people make up 54.2 percent of the total households. The percent of households with four or more people is much higher in La Puente than the county overall (29.3 percent in 2019). Large households often live in overcrowded conditions due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size. As shown in Figure D-22, all RHNA sites are located in areas with low incidence of overcrowding.

According to 2015-2019 ACS data, 514 owner-occupied (5.4 percent) and 716 renter-occupied households (7.6 percent) in La Puente had more than 1.0 occupants per room, compared to 1.8 percent for owners and 4.7 percent for renters, respectively in the county. One hundred seventy-nine owner-occupied households (1.9 percent) and 314 renter-occupied households (3.3 percent) had more than 1.5 occupants per room in La Puente, compared to 0.68 percent and 4.0 percent, respectively, in the county. Overcrowded households in the city within a regional context is shown on Figure D-23, which generally shows more overcrowding in the City of Los Angeles, and a wide range of conditions within the San Gabriel Valley. The city's efforts to increase capacity for residential development through the Downtown Business District Specific Plan amendment, as well as a new mixed use zoning overlay zone, provides for more opportunities for a range of housing types suitable for various income levels to be provided.

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Figure D-22. Concentration of Overcrowded Households - La Puente

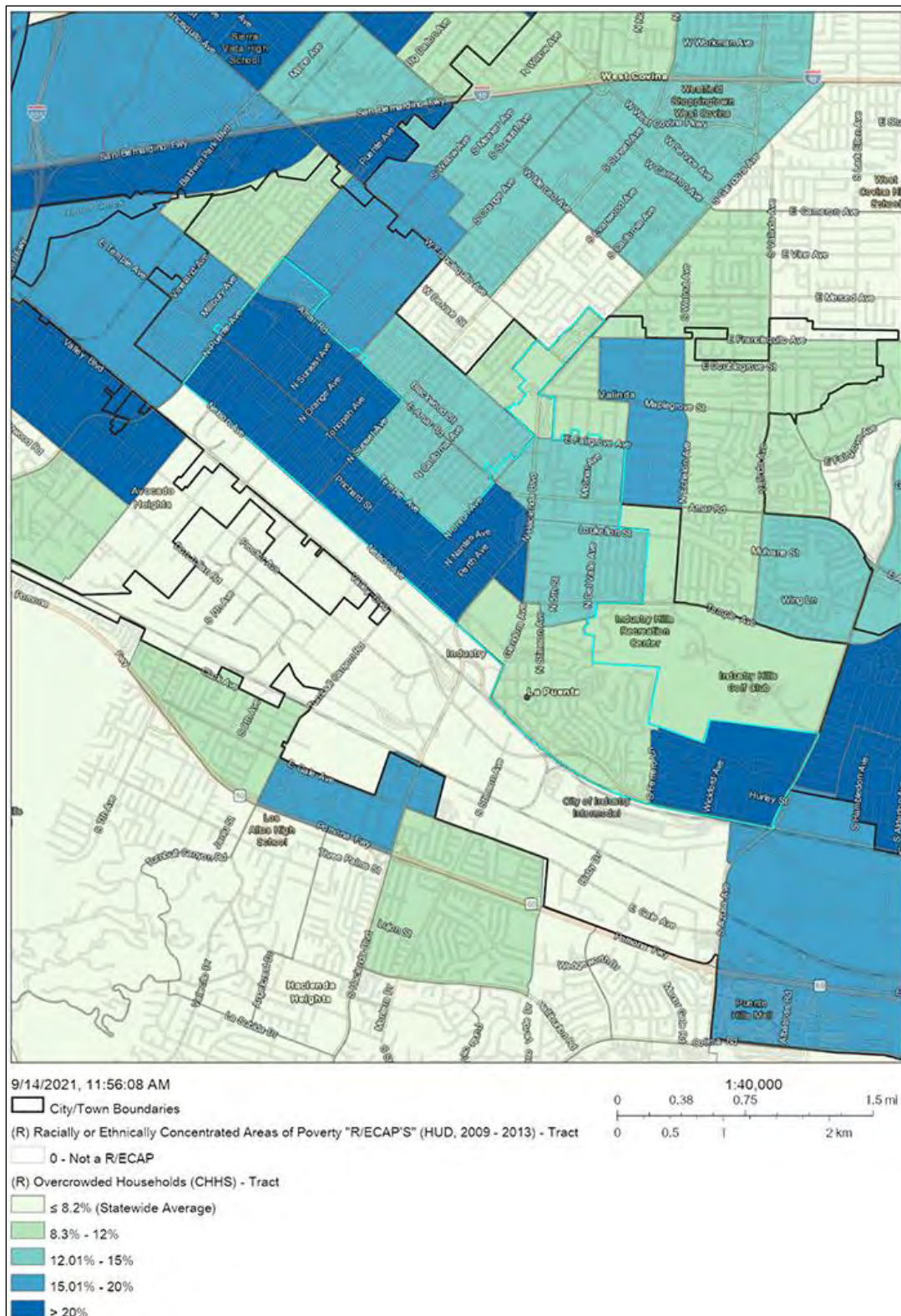
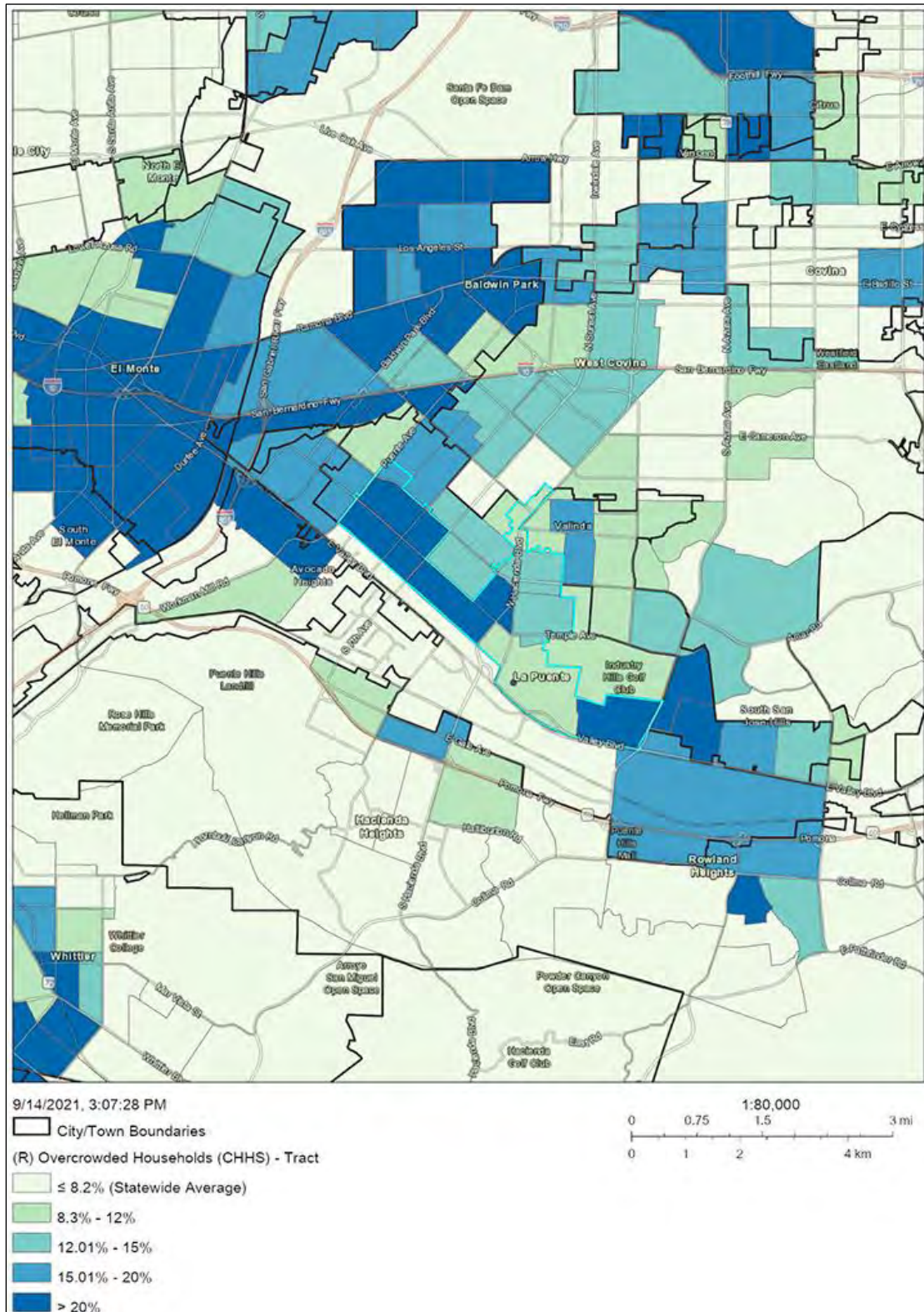


Figure D-23. Overcrowded Households - Regional





Substandard Housing

As La Puente is a mature community, the vast majority of its housing stock is 30 years of age or older. According to 2019 ACS data, approximately 81 percent of all the housing units in the city were built before 1980 (Table D-17). Comparably, the city's housing stock is significantly older than Los Angeles County's housing stock at 74.5 percent during the same time period. The advanced age of the majority of La Puente's housing stock indicates the significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. City staff estimates that approximately 30 percent of housing units may be in need of substantial repair due to deferred maintenance. Lack of telephone service and incomplete plumbing or kitchen facilities can also be used to measure substandard housing conditions. According to 2019 ACS data, La Puente has 14 units with no telephone service available, 56 units lacking adequate plumbing facilities, and 203 units with incomplete kitchen facilities.

Table D-17. Housing Units by Age - La Puente and Los Angeles County

Year Built	La Puente		Los Angeles County	
	Units	%	Units	%
2014 or later	42	0.45%	33,479	1.0%
2010 to 2013	28	0.29%	38,695	1.2%
2000 to 2009	214	2.3%	177,103	5.3%
1980 to 1999	1,499	15.9%	594,271	17.9%
1960 to 1979	2,155	22.9%	954,955	28.8%
1940 to 1959	5,226	55.5%	1,036,421	31.2%
1939 or earlier	251	2.7%	481,871	14.5%
Total units	9,415	100%	3,316,795	100%

Source: 2015-2019 American Communities Survey (ACS)

The HCD AFFH Data Viewer shows that the entire city falls within the category that indicates 20 to 40 percent of all households have any of the four severe housing problems monitored by CHAS (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 50 percent). To maintain adequate housing conditions, the city's Public Safety Department operates a proactive Code Enforcement Program (Housing Plan section, Program 2) aimed at eliminating blight and improving the quality of life in La Puente neighborhoods.

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Displacement Risk

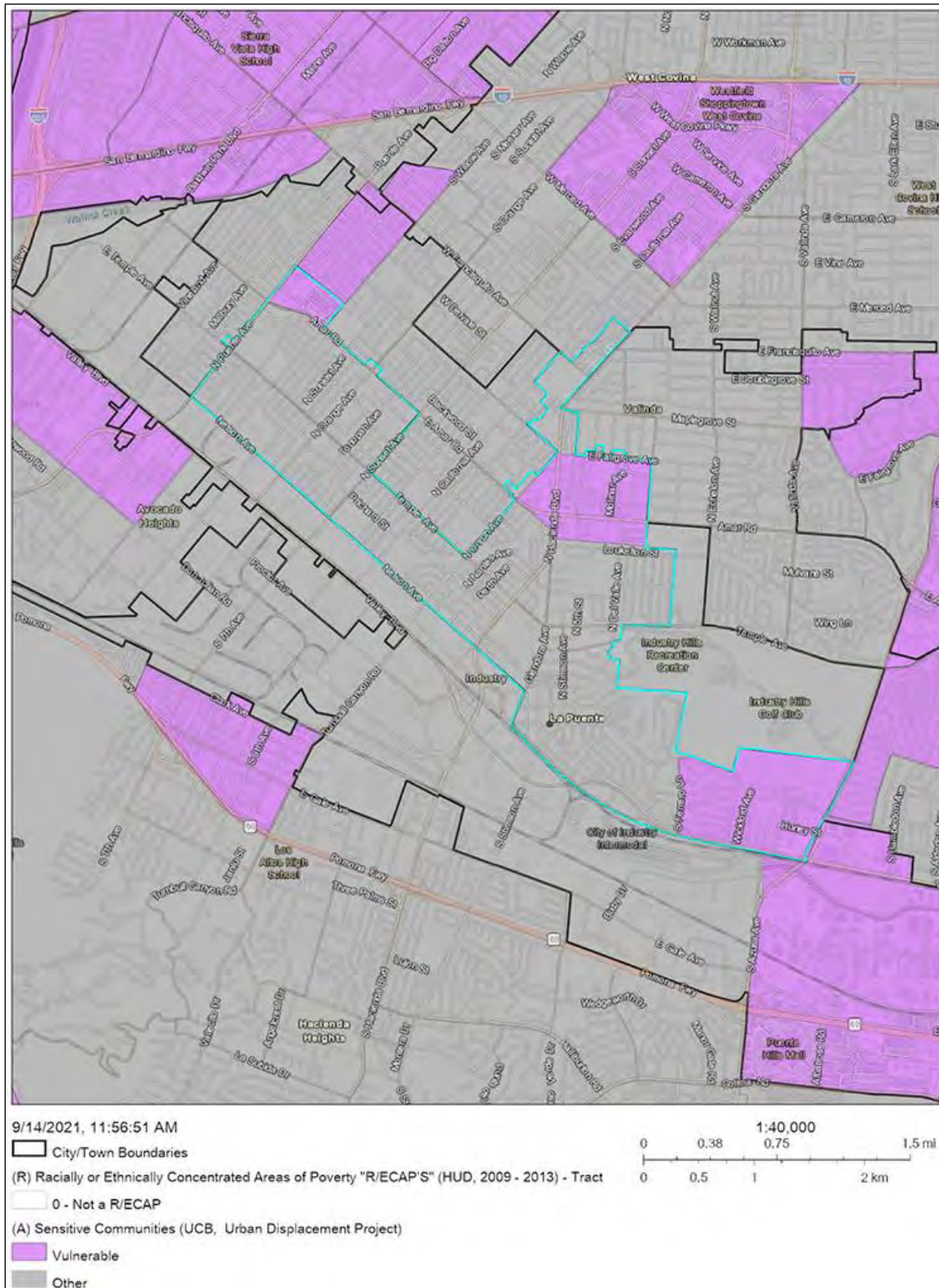
The HCD AFFH Data Viewer, citing the UC Berkley Urban Displacement Project, show three tracts within the city which contains “Sensitive Communities” that are identified as “Vulnerable” (Figure D-24). Communities were designated Sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.
- Vulnerability is defined as:
 - Share of very low income residents is above 20 percent, 2017 AND
 - The tract meets two of the following criteria:
 - Share of renters is above 40 percent;
 - Share of people of color is above 50 percent;
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median; and
 - Proximity of displacement pressures.

Additional local data that informs displacement risk and helps shape program development includes:

- State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The current at-risk analysis covers the period of 2021 through 2031. There are no at-risk units during this planning period and for the following ten years.
- Housing security can depend heavily on housing tenure. La Puente's housing stock consists of 9,415 total units, 5,345 of which are owner-occupied and 4,070 of which are renter-occupied. The share of renters in La Puente (43.2 percent) is lower than in the county (54.1 percent) overall. (2015-2019 ACS).
- In many places, housing tenure varies substantially based on the age of the householder. In La Puente, the age group where renters outnumber owners the most is 15-44 (by 59.9 percent). The age group where owners outnumber renters the most is 45-65+ (by 68.5 percent).
- The La Puente Local Profile, prepared by SCAG using 2012-2016 CHAS data, reports that 38.2 percent of La Puente's elderly households earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG region) and 60.9 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). Elderly households on fixed incomes may face a higher displacement risk as housing costs rise.

Figure D-24. Sensitive Communities



LOCAL DATA AND KNOWLEDGE

Over the past eight years, the City of La Puente experienced a significant increase in housing production to accommodate the community's need in providing diverse housing opportunities. Between 2013 and 2021, at least 151 housing units have been approved or constructed on underutilized sites, including:

- Arboleda Senior Apartments (74 multifamily residential units for seniors).
- Bradbury (45 single family residential units)
- 135-145 1st Street (22 multifamily residential units)
- 15921 Sierra Vista Court (5 single family residential units)
- 16015 Central Avenue (4 single family residential units)

According to the TCAC Opportunity Areas map, these developments are located in Low or Moderate Resource areas which has aided in increasing housing stock in areas most in need of community reinvestment. In addition, a total of 74 Accessory Dwelling Units were permitted with 44 constructed between 2013-2021.

The city contributes this rise in residential development primarily to La Puente's location in the greater San Gabriel Valley. While not as dense as other neighboring cities in the valley, La Puente benefits from having similar desirable amenities including proximity to the Los Angeles urban core, regional transportation network, and access to employment centers with jobs to accommodate La Puente residents. Moreover, the city maintains lower property values when compared to other nearby cities like Rosemead, Temple City, and West Covina which makes it attractive to homebuilders, especially those that construct affordable housing projects where lower land value increase the prospect of developing housing need to accommodate lower income families and seniors. According to current data from the Los Angeles County Office of the Assessor, land value for a typical residential zoned property in La Puente is approximately \$184,000, whereas values in other nearby cities are substantially higher.

Table D-18. Residential Land Values

City	Typical Land Value (Residential Zoned Property)
La Puente	\$184,000
Rosemead	\$511,000
Temple City	\$538,000
West Covina	\$330,000

Source: Los Angeles County Office of the Assessor, 2021

SUMMARY OF FAIR HOUSING ISSUES

Identification and Prioritization of Contributing Factors

Analysis of the fair housing issues also draws information from the 2018 Analysis of Impediments of Fair Housing Choice for the Community Development Commission and Housing Authority of the Los Angeles County (2018 AI). As one of 47 smaller cities participating in the Los Angeles Urban County designation for its CDBG program, the City of La Puente is within the geographic area



covered by this AI. The AI identifies impediments to fair housing choice, and presents the fair housing goals, issues, and proposed achievements for the Urban County. The impediments/contributing factors identified in the 2018 AI are in relation to the following fair housing issues: segregation, racially or ethnically concentrated areas of poverty (R/ECAPs), Disparities in Access to Opportunity, Disproportionate Housing Needs, and discrimination or violations of civil rights laws or regulations related to housing. To address the identified impediments/contributing factors, the AI identified numerous goals and actions, with associated timeframes for achievement.

The city also faces issues shared by other communities within the Urban County, as discussed in the 2018 AI. The following issues are those identified by the AI as “high priority” and relevant to LA Puente.

- Integration/Segregation: The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2015, with Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000. The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remain high, the priority of this contributing factor remains high as well. In La Puente, the entire city shows a sizable or predominant Hispanic/Latino majority population. Census tracts consisting of a high concentration of Hispanics/Latinos residents and LMI populations were found in the central portion and western extent of the city where sites for mixed-use development offering additional opportunities for lower income housing as well as jobs are feasible.
- Lack of Access to Opportunities: According to the HCD Data Viewer, half of the city is shown to consist of “low resource” tracts, with less than positive outcomes in Economics and Environmental experienced in a majority of the city. Specific to Environmental outcomes, access to a health environment is further diminished due to high levels of pollution burden. This is likely attributed to factors external to the city as there are several heavy industrial, manufacturing, and processing facilities located immediately south of La Puente. However, residential rehabilitation programs identified in the Housing Plan section can provide residents with improvements/repair loans and grants for components in older homes such as roofing, windows, HVAC systems, and interior/exterior paint that may be deleteriously impacted by pollution indicators like lead in homes and invasive particulates.

A lack of affordable housing options in higher opportunity areas located in the northern and central sections of the city, with access to jobs, higher quality education, and less environmental concerns, limit access to these areas for low income households. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for Hispanic/Latino and low-income households. The majority (80.5 percent) of RHNA sites identified are located in moderate resource areas. There are no high resource areas within the city.

- Housing Problems: Racial and ethnic minorities, people with disabilities, families with children, and other protected classes face housing problems at higher rates than the total population. Specifically, Hispanic/Latino households countywide face housing problems at a rate of 66.5 percent. In La Puente, 79 percent of the city’s extremely low-income

households have at least one of four housing problems. In addition, about 46 percent of owners and 62 percent of renters have one or more housing problems. The city had fairly consistent proportions of households with a housing problem compared to the county, where 40 percent of owner-occupied households and 62 percent of renter-occupied households experience a housing problem. In both the city and county, renter-occupied households tend to experience housing problems at a higher rate.

The city has identified the need for more affordable housing units to address overpayment, especially of rental units, and overcrowding of large families as the inadequate housing supply in La Puente has contributed to increasing rents and lack of affordable residential units in range of the community. As detailed in the Housing Plan section of the Housing Element, the city will continue to work with the Los Angeles County Development Authority (LACDA) who administers Section 8 Housing Choice Vouchers on behalf of the City of La Puente, offering tenant assistance for those qualifying low- to moderate-income residents. The Housing Plan also includes several programs with the goal of increasing residential capacity by continuing to keep application processing times expedient and development costs low, encourage the construction of a diverse housing stock with units of adequate size, and provide first-time homeowners with education and funding resources.

- Lack of Affordable Housing in a Range of Sizes: The 2018 AI found a high need to address housing problems for large families, to address severe cost burden for racial and ethnic minorities, and to provide housing for seniors and persons with disabilities. The AI states that “the need for additional housing options is striking compared to available units.” As households of four to seven or more people make up 54.2 percent of the total households in the city, availability of larger homes and additional units affordable to lower income resident is imperative to address issues of both overcrowding and cost burden (overpayment). La Puente seeks to pursue more diverse housing options in conjunction with employment opportunities by encouraging mixed-use development along high transit corridors to bring residents closer to job centers in the city. This has an anticipated effect of reducing travel times and minimizing job proximity challenges, allowing residents to work, live and reinvest in the community.
- Lack of Information on Affordable Housing: Public input brought to light the limitation of current outreach practices that do not provide sufficient reach for eligible households to access information regarding affordable housing opportunities in the Urban County, including Section 504 of the Rehabilitation Act and ADA laws. Limited access to information on affordable housing directly impacts access to housing options. Disparities in access to housing options relates directly to fair housing issues and is placed as a high priority. The city’s Housing Division provides some affordable housing and fair housing resources on its website (<https://lapuente.org/government/departments/development-services/housing-division>), but the information could be expanded and made more prominent, as discussed in the Program section.

Summary and Conclusions

The overall conclusion of the AFFH assessment is that there is a need for additional affordable housing particular for renters in census tract 407200, and actions to address economic inequality



especially census tracts 407101, 407200, 407501, 407601, 407602, and 407701. Regarding housing, the city's built-out nature means that it can only make incremental additions to the housing supply. Focused initiatives to increase housing capacity, including amending the Downtown Business District Specific Plan, establishing Mixed-Use overlay zones, and encouraging the construction of Accessory Dwelling Units, help to address the challenge, but the number of units ultimately added will likely be insufficient to affect the larger regional housing market. Programs to increase affordable housing supply and affordability include Programs 3a-c, 4, 5, and 6 to provide adequate sites including infill development and site recycling, to support efforts for the city to meet its fair share of the regional housing need. Program 7 addresses use of Housing Choice Vouchers to support low-income renters. Since housing voucher assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects, which could help the city meet affordability and accessibility goals. In addition, Program 8 addresses development assistance as a means to reduce overall development cost utilizing available federal and state funding, thereby facilitating construction of lower-income housing. The city will also provide regulatory incentives, such as implementing the density bonus program as addressed in Program 11. The identification of contribution factors and additional meaningful actions to address them are included in Table D-19 below.

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AFFH PROGRAMS AND ACTIONS

The city has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, as identified in the Los Angeles County AI Fair Housing Choice (AI) in March 2018. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the AI, and to additionally address other impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment provided above and resulting programs are identified in **Table D-19**. All of the factors are “high priority” contributing factors as they have direct and substantial impacts on fair housing.

Table D-19. Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue(s)	High Priority Contributing Factor(s)	Meaningful Action
Disproportionate Housing Need	- Lack of affordable housing in a range of sizes. - Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general - Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population - Enhance programs to help at-risk homeless population	- Provide financial and technical assistance for single-family residential additions to eliminate overcrowding conditions, especially in census tracts 407101, 407102, 4072, and 407701. - Amend Zoning Code to establish mixed-use overlays allowing densities at 20-40 du/ac in the western, central, eastern, and downtown sections of the city; as well as adopt ADU regulations consistent with state law requirements for citywide application - Establish provisions for Low Barrier Navigation Centers (LBNC) consistent with state law. - Enforce city codes to eliminate and prevent unsightly or hazardous conditions in residential areas, especially in census tracts adjacent to the City of Industry Corresponding Housing Programs: ➤ Programs 2, 3a-c, 4, 5, 6, 11, 12, and 13
Disparities in Access to Opportunity	- Lack of sufficient accessible housing in a range of unit sizes - Barriers to mobility - Increase independence for the elderly or families with disabilities	- Use residential rehabilitation programs for residential improvement loans and grants, as well as to provide barrier-free housing for handicapped or persons with disabilities, especially in census tract 407701 - Monitor and facilitate the preservation of at-risk affordable housing units - Continue to facilitate Reasonable Accommodation request to ensure equal housing opportunities, especially in census tract 407701 - Support new housing developments accessible to the elderly and disabled persons Corresponding Housing Programs: ➤ Programs 1, 9, 11, 12, and 13



Fair Housing Issue(s)	High Priority Contributing Factor(s)	Meaningful Action
• Displacement • Integration and Segregation • Outreach	• Lack of information on affordable housing, fair housing, and ADA laws	• Provide outreach material on fair housing laws and direct housing discrimination to the appropriate enforcement agencies • Support county housing agencies efforts to maintain, and possibly increase, housing vouchers to fund rental assistance for lower income households, especially in census tracts 406901, 407102, 407601, 407701, and 407702 • Continue to promote activities and programs with cooperation with other agencies and organizations to meet the needs of the homeless population Corresponding Housing Programs: ➤ Programs 7, 8 and 13

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Draft
Initial Study/Negative Declaration
La Puente 2021-2029 Housing Element



LEAD AGENCY:

City of La Puente
15900 Main Street
La Puente, CA 91744
Contact: Mr. Abraham Tellez, Senior Planner

PREPARED BY:

Morse Planning Group

November 5, 2021

This document has been produced for double-sided printing to conserve natural resources.



NEGATIVE DECLARATION

Title of Project:	La Puente 2021-2029 Housing Element
Project Location:	Located approximately Located 20 miles east of downtown Los Angeles in the San Gabriel Valley, the City encompasses 1,720 acres within its approximately 3.5 square-mile corporate limits. The La Puente 2021-2029 Housing Element applies to all properties within the municipal boundaries of the City of La Puente (City).
Project Proponent:	City of La Puente
Brief Description of Project:	The project is the adoption and implementation of the La Puente 2021-2029 Housing Element, which represents an update of the City's 2013-2021 Housing Element. The Housing Element is an integral component of the City's General Plan, as it addresses existing and future housing needs of all types for persons of all economic segments in the City and identifies the City's "fair share" of the Regional Housing Needs Assessment (RHNA). The Southern California Association of Governments (SCAG) assigned La Puente a housing allocation of 1,929 units for very low, low, moderate, and above moderate income levels for the 2021-2029 housing element period. The City of La Puente's long-term housing goal is to provide housing opportunities to meet the diverse needs of the community.
Project Impacts:	The Initial Study/Negative Declaration found that the project would have no or less than significant environmental impacts.
Mitigation Measures:	No mitigation measures are required.
Cortese List:	Not Applicable. The 2021-2029 Housing Element is a policy document, and as such is not related to a specific parcel.

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1.0 INTRODUCTION

The La Puente 2021-2029 Housing Element (herein referenced as the “project,” “proposed project,” “2021-2029 Housing Element,” or “Housing Element”) involves adoption and implementation of the element. Following a preliminary review of the proposed project, the City of La Puente has determined that the proposed project is subject to the guidelines and regulations of the *California Environmental Quality Act (CEQA)*. This Initial Study addresses the direct, indirect, and cumulative environmental effects of the project, as proposed.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

This environmental document has been prepared in conformance with *CEQA* (California *Public Resources Code* [PRC] Section 21000 et seq.); *CEQA Guidelines* (California *Code of Regulations* [CCR], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of La Puente.

In accordance with *CEQA Guidelines* Sections 15051 and 15367, the City of La Puente (City) is identified as the Lead Agency for the proposed project. Under *CEQA* (Public Resource Code Sections 21000-21177) and pursuant to *CEQA Guidelines* Section 15063, the City is required to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration. Such determination can be made only if “there is no substantial evidence in light of the whole record before the Lead Agency” that such impacts may occur (PRC Section 21080(c)).

The environmental documentation, which is ultimately selected by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions relevant to the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

The environmental documentation and supporting analysis are subject to a public review period. During this review, agency and public comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the project’s environmental review and include them with the Initial Study documentation for consideration by the City.



1.2 PURPOSE

The purposes of an Initial Study are to:

1. Identify environmental impacts;
2. Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a negative declaration;
3. Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared;
4. Facilitate environmental assessment early in the design of the project;
5. Document the factual basis of the finding in a negative declaration that a project would not have a significant environmental effect;
6. Eliminate needless EIRs;
7. Determine whether a previously prepared EIR could be used for the project; and
8. Assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

CEQA Guidelines Section 15063 identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

- A description of the project, including the location of the project
- Identification of the environmental setting
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries
- Discussion of ways to mitigate significant effects identified, if any
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study

1.3 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to *CEQA Guidelines* Sections 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of *CEQA*, the term “responsible agency” includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (Section 15381.)



“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include: The California Department of Fish and Wildlife, The State Lands Commission, The State Department of Parks and Recreation, and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386.)

As soon as the Lead Agency has determined that an Initial Study would be required for a project, the Lead Agency is directed to consult informally with all Responsible Agencies and Trustee Agencies that are responsible for resources affected by the project, in order to obtain the recommendations of those agencies as to whether an EIR or a Negative Declaration should be prepared for the project. Following receipt of any written comments from those agencies, the Lead Agency considers any recommendations of those agencies in the formulation of the preliminary findings. Following completion of this Initial Study, the Lead Agency initiates formal consultation with these Responsible and Trustee Agencies and other governmental agencies, as required under *CEQA* and its implementing guidelines.

For this project, the City of La Puente is the Lead Agency and has the sole responsibility of processing and approving the project. There are no Responsible or Trustee Agencies that have oversight, approval, or permit responsibility associated with the project, or require consultation with the City of La Puente. In addition, no other agency is required to approve the 2021-2029 Housing Element, but it will be reviewed by the California Department of Housing and Community Development for the purpose of determining whether it complies with the requirements of State Housing Element law.

1.4 CONSULTATION

The City complied with Tribal Cultural Resources consultation requirements under *CEQA* and AB 52 (Gatto, 2014), and *PRC* Section 21080.3.1. Formal notification was sent to nine tribes. The City received no requests for consultation.

1.5 INCORPORATION BY REFERENCE

Pertinent documents relating to this Initial Study have been cited in accordance with *CEQA Guidelines* Section 15150, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents are hereby incorporated by reference into this EIR. Information contained within these documents has been utilized for this Initial Study. These documents are available for review at the City of La Puente Development Services Department, located at 15900 Main Street, La Puente, California 91744, and online, if available, with the links provided below.

The City of La Puente General Plan. *The City of La Puente General Plan (General Plan)* was adopted on May 18, 2004 by Resolution No. 04-4384 and is a long-range planning document that guides decisions related to land use. The *General Plan* includes an Introduction Chapter and the following five elements: Community Development, Circulation and Infrastructure, Housing, Community Resources, and Community Safety.

<https://lapuente.org/wp-content/uploads/2019/09/2004GeneralPlan.pdf>



The City of La Puente General Plan and Zoning Code Update Environmental Impact Report. The Final Environmental Impact Report for The City of La Puente General Plan and Zoning Code Update (State Clearinghouse Number [SCH No.] 2004011001 evaluates the environmental effects associated with the adoption and implementation of the General Plan and Zoning Code Update initiated by the City of La Puente.

The Environmental Impact Report (EIR) reviewed the following topics: Land Use and Planning, Transportation/Traffic, Air Quality, Noise, Hazards and Hazardous Materials, Parks and Recreation, and Utilities and Services. All other topics were determined to have no impact or less than significant impacts in the Initial Study.

The EIR concluded the following significant, unavoidable impacts:

- Air Quality – PM₁₀
- Transportation/Traffic – Azusa Avenue

The EIR concluded the following less than significant impacts:

- Land Use
- Transportation/Traffic
- Noise
- Hazardous Materials
- Parks and Recreation
- Utilities and Services

The City Council certified *The City of La Puente General Plan and Zoning Code Update Environmental Impact Report* on May 18, 2004 by Resolution No. 04-4384, as well as adopted a Statement of Overriding Considerations for significant, unavoidable impacts, and adopted a Mitigation Monitoring and Reporting Program.

La Puente Municipal Code. The *La Puente Municipal Code (Municipal Code)*, codified through Ordinance 972, March 9, 2021, consists of codes and ordinances adopted by the City. These include standards intended to regulate land use, development, health and sanitation, water quality, public facilities, and public safety. The *Zoning Code* (Title 10 of the *Municipal Code*) was approved with Ordinance 935 and took effect on February 26, 2015. The *Zoning Code* identifies land uses permitted and prohibited according to the zoning category of particular parcels and establishes the development standards and regulations for each zone. The Building Regulations (Title 8 of the *Municipal Code*) specify rules and regulations for construction, alteration, and building for uses of human habitation and occupation.

[La Puente, CA Laws \(amlegal.com\)](http://amlegal.com)



La Puente Downtown Business District Specific Plan. The *La Puente Downtown Business District Specific Plan (DBD Specific Plan)* was adopted on June 28, 1994 by Ordinance No. 94-707, amended on June 13, 2000 by Ordinance No. 00-795, amended on February 12, 2002 by Ordinance No. 02-806, amended on October 11, 2005 by Ordinance 05-842, and amended on July 10, 2007 by Ordinance 07-864.

The *DBD Specific Plan* establishes guidelines for the intensification and redevelopment of the DBD area, and allows for flexibility to accommodate innovative applicant-developer approaches to respond to changing economic and market conditions. The DBD Specific Plan is intended to rejuvenate the vitality of the DBD by:

- Creating a foundation for a revitalized retail base
- Encouraging the creation of a job center
- Establishing diverse civic and community services
- Enhancing the visual appeal of the DBD
- Providing residential opportunities

The *DBD Specific Plan* area encompasses approximately 23.7 net acres, and identifies a combination of retail, mixed-use, office, light industrial, and residential uses, as well as a variety of community service and civic structures in the 14 sub areas. The *DBD Specific Plan* designates five separate and distinct districts in Section 4, Development Regulations: Mixed-Use District, Office District, Business Park District, Community Service District, and the Multi-Family Residential District. Design Guidelines are included in Section 5.

<https://lapuente.org/wp-content/uploads/2019/09/DowntownSpecificPlan.pdf>

A Program Environmental Impact Report was certified for the *DBD Specific Plan* on June 28, 1994 by Ordinance No. 94-707.



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2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The La Puente 2021-2029 Housing Element applies to all properties within the municipal boundaries of the City of La Puente (City), Los Angeles County, California. The City is located approximately 20 miles east of downtown Los Angeles in the San Gabriel Valley, and is bordered by the City of West Covina on the north, the unincorporated Los Angeles County community of Valinda on the north and east, and the City of Industry on the south and west. Regional access to the City is provided via Interstate 10 (I-10) and State Route 60 (SR-60).

2.2 ENVIRONMENTAL SETTING

2.2.1 EXISTING LAND USES

The project is the 2021-2029 Housing Element that will be applied Citywide. La Puente has been fully urbanized for many years, and development is characterized primarily as a residential community with a mix of housing types, commercial and industrial businesses located primarily along major highways and streets, and public institutional and open space uses.

2.2.2 SURROUNDING LAND USES

The approximately 3.5-square mile City is bordered by the City of West Covina on the north, the unincorporated Los Angeles County community of Valinda on the north and east, and the City of Industry on the south and west. The neighboring cities and communities are also fully urbanized with a mix of residential, commercial, industrial, public institutional, and open space uses.

2.3 GENERAL PLAN AND ZONING DESIGNATIONS

Not Applicable (Citywide).

2.4 PROJECT CHARACTERISTICS

2.4.1 DESCRIPTION OF PROJECT

The project is the adoption and implementation of the La Puente 2021-2029 Housing Element, which represents an update of the City's 2013-2021 Housing Element. The Housing Element is an integral component of the City's General Plan, as it addresses existing and future housing needs of all types for persons of all economic segment groups in the City. The Housing Element serves as a tool for decision-makers and the public in understanding and meeting housing needs in La Puente. While the law does not require local governments to actually construct housing to meet identified needs, it does require that the community address housing needs in its discretionary planning actions.



PURPOSE AND ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is one of the seven mandatory elements of the General Plan. Through policies, procedures, and incentives, it provides an action-plan for maintaining and expanding the housing supply in the City of La Puente.

The Housing Element is organized into the following sections and appendices:

Sections		Appendices	
1.	Introduction	A.	Review of Past Accomplishments
2.	Needs Assessment	B.	Public Participation
3.	Constraints	C.	Inventory of Housing Sites
4.	Housing Resources	D.	Affirmatively Furthering Fair Housing
5.	Housing Plan		

La Puente's Housing Element for the 6th cycle planning period of October 15, 2021 to October 15, 2029 describes policies and programs in Sections 2 through 5 that include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement and development of housing;
- Identification of adequate sites for housing; and
- Adequate provision for existing and projected needs of all economic segments of the community.

Appendices

Appendix A contains a review of the programs from the previous element and identifies the City's accomplishments as well as changes that are appropriate for the new planning period based on changed circumstances. Appendix B contains a list of organizations invited to participate in the 2021-2029 Housing Element. Appendix C contains a parcel-specific listing of potential sites for housing development. Appendix D contains an analysis of areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk.

HOUSING GOALS AND POLICIES

The 2021-2029 Housing Element goals and policies are listed below. Refer to the 2021-2029 Housing Element (separate document) for a full description of the programs associated with each goal.



Housing Conservation and Improvement

Goal 1 *Preserve and improve the conditions of the City's established housing stock.*

- Policy 1.1 Continue to offer rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of housing with substandard conditions.
- Policy 1.2 Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.
- Policy 1.3 Prevent the encroachment of incompatible commercial and industrial uses into residential neighborhoods.
- Policy 1.4 Facilitate the removal of housing units that pose serious health and safety hazards to residents and adjacent structures.
- Policy 1.5 Eliminate housing conditions that contribute to overcrowding.

Housing Availability and Production

Goal 2 *Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.*

- Policy 2.1 Utilize the Community Development Element, Zoning Ordinance, and other land use controls to provide housing sites that can facilitate and encourage the development of a variety of housing consistent with the City's identified local needs and its regional housing responsibilities.
- Policy 2.2 Establish incentives and regulatory concessions to promote the development of housing for very-low-, low- and moderate-income persons, and especially those with special needs.
- Policy 2.3 Encourage the infilling of vacant residential land and the recycling of underutilized residential land, particularly in Downtown.

Housing Affordability

Goal 3 *Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.*

- Policy 3.1 Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units and for the construction of new housing to very-low-, low-, and moderate-income households.
- Policy 3.2 Create collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households. Support the efforts of non-profit organizations and private developers to obtain State and/or Federal funds for the construction/preservation of affordable housing for low-income households.
- Policy 3.3 Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of very-low-, low-, and moderate-income housing.



Removing Governmental Constraints

Goal 4 *Alleviate any potential governmental constraints to housing production and affordability.*

- Policy 4.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental process procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on development of housing, particularly for lower- and moderate-income households and for persons with special needs.
- Policy 4.2 Streamline the City's development review process to minimize the indirect cost of time spent in this process, and where appropriate, reduce direct cost in fees of developing new affordable housing opportunities.
- Policy 4.3 Promote the development of Accessory Dwelling Units to provide needed housing and support Fair Housing goals.
- Policy 4.4 Address the housing needs of special populations and extremely-low-income households through emergency shelters, transitional housing, supportive housing, and single room occupancy units.

Affirmatively Furthering Fair Housing Opportunities

Goal 5 *Promote fair housing equal opportunities for all residents to reside in the housing of their choice.*

- Policy 5.1 Promote fair housing practices throughout the community.
- Policy 5.2 Prohibit practices that restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.
- Policy 5.3 Publicize fair housing programs and services offered to the community by the City and other agencies.

REGIONAL HOUSING NEEDS ASSESSMENT

California *Government Code* Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 sets forth the legal requirements for a housing element and encourages the provision of affordable and decent housing in suitable living environments for all communities to meet statewide goals. The 2021-2029 Housing Element is a statement by the City of La Puente of its current and future housing needs identified in a policy document that sets forth the City's goals, policies, and programs to address those identified needs.

Specifically, *Government Code* Section 65580 states the housing element shall consist of "...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." The housing element must also contain a housing plan with quantified objectives for the implementation of the goals and objectives described in the housing element. State law requires the housing element be updated every eight years or as otherwise required by State law.

Government Code Article 10.6, Section 65589 – 65589.8, Chapter 3 of Division 1 of Title 7 sets forth the legal requirements for a housing element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. This Initial Study evaluates the environmental effects of the adoption and implementation of the 2021-2029 La Puente Housing Element. The planning period is from October 15, 2021 through October 15, 2029.



Government Code Section 65583 requires that housing elements include the following components:

- A review of the previous element’s goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs;
- An analysis and program for preserving assisted housing developments;
- A Statement of community goals, quantified objectives, and policies relative to the preservation, improvement and development of housing;
- A program which sets forth an eight-year schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element.

Several factors influence the demand for housing in the City of La Puente. Four major “needs” categories considered in the Housing Element include:

- 1) housing needs resulting from overcrowding;
- 2) housing needs that result when households are paying more than they can afford for housing;
- 3) housing needs of "special needs groups" such as the elderly, large families, female heads of households, households with persons with disabilities (including persons with developmental disabilities), and the homeless; and
- 4) housing needs resulting from population growth in the City and surrounding region.

California housing element law requires that each city and county develop local housing programs designed to meet their “fair share” of housing needs for all income groups. The California Department of Housing and Community Development (HCD), Housing Policy Division develops the Regional Housing Needs Assessments (RHNA) for each region of the State, represented by councils of governments. The Southern California Association of Governments (SCAG) determines the housing allocation for each city and county within its six-county jurisdiction, which includes Los Angeles County. SCAG assigned La Puente a housing allocation of 1,929 units, as shown in Table 2-1, Regional Housing Needs Allocation 2021-2029. The RHNA covers the period of October 15, 2021 to October 15, 2029.

**TABLE 2-1
REGIONAL HOUSING NEEDS ALLOCATION 2021-2029**

Income Category	Number of Units
Very Low Income	544
Low Income	275
Moderate Income	275
Above Moderate Income	835
Total Units	1,929



Housing Resources

Housing Element Section 4, Housing Resources, provides details regarding 1) Availability of Sites for Housing, 2) Financial Resources, 3) Administrative Resources, and 4) Opportunities for Energy Conservation.

The Residential Sites Inventory summarizes the sites available in La Puente to accommodate the remaining RHNA through residential recycling primarily through infill developments on residentially zoned lots, on vacant land, and within the Downtown Business District. A parcel-specific list of potential sites for housing development is provided in Housing Element Appendix C.

Comparison of Sites Inventory and RHNA

As detailed in Housing Element Appendix C, identified properties have the combined capacity to accommodate at least 2,388 additional housing units on vacant and underutilized residential and mixed-use land (Table 2-2, Comparison of Site Inventory and 2021-2029 RHNA).

**TABLE 2-2
COMPARISON OF SITE INVENTORY AND 2021-2029 RHNA**

	Income Category			
	Lower	Moderate	Above Moderate	Total
SITE INVENTORY				
Vacant Land	0	3	16	19
Residential Recycling	96	0	130	226
Downtown Specific Plan	287	57	0	344
Mixed-Use Zoning Program Sites	642	212	673	1,527
Accessory Dwelling Units	185	6	81	272
<i>Site Inventory Total</i>	<i>1,210</i>	<i>278</i>	<i>900</i>	<i>2,388</i>
6TH CYCLE RHNA (2021-2029) ALLOCATION	819	275	835	1,929
Delta (Site Inventory Total Minus 6th Cycle RHNA)	391	3	65	459
Source: 2021-2029 Housing Element (November 2021)				
Notes 1. Lower RHNA = Very Low (544) + Low (275) 2. Assumes 34 ADUs permitted per year 3. Includes 20% buffer above RHNA				

These sites and the associated land use regulations can facilitate the production of 1,210 lower-income units, 278 moderate-income units, and 900 above-moderate-income units during the planning period, which exceeds the City's RHNA allocation for the 2021-2029 planning period. Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines would be extended onto the properties from



the adjoining public rights-of-way as development occurs. Any missing public improvement (e.g., curbs, gutters, sidewalks, etc.) along the property frontages would also be constructed at that time.

The 2021-2029 Housing Element identifies sites evaluated previously for potential environmental impacts in the *General Plan and Zoning Code Update EIR*. The 2021-2029 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the City's sixth cycle RHNA throughout La Puente. Some of these sites may differ from those identified in the *City of La Puente General Plan* and could require land use changes in the future that would allow for increased density or other provisions.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites including adoption of minimum density and development standards, and cities that fail to adopt a Housing Element that HCD finds to be in substantial compliance within 120 days of the statutory deadline for adoption, shall complete rezoning of sites no later than one year from the statutory deadline adoption of the Housing Element. The sites inventory (provided in 2021-2029 Housing Element Appendix C) yields housing units that provide more than 100 percent of the RHNA requirements, as demonstrated in Table 2-2. Furthermore, each future development proposal would be subject to environmental analysis, as applicable, pursuant to CEQA Guidelines Section 15168(c) and as required by State law, to evaluate potential impacts specific to that proposal.

Assumptions

This document is based on the following assumptions:

- 1) **General Plan Consistency.** The 2021-2029 Housing Element is consistent with the adopted *City of La Puente General Plan*. As the General Plan is updated in the future, the City will ensure that the updated General Plan is consistent with the policies contained in the Housing Element.
- 2) **Purpose of Housing Element Environmental Review.** This Initial Study is not intended to and does not address the particular impacts of future housing projects on any site identified in the 2021-2029 Housing Element. The Initial Study is limited to the review of potential environmental impacts resulting from the adoption and implementation of the 2021-2029 Housing Element and is not intended to analyze impacts of current or future specific development activities.
- 3) **Project-Specific Environmental Review.** In the City of La Puente, all housing development proposals are subject to a CEQA review process.

2.5 PERMITS AND APPROVALS

The City of La Puente (lead agency under *CEQA*) will use this Initial Study/Negative Declaration in making decisions with regard to the adoption and implementation of the La Puente 2021-2029 Housing Element.

- General Plan Amendment
- Negative Declaration



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3.0 INITIAL STUDY CHECKLIST

3.1 BACKGROUND

1.	Project Title: La Puente 2021-2029 Housing Element
2.	Lead Agency Name and Address: City of La Puente 15900 Main Street La Puente, CA 91744
3.	Contact Person and Phone Number: Mr. Abraham Tellez, Senior Planner P: 626.855.1513 E: atellez@lapuente.org
4.	Project Location: Located approximately 20 miles east of downtown Los Angeles in the San Gabriel Valley, the City encompasses 1,720 acres within its approximately 3.5 square-mile corporate limits. The La Puente 2021-2029 Housing Element applies to all properties within the municipal boundaries of the City of La Puente (City).
5.	Project Sponsor's Name and Address: City of La Puente 15900 Main Street La Puente, CA 91744
6.	General Plan Designation: Not Applicable (Citywide)
7.	Zoning: Not Applicable (Citywide)
8.	Description of the Project: Refer to <u>Section 2.4, Project Characteristics</u> .
9.	Surrounding Land Uses and Setting: Refer to <u>Section 2.2.2, Surrounding Land Uses</u> .
10.	Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). Refer to <u>Section 2.5, Permits and Approvals</u> .
11.	Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality The City has complied with Tribal Cultural Resources consultation requirements under CEQA and AB 52 (Gatto, 2014). Formal notification was sent to nine tribes. The City received no requests for consultation.



3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant Impact,” as indicated by the Initial Study Checklist questions in [Section 4.1](#) through [Section 4.20](#).

	Aesthetics		Land Use and Planning
	Agriculture and Forestry Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
	Cultural and Tribal Cultural Resources		Public Services
	Energy		Recreation
	Geology and Soils		Transportation
	Greenhouse Gas Emissions		Utilities and Service Systems
	Hazards and Hazardous Materials		Wildfire
	Hydrology and Water Quality		Mandatory Findings of Significance



4.0 ENVIRONMENTAL ANALYSIS

EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include those cited in Section 3.2.

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines* and used by the City of La Puente (City) in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less Than Significant Impact With Mitigation Incorporated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development will have impacts, which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures would be required, so that impacts may be avoided or reduced to a less than significant level.

ENVIRONMENTAL ANALYSIS

The following sections include a discussion of potential project impacts as identified in the Initial Study Checklist.

The 2021-2029 Housing Element is a policy document that would not change land use designations or in and of itself authorize any development within the City. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element.

Future development proposals would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes.



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4.1 AESTHETICS

Would the project, except as provided in Public Resources Code Section 21099:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Have a substantial adverse effect on a scenic vista?			✓	
B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
C. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
D. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	
Note: Certain projects within a transit priority area need not evaluate aesthetics (Public Resources Code Section 21099).				

A. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?

Less Than Significant Impact. The topography of La Puente is generally flat, except for the San Jose Hills area located on the east side of the City. All areas of La Puente, including the hillside areas, are already developed, primarily with housing.

The 2021-2029 Housing Element includes policies and programs that are applicable City-wide and are designed to facilitate the construction of housing units to meet the City's share of the regional housing need. The proposed project does not involve construction on any particular site in the City. Future development proposals would be subject to project-specific environmental impact and design review, and any potential impacts to scenic vistas would be identified and mitigated, as applicable, on a project-by-project basis. Adoption and implementation of the proposed project would not substantially alter the visual character of the City, nor would it have adverse impacts relative to the scenic vistas of the San Jose Hills. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY?

No Impact. No scenic vistas, trees, rock outcroppings, or state scenic highways occur within La Puente. The 2021-2029 Housing Element applies to the entire City, and only identifies sites where new housing may be developed consistent with adopted land use policy. The proposed project does not involve construction at any particular site in the City. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.



Mitigation Measures: No mitigation measures are required.

- C. IN NONURBANIZED AREAS, WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF PUBLIC VIEWS OF THE SITE AND ITS SURROUNDINGS? (PUBLIC VIEWS ARE THOSE THAT ARE EXPERIENCED FROM PUBLICLY ACCESSIBLE VANTAGE POINT). IN AN URBANIZED AREA, WOULD THE PROJECT CONFLICT WITH APPLICABLE ZONING AND OTHER REGULATIONS GOVERNING SCENIC QUALITY?**

Less Than Significant Impact. The City of La Puente is considered an urbanized area. The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. Therefore, it is not possible at this time to conduct an assessment of potential site-specific visual impacts relative to future development proposals. Instead, a case-by-case review of future development proposals would be carried out to ensure that existing views and aesthetic conditions are preserved, and that the future development proposals are consistent with all applicable General Plan goals and policies and zoning regulations relative to visual character and scenic quality. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

- D. WOULD THE PROJECT CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?**

Less Than Significant Impact. The 2021-2029 Housing Element is a policy-level document that does not address a new lighting sources, nor does it include any site-specific development proposals. As such, it is not possible at this time to conduct an assessment of potential site-specific light and glare impacts relative to future development proposals. Generally, potential glare and lighting glare impacts can be mitigated through use of non-reflective building materials and lighting that is shielded downward.

A case-by-case review of future development proposals would be carried out to ensure that light and glare impacts are addressed through minimization and/or mitigation, and that the future development proposals are consistent with all applicable General Plan goals and policies and zoning regulations relative to light and glare. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
C. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓
D. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

A. WOULD THE PROJECT CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE (FARMLAND), AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?

No Impact. The City contains no land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the California Important Farmland Finder (CIFF) and Los Angeles County Important Farmland Maps published by the State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. The CIFF designates the project site as Urban and Built-Up Land. This farmland category defines Urban and Built-Up Land as land developed at a density of at least 1 dwelling unit (du) per 1.5 acres, or approximately 6 structures to a 10-acre parcel. Land uses include but are not limited to residential, industrial, office/commercial, institutional, and public administration.

The 2021-2029 Housing Element is a policy document that does not involve any site-specific designs or proposals. Because no properties in La Puente are designated as prime farmland, unique farmland, or farmland of statewide importance, no impact would result from adoption or implementation of the 2021-2029 Housing Element in this regard.



Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?

No Impact. The City and surrounding area are developed and urbanized. No agricultural land exists or is zoned for agricultural use within the City, and no property within the City is under a Williamson contract. Adoption and implementation of the 2021-2029 Housing Element would not affect any land zoned for agricultural uses and would not conflict with a Williamson Act Contract. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR, OR CAUSE REZONING OF, FOREST LAND (AS DEFINED IN PUBLIC RESOURCES CODE SECTION 12220(G)), TIMBERLAND (AS DEFINED BY PUBLIC RESOURCES CODE SECTION 4526), OR TIMBERLAND ZONED TIMBERLAND PRODUCTION (AS DEFINED BY GOVERNMENT CODE SECTION 51104(G))?

No Impact. There is no zoning designation for forest land in the City of La Puente, and no areas within the City are classified as forest or timberland as defined by *Public Resources Code* Section 4526. Forestry operations do not occur within the City. Also, no property within the City supports trees capable of 10 percent native tree cover of any species, including hardwoods, under natural conditions, or that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Adoption and implementation of the 2021-2029 Housing Element would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

No Impact. Refer to Response 4.2.C.

Mitigation Measures: No mitigation measures are required.

E. WOULD THE PROJECT INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT, WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

No Impact. The City contains no forest land, nor is any property within the City zoned for agriculture. The adoption and implementation of the 2021-2029 Housing Element would not result in changes to the environment that would result in the conversion of farmland to a non-agricultural use or forest land to a non-forest use. Thus, there would be no potential for the conversion of these resources. No impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.



4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
C. Expose sensitive receptors to substantial pollutant concentrations?			✓	
D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

- A. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?**
- B. WOULD THE PROJECT RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE PROJECT REGION IS NON-ATTAINMENT UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?**

Less Than Significant Impact. The City of La Puente is located within the South Coast Air Basin (SCAB), which is a non-attainment area for Federal and State criteria air pollutants, including ozone, PM₁₀ and PM_{2.5}.

The 2021-2029 Housing Element is a policy document that establishes City direction for facilitating housing development pursuant to adopted land use plans. Future development proposals would be required to comply with the density and intensity standards set forth in the City's General Plan Land Use Element and current Zoning Ordinance.

Adoption and implementation of the 2021-2029 Housing Element would not directly result in the construction of new housing or pollutant emissions, but would facilitate housing construction consistent with adopted land use policy. Nevertheless, future development proposals facilitated by the 2021-2029 Housing Element programs have the potential to result in pollutant emissions. A case-by-case review of future development proposals would be necessary to ensure that potential pollutant emissions do not conflict with or obstruct implementation of the applicable air quality plan nor result in a cumulatively considerable net increase of any criteria pollutant.

In addition, the City would ensure each future development proposal is reviewed, if applicable, to ensure consistency with Federal, State, and local air quality standards; the applicable Air Quality Management Plan; and the General Plan goals, policies, and standards relative to air quality. Therefore, a case-by-case review of future development proposals would be necessary to ensure that air quality is protected and that potential impacts are consistent with all applicable General Plan goals and policies; standard Building Code requirements; State and



Federal regulations; and South Coast Air Quality Management District rules and programs. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures. No mitigation measures are required.

C. WOULD THE PROJECT EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?

Less Than Significant Impact. Land uses that are considered more sensitive to changes in air quality than others are referred to as sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods.

Adoption and implementation of the 2021-2029 Housing Element would not directly result in the exposure of persons to substantial pollutant concentrations. Future development proposals would be required to comply with the density and intensity standards set forth in the City's General Plan Land Use Element and current Zoning Ordinance. A case-by-case review of future development proposals would be necessary to ensure that potential emissions do not adversely affect sensitive receptors and to ensure consistency with all applicable General Plan goals and policies, standard Building Code requirements, and SCAQMD rules. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures. No mitigation measures are required.

D. WOULD THE PROJECT RESULT IN OTHER EMISSIONS (SUCH AS THOSE LEADING TO ODORS) ADVERSELY AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?

Less Than Significant Impact. Adoption and implementation of the 2021-2029 Housing Element would not directly result in the exposure of persons to other emissions or odors. Future development proposals would be required to comply with the density and intensity standards set forth in the City's General Plan Land Use Element and current Zoning Ordinance. A case-by-case review of future development proposals would be necessary to ensure that potential other emissions or odors do not adversely affect a substantial number of people and are consistent with all applicable General Plan goals and policies, standard Building Code requirements, and SCAQMD rules. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

A. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATIONS, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS, OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?

No Impact. The City of La Puente has been fully urbanized for many years. As such, the City does not contain habitat supportive of special status plant or wildlife species. Adoption and implementation of the 2021-2029 Housing Element would not result in a substantial adverse effect, either directly or through habitat modifications, on any sensitive species. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN LOCAL OR REGIONAL PLANS, POLICIES, REGULATIONS OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?

No Impact. The City of La Puente has been fully urbanized for many years, and as such, is void of riparian habitat or other sensitive natural communities. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.



Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH, VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?

No Impact. The City of La Puente has been fully urbanized for many years, and as such, is void of Federally protected wetlands. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?

No Impact. The City of La Puente has been fully urbanized for many years. Due to the lack of quality biological habitat and wildlife corridors within the City, adoption and implementation of the 2021-2029 Housing Element would not interfere with the movement of fish or wildlife or impact wildlife corridors. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

E. WOULD THE PROJECT CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE?

No Impact. The City of La Puente has no local policies or ordinances protecting biological resources. Nor has the City adopted a tree preservation ordinance. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

F. WOULD THE PROJECT CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?

No Impact. The City of La Puente is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.5 CULTURAL AND TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?			✓	
B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?			✓	
C. Disturb any human remains, including those interred outside of formal cemeteries?				✓
D. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k)?			✓	
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✓	

A. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN CEQA GUIDELINES SECTION 15064.5?

Less Than Significant Impact. Appendix A of the *City of La Puente General Plan and Zoning Code Update Final EIR* includes the Initial Study, which identified historical resources in the City. There is one building listed on the National Register of Historic Places – La Puente Valley Woman’s Club at 200 N. First Street. There are also a number of older buildings in the Downtown that reflect the character of an earlier time, but have not been designated as historic.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. Thus, it is not possible at this time to conduct an assessment of potential site-specific historical resource impacts relative to future development proposals. Instead, a case-by-case review of future development proposals would be carried out to ensure that historically significant buildings and resources are preserved, as applicable, and that the future development proposals are consistent with all applicable General Plan goals and policies and zoning regulations relative to historic resources. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



B. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO CEQA GUIDELINES SECTION 15064.5?

Less Than Significant Impact. Appendix A of the *City of La Puente General Plan and Zoning Code Update Final EIR* includes the Initial Study, which identified that the City is largely built out and does not contain any known archeological resources. The Initial Study also identified that the potential for uncovering archaeological resources within the City is considered remote, given that no such resources had been discovered during prior development activity. Nor was it anticipated that new development on previously developed sites would uncover or impact archaeological resources.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. A case-by-case review of future development proposals would be carried out to confirm the absence or presence of archaeological resources, as applicable, and that the future development proposals are consistent with all applicable General Plan goals and policies and zoning regulations relative to archaeological resources. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

C. WOULD THE PROJECT DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?

No Impact. No formal cemeteries exist within the City of La Puente. And to the level of past disturbance associated with development throughout the City, it is not anticipated that human remains exist within the City.

Human remains are defined as any physical remains of a human being. The term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of associated cultural resources (funerary objects) with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

The Native American Graves Protection and Repatriation Act (NAGPRA) provides guidance that agencies shall consult with organizations on whose aboriginal lands the remains and cultural items might be discovered, who are reasonably known to have a cultural relationship to the human remains and other cultural items.

In the event human remains are encountered during earth removal or disturbance activities associated with future development proposals, all activities would cease immediately and a qualified archaeologist and Native American monitor would be immediately contacted. California *Health and Safety Code* Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to *Public Resources Code* Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner would notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Compliance with the above protocols per *Health and Safety Code* and *Public Resources Code* ensures no impacts would occur.



Mitigation Measures: No mitigation measures are required.

- D. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A TRIBAL CULTURAL RESOURCE, DEFINED IN PUBLIC RESOURCES CODE SECTION 21074 AS EITHER A SITE, FEATURE, PLACE, CULTURAL LANDSCAPE THAT IS GEOGRAPHICALLY DEFINED IN TERMS OF THE SIZE AND SCOPE OF THE LANDSCAPE, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE, AND THAT IS:**
- 1. LISTED OR ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, OR IN THE LOCAL REGISTER OF HISTORICAL RESOURCES AS DEFINED IN PUBLIC RESOURCES CODE SECTION 5020.1(K)?**
 - 2. A RESOURCE DETERMINED BY THE LEAD AGENCY, IN ITS DISCRETION AND SUPPORTED BY SUBSTANTIAL EVIDENCE, TO BE SIGNIFICANT PURSUANT TO CRITERIA SET FORTH IN SUBDIVISION (C) OF PUBLIC RESOURCES CODE SECTION 5024.1? IN APPLYING THE CRITERIA SET FORTH IN SUBDIVISION (C) OF PUBLIC RESOURCES CODE SECTION 5024.1, THE LEAD AGENCY SHALL CONSIDER THE SIGNIFICANCE OF THE RESOURCE TO A CALIFORNIA NATIVE AMERICAN TRIBE.**

Less Than Significant Impact.

Tribal Consultation

Chapter 532, Statutes of 2014 (AB 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource."

Also per AB 52 (specifically *Public Resources Code* [PRC] Section 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.

The Native American Heritage Commission (NAHC) was contacted by the City in late May 2021 requesting a list of potential Native American contacts for consultation. The NAHC provided a Tribal Consultation List to the City on June 11, 2021. In addition, the City reviewed its list of tribes that had requested AB 52 notification.

The City sent letters via email for the purposes of SB 18¹ and AB 52 consultation to nine tribes listed below on June 16, 2021 and June 17, 2021:

1. Gabrieleño Band of Mission Indians – Kizh Nation - Andrew Salas, Chairperson
2. San Gabriel Band of Mission Indians – Anthony Morales, Chairperson

¹ SB 18 (Chapter 905, Statutes of 2004) (Public Resources Code Section 65352.3) requires cities and counties to contact and consult with California Native American tribes prior to amending or adopting any general plan or specific plan, or designating land as open space.



3. Gabrielino/Tongva Nation – Sandonne Goad, Chairperson
4. Gabrielino Tongva Indians of California Tribal Council – Robert Dorame, Chairperson
5. Gabrielino Tongva Indians of California Tribal Council – Christina Conley
6. Gabrielino-Tongva Tribe – Charles Alvarez
7. Santa Rosa Band of Cahuilla Indians – Lovina Redner, Tribal Chair
8. Soboba Band of Luiseno Indians – Isaiah Vivanco, Chairperson
9. Torres Martinez Desert Cahuilla Indians – Michael Mirelez, Cultural Resource Coordinator

The City's letter specifically noted that the Housing Element is required to be updated every eight years, and within Los Angeles County, jurisdictions are required to prepare, adopt, and receive certification from the California Department of Housing and Community Development (HCD) of their 6th cycle Housing Element by October 15, 2021. As such, the City respectfully requested that each tribe respond within 30 days for the both the SB 18 and AB 32 consultation.

At the conclusion of the 30-day period, the City received no requests for SB 18 or AB 52 consultation.

Impact Analysis

Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources.

Given the long-standing history of the multiple tribes in and around the City of La Puente, there is the potential that the construction of future development proposals would impact tribal cultural resources. Past construction and development practices in the City were not as sensitive to tribal cultural resources as current practices. Thus, ground-disturbing activities, such as grading or excavation, could disturb previously unidentified subsurface resources.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. A case-by-case review of future development proposals would be carried out to confirm the absence or presence of tribal cultural resources, as applicable, and that the future development proposals are consistent with all applicable General Plan goals and policies and zoning regulations relative to tribal cultural resources. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.6 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				✓
B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

A. WOULD THE PROJECT RESULT IN POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO WASTEFUL, INEFFICIENT, OR UNNECESSARY CONSUMPTION OF ENERGY RESOURCES, DURING PROJECT CONSTRUCTION OR OPERATION?

B. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT A STATE OR LOCAL PLAN FOR RENEWABLE ENERGY OR ENERGY EFFICIENCY?

No Impact. The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. Future development proposals would be required to comply with all applicable regulations and development standards, including but not limited to the most current adopted version of the *California Building Code* and *California Green Building Standards Code*, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts to energy resources, or conflict with or obstruct any plans addressing renewable energy or energy efficiency.

Mitigation Measures: No mitigation measures are required.



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4.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
2) Strong seismic ground shaking?			✓	
3) Seismic-related ground failure, including liquefaction?			✓	
4) Landslides?			✓	
B. Result in substantial soil erosion or the loss of topsoil?			✓	
C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓	
D. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

A. WOULD THE PROJECT DIRECTLY OR INDIRECTLY CAUSE POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY, OR DEATH INVOLVING:

1. RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.

No Impact. Southern California, including the City of La Puente, is subject to the effects of seismic activity due to the active faults that traverse the area. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years) and/or are in a State-designated Alquist-Priolo Earthquake Fault Zone. No Alquist-Priolo Earthquake Fault zones exist within the City of La Puente. Thus, adoption and implementation of the 2021-2029 Housing Element would not result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



2. STRONG SEISMIC GROUND SHAKING?

Less Than Significant Impact. The City of La Puente, similar to the rest of California, is located within a seismically active region as a result of being located near the active margin between the North American and Pacific tectonic plates. Several major faults within a 50-mile radius of La Puente are capable of producing substantial effects from ground shaking. These faults include the San Andreas, Whittier-Elsinore, Chino, Sierra Madre-Cucamonga, and San Fernando faults. A major earthquake produced along any of these faults has the potential to produce strong ground shaking in La Puente. Also, the Puente Hills fault system, discovered in 2003, is comprised of three sections that run under downtown Los Angeles, through La Puente, and into the Coyote Hills of northern Orange County. The Puente Hills Fault has been credited with causing the 1987 Whittier Narrows Earthquake. No active faults have been identified at the ground surface within the City; however, the City overlies the Puente Hills segment of the Elysian Park blind thrust fault.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. The *California Building Code* includes specific design measures, which are based on the determination of Site Classification and Seismic Design Categories specific to the project site. These design measures are intended to maximize structural stability in the event of an earthquake. Future development proposals would be required to comply with all applicable regulations and development standards, including but not limited to the most current adopted version of the *California Building Code*, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3. SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?

4. LANDSLIDES?

Less Than Significant Impact. Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure. In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

The geologic and topographic characteristics of an area often determine its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential slope failure and landslide events.

The City of La Puente has been fully urbanized for many years. The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. Future development proposals would be required to comply with all applicable regulations and development standards, including but not limited to the most current adopted version of the *California Building Code*, preparation of site-specific



geologic studies, project-specific conditions, and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts relative to liquefaction and landslide ground failures.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?

Less Than Significant Impact. The City of La Puente has been fully urbanized for many years. The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. Future development proposals involving demolition and/or construction activities would be subject to compliance with the *California Building Code*, as well as the requirements set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction activities. The NPDES Storm Water General Construction Permit requires preparation of a Storm Water Pollution Prevention Plan, which would identify specific erosion and sediment control Best Management Practices that would be implemented to protect storm and non-storm water runoff during construction and post-development activities, inclusive of low impact development (LID) design considerations and operational and maintenance requirements. Compliance with the *California Building Code* and NPDES would minimize effects from erosion and ensure consistency with the Los Angeles Regional Water Quality Control Board Water Quality Control Plan. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIALLY RESULT IN AN ON-SITE OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION OR COLLAPSE?

Less Than Significant Impact. Refer to Responses A.1.3 and A.1.4.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?

Less Than Significant Impact. Expansive soils can be a problem, as variation in moisture content will cause a volume change in the soil. Expansive soils heave when moisture is introduced and contract as they dry. During inclement weather and/or excessive landscape watering, moisture infiltrates the soil and causes the soil to heave (expansion). When drying occurs the soils will shrink (contraction). Repeated cycles of expansion and contraction of soils can cause pavement, concrete slabs on grade and foundations to crack. This movement can also result in misalignment of doors and windows.

The City of La Puente has been fully urbanized for many years. The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. Future development proposals would be required to comply with all applicable regulations and development standards, including but



not limited to the most current adopted version of the *California Building Code*, preparation of site-specific geologic studies, project-specific conditions, and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

E. WOULD THE PROJECT HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?

No Impact. All existing development within the City is connected to a sewer system for the disposal of wastewater. Future development proposals would be required to connect to a sewer system, as well as comply with all applicable regulations, development standards, project-specific conditions, and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

F. WOULD THE PROJECT DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?

No Impact. The City of La Puente has been fully urbanized for many years and does not contain any known paleontological resources or unique geologic features. The potential for uncovering paleontological resources or unique geologic features within the City is considered remote, given that no such resources have been discovered during prior development activity. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.8 GREENHOUSE GASES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
B. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

- A. **WOULD THE PROJECT GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?**
- B. **WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?**

Less Than Significant Impact. The 2021-2029 Housing Element establishes policy to facilitate the development of 1,929 housing units for the eight-year period, pursuant to the Regional Housing Needs Assessment (RHNA). The RHNA process allocates numerical housing goals to cities and counties in the Southern California Association of Governments (SCAG) region to accommodate anticipated regional population growth that is consistent under SB 375 with the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments* (also referred to as *Connect SoCal*), which was adopted on May 7, 2020.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. Future development proposals would be required to comply with all applicable regulations and development standards, including but not limited to the most current adopted version of the *California Building Code* and *California Green Building Standards Code*, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes.

In addition, the *City of La Puente General Plan* includes eight resource conservation (solid waste, air quality, and energy conservation) and water quality policies that support actions to reduce the use of resources and energy, and thus, the creation of greenhouse gas emissions. Future development proposals would be subject to these policies, as applicable.

Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts to greenhouse gas emissions or conflict with adopted plans, policies, and regulations that reduce greenhouse gas emissions.

Mitigation Measures: No mitigation measures are required.



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4.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

- A. **WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?**
- B. **WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?**
- C. **WOULD THE PROJECT EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?**
- D. **WOULD THE PROJECT BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?**

Less Than Significant Impact. The City of La Puente has been fully urbanized for many years. Businesses that use, transport, or dispose of hazardous materials are required to comply with Federal, State, and local hazardous materials regulations. Specifically, truck traffic, including trucks that transport chemicals, is restricted to designated routes per City of La Puente Ordinance 10.24.030.



No properties within the City are included on the Department of Toxic Substances Control Hazardous Waste and Substances List (Cortese List). However, the United States Environmental Protection Agency (USEPA) identified Puente Valley as one of eight operable units (OUs) for the San Gabriel Valley Superfund Site, which is also known as the San Gabriel Superfund Site Area 4. The Puente Valley OU includes most of the City of Industry, portions of the City of La Puente, and portions of unincorporated Los Angeles County. Groundwater and soil are contaminated with various volatile organic compounds (VOCs), primarily trichloroethene (TCE) and tetrachloroethene (PCE)), 1,4-dioxane, perchlorate, and hexavalent chromium. The USEPA identified remedies including extraction, containment, and treatment of contaminated groundwater in the shallow and intermediate zones at the mouth of Puente Valley. Additional remedies includes wells for monitoring groundwater in the shallow, intermediate, and deep zones at mid-valley and the mouth of the valley to ensure that the remedy meets performance criteria set in the Interim Record of Decision (IROD), issued in September 1996. the cleanup status is active.² Separately, there are a number of leaking underground storage tanks within the City that have the potential to negatively affect groundwater quality.

The *City of La Puente General Plan Safety Element* addresses the protection of residents and business employees from potential hazards with the following policies:

- Policy 2.1 Cooperate with Federal, State, and County agencies to reduce risks to residents associated with the use or transport of hazardous materials.
- Policy 2.2 Develop and maintain a coordinated emergency operations plan, and educate the community on emergency procedures to respond to natural and human activity hazards.
- Policy 2.3 Continue to educate the community regarding the safe use and disposal of household hazardous wastes.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. Future development proposals would be required to comply with all applicable policies, regulations, and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes.

Thus, adoption and implementation of the 2021-2029 Housing Element would not pose a significant hazard to the public or the environment, or involve the transportation, use, or storage of hazardous or potentially hazardous materials. As such, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

E. FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?

No Impact. The City of La Puente is not located within two miles of a public airport or public use airport, and thus would not experience safety hazards for people residing or working in the City. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

² Source: California Department of Toxic Substances Control, EnviroStor, Puente Valley (San Gabriel Valley Superfund Site) (60001338), https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001338, accessed August 20, 2021.



Mitigation Measures: No mitigation measures are required.

F. WOULD THE PROJECT IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

No Impact. The City adopted the *City of La Puente Emergency Operations Plan (EOP)* on August 8, 2017. The *EOP* describes a comprehensive emergency management system that provides for a planned response to disaster situations associated with natural disasters, technological incidents, and human-caused events. The *EOP* delineates operational concepts relating to various emergency situations, identifies components of the Emergency Management Organization, and describes the overall responsibilities for protecting life and property and assuring the overall well-being of the population. The *EOP* also details the coordination of response services and support within the City and the City's relationships, obligations and dependencies with other response organizations and governmental entities, to include mutual aid and specific statutory authorities, as well as State and Federal agencies and the private sector. All jurisdictions within California operate under the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). The City of La Puente, like all local government agencies, has the primary responsibility for emergency management activities within its jurisdiction.

Adoption and implementation of the 2021-2029 Housing Element would not impair the implementation of the *EOP* or interfere with emergency responses or evacuation plans. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.



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4.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
1) Result in a substantial erosion or siltation on- or off-site?			✓	
2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
3) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
4) Impede or redirect flood flows?			✓	
D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

A. WOULD THE PROJECT VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS OR OTHERWISE SUBSTANTIALLY DEGRADE SURFACE OR GROUND WATER QUALITY?

Less Than Significant Impact. Surface water and groundwater quality in the City of La Puente is similar to that which is characterized for other urbanized areas surrounding the City and within the County of Los Angeles. The City encourages development projects to be designed with pervious materials and landscaped areas to enhance on-site capture and absorption of stormflows. Also, through the implementation of National Pollution Discharge Elimination System (NPDES) program requirements, the City guards against high pollutant loads and erosive materials in surface runoff.

Future development proposals would be required to provide for the elimination/reduction of pollutant discharges, including capture and treatment of dry weather and first flush runoff in a manner consistent with Los Angeles Regional Water Quality Control Board (LARWQCB) requirements. All storm water discharges must comply with applicable provisions of Los Angeles County's NPDES permit. As a co-permittee, the City is responsible for implementation of the requirements of the NPDES permit issued to the County. Consistent with LARWQCB/NPDES and City requirements, appropriate Best Management Practices (BMPs) would be required throughout



construction processes of future development proposals, thereby controlling potential discharge of pollutants, preventing sewage spills, and avoiding discharge of sediments into streets, stormwater channels, or waterways. In addition, long-term water quality impacts associated with future development proposals would also be avoided through the implementation of structural, non-structural and treatment control BMPs and low impact development (LID) design considerations and operational and maintenance requirements that are identified in the Water Quality Management Plan (WQMP) prepared for each future development proposal to ensure that long-term water quality impacts are minimized. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT SUBSTANTIALLY DECREASE GROUNDWATER SUPPLIES OR INTERFERE SUBSTANTIALLY WITH GROUNDWATER RECHARGE SUCH THAT THE PROJECT MAY IMPEDED SUSTAINABLE GROUNDWATER MANAGEMENT OF THE BASIN?

Less Than Significant Impact. Domestic water service in the City is provided by three water agencies, including the San Gabriel Valley Water Company, and the La Puente Valley County Water District.

San Gabriel Valley Water Company

The San Gabriel Valley Water Company (SGVWC) is an investor-owned public utility water company subject to the regulatory jurisdiction of the California Public Utilities Commission (CPUC). SGVWC's current service area covers approximately 45 square miles including all or portions of the Cities of Arcadia, Baldwin Park, El Monte, Industry, Irwindale, La Puente, Montebello, Monterey Park, Pico Rivera, Rosemead, San Gabriel, Santa Fe Springs, South El Monte, West Covina, Whittier, and unincorporated areas of Los Angeles County including Hacienda Heights and South San Gabriel.

SGVWC serves a population of approximately 256,800 through a diverse mix of water supplies that provide a reliable and high quality source of drinking water for its customers. SGVWC utilizes locally-produced groundwater from 31 wells located in the Main San Gabriel Groundwater Basin and from four wells located in the Central Groundwater Basin. The company also has the ability to deliver imported water through a connection with the Metropolitan Water District of Southern California, as well as emergency interconnections with several surrounding water agencies to ensure the reliability of its water supply.

Suburban Water Systems

Suburban Water Systems, a part of SouthWest Water Company, is a retail water supplier providing high-quality water and reliable service in an approximately 42-square-mile service area that covers all or portions of Glendora, Covina, West Covina, La Puente, Hacienda Heights, City of Industry, Whittier, La Mirada, La Habra, La Puente and unincorporated portions of California's Los Angeles and Orange counties.

Suburban Water serves a population of approximately 300,000 through a water distribution system that includes 18 wells, 32 reservoirs, and more than 800 miles of pipeline. The network of facilities pumps and distributes approximately 56,000 acre-feet of water annually (an acre-foot of water is about 326,000 gallons, which meets the annual average indoor/outdoor water needs of 1-2 households).



Groundwater comes from Suburban-owned wells in the Main San Gabriel Basin and Central Basin. The well water is disinfected and treated prior to entering the distribution system. This water is supplemented with water purchased mainly from member agencies of the Metropolitan Water District of Southern California (MWD), Covina Irrigating Company, and California Domestic Water Company (Cal Domestic). Suburban Water is regulated by the California Public Utilities Commission.

La Puente Valley County Water District

The La Puente Valley County Water District (LPVCWD) has three active wells that produce water from the Main San Gabriel Basin to meet the needs of the District's customers. The LPVCWD water system serves a population of approximately 95,000. The annual water demand of the system is approximately 1,600 acre-feet or 521 million gallons. The annual per capita consumption is approximately 55,000 gallons, which equates to approximately 150 gallons a day per capita.

Impact Analysis

The City has been fully urbanized for many years with established hydrology and water quality systems. The 2021-2029 Housing Element is a policy document and thus, would not decrease groundwater supplies or interfere with groundwater recharge. Future development proposals would be reviewed by the City to determine if there is any change to existing runoff conditions or potential increases in the amount of impervious surfaces. In addition, future development proposals would be required to comply with all applicable policies, regulations, and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

- C. WOULD THE PROJECT SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF STREAM OR RIVER, IN A MANNER WHICH WOULD:**
- 1. RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?**
 - 2. SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN A MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF-SITE?**
 - 3. CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?**

Less Than Significant Impact. The 2021-2029 Housing Element is a policy document, and as such, does not propose to alter the existing drainage pattern of any site in the City, nor does it propose to alter any streams or rivers resulting in substantial erosion, surface runoff resulting in flooding, or runoff existing the system's capacity. Any future development proposals would occur on urban land consistent with adopted land use policy, which provides for protection of existing drainage courses. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4. IMPEDE OR REDIRECT FLOOD FLOWS?

Less Than Significant Impact. Infrastructure exists with the City, and thus, storm water runoff associated with future development proposals would continue to be conveyed and discharged into the local stormwater system. Additionally, construction of future development proposals would be restricted within the individual site boundary. As such, implementation of the proposed project would not lead to on-site or off-site siltation or erosion impeding or redirecting flood flow. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT IN FLOOD HAZARD, TSUNAMI, OR SEICHE ZONES, RISK RELEASE OF POLLUTANTS DUE TO PROJECT INUNDATION?

No Impact. No portion of the City of La Puente is located within a 100-year floodplain as delineated on Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA), and implementation of the proposed project would not result in the placement of housing within a flood hazard area. Also, the City of La Puente is not located near any body of water or water storage facility that would be considered susceptible to seiche. Nor is the City of La Puente Park located proximate to the Pacific Ocean and as such, is not subject to tsunami hazards. The City is relatively flat and fully urbanized, and thus, is not susceptible to mudflows. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

E. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF A WATER QUALITY CONTROL PLAN OR SUSTAINABLE GROUNDWATER MANAGEMENT PLAN?

Less Than Significant Impact. The *Water Quality Control Plan Los Angeles Region, Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan)* is the water quality control plan for the greater Los Angeles Basin, including the City of La Puente. The *Basin Plan* designates beneficial uses, establishes water quality objectives, and contains implementation programs and policies to achieve those objectives for all waters addressed through the Basin Plan.

In 2014, the Governor signed the Sustainable Groundwater Management Act (SGMA) into law, which requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. SGMA empowers local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably and requires those GSAs to adopt Groundwater Sustainability Plans (GSPs) for crucial groundwater basins in California.

Since 1924, the La Puente Valley County Water District, which supplies water to the City of La Puente, has relied on its well field located on Puente Avenue in the City of Baldwin Park as its primary source of water. The wells located at this site pump water out of the Main San Gabriel Groundwater Basin. Pursuant to the SGMA, the Main Basin was named as an adjudicated groundwater basin and thus, the La Puente Valley County Water District is exempt from the requirements of developing a GSP.



The proposed project would not conflict with or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



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4.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Physically divide an established community?				✓
B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

A. WOULD THE PROJECT PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?

No Impact. The 2021-2029 Housing Element sets forth policies to encourage housing development consistent with adopted land use policy. As such, adoption and implementation of the 2021-2029 Housing Element would not provide for new land use uses that would divide or disrupt neighborhoods in La Puente. Therefore, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT CAUSE A SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO A CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?

Less Than Significant Impact. The City of La Puente has been fully urbanized for many years with established development throughout the City.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. Future development proposals would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in the regard.

Mitigation Measures: No mitigation measures are required.



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4.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

A. WOULD THE PROJECT RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?

No Impact. Appendix A of the *City of La Puente General Plan and Zoning Code Update Final EIR* includes the Initial Study, which concluded there are no mineral resources in the City. As such, there are no known State or locally designated mineral resources or locally important mineral resource recovery sites in the City. Thus, adoption and implementation of the 2021-2029 Housing Element project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?

No Impact. Appendix A of the *City of La Puente General Plan and Zoning Code Update Final EIR* includes the Initial Study, which concluded there are no mineral resources in the City. As such, there would be no loss of known State or locally designated mineral resources or locally important mineral resource recovery sites in the City. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



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4.13 NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
B. Generation of excessive groundborne vibration or groundborne noise levels?			✓	
C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

A. WOULD THE PROJECT RESULT IN GENERATION OF A SUBSTANTIAL TEMPORARY OR PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE VICINITY OF THE PROJECT IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?

B. WOULD THE PROJECT RESULT IN GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?

Less Than Significant Impact. While adoption of the 2021-2029 Housing Element would not directly result in the construction of housing, implementation of Housing Element policy would facilitate the construction of future development proposals consistent with adopted land use policy. Typically, residential uses do not generate high noise levels. However, individual residential development projects may result in the exposure of persons to noise levels in excess of standards established in the General Plan or Noise Ordinance. Without identifying the location of future development proposals, it is not possible to determine if they would be placed near land uses that would generate noise levels or groundborne vibrations that would exceed acceptable standards.

Future development proposals would be required to comply with all applicable policies, regulations, and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



- C. FOR A PROJECT LOCATED WITHIN THE VICINITY OF A PRIVATE AIRSTRIP OR AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?

No Impact. The City of La Puente is not located within an airport land use plan or within two miles of a public airport or public use airport. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			✓	

A. WOULD THE PROJECT INDUCE SUBSTANTIAL UNPLANNED POPULATION GROWTH IN AN AREA, EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?

Less Than Significant Impact. The City of La Puente has been fully urbanized for many years with established development throughout the City.

The Southern California Association of Governments (SCAG) is the responsible agency for developing and adopting regional housing and population forecasts for local Los Angeles County governments, among other counties, and provides population projection estimates in five-year increments up to 2040. On September 3, 2020, SCAG's Regional Council unanimously voted to approve and fully adopt *Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy)*, and the *Addendum to the Connect SoCal Program Environmental Impact Report*. SCAG's Regional Housing Needs Assessment (RHNA) for the 2021-2029 housing element period is 1,929 housing units.

As of 2019, the City of La Puente included a population of 40,000 and 9,451 households. *Connect SoCal* projects a 2040 population of 50,200 and 12,400 households for the City of La Puente. Refer to [Table 4.14-1, 2019 and 2040 Population and Household Projections](#).

**TABLE 4.14-1
2019 AND 2040 POPULATION AND HOUSEHOLD PROJECTIONS**

	2019	2040	Change 2019 - 2040
Population	40,000	50,200	10,200
Households	9,451	12,400	2,949
Sources: Draft 2021-2029 Housing Element (November 2021) Southern California Association of Governments, <i>Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy)</i> Regional Growth Forecast (2016, 2020)			



The level of development projected in the 2021-2029 Housing Element is 1,929 housing units during the eight-year period, which represents 65.4 percent of the household growth for 2040. Thus, proposed project would not cause SCAG's 2040 population or households forecast for the City to be exceeded, and as such, is consistent with the Regional Growth Forecast and Regional Housing Needs Assessment.

In conclusion, adoption and implementation of the 2021-2029 Housing Element would not induce substantial unplanned population growth within the City either directly or indirectly. Thus, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF EXISTING PEOPLE OR HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?

Less Than Significant Impact. The 2021-2029 Housing Element sets forth policies and programs that encourage and facilitate housing production, as well as aim to preserve and enhance the existing housing stock. While no new development would be authorized by the adoption of the 2021-2029 Housing Element, the future development of vacant properties or underutilized properties with existing homes could result in the displacement of existing housing or people necessitating the construction of replacement housing elsewhere.

Displacement would be evaluated, if needed, as part of a future proposal's development review and environmental impact processes, along with project-specific conditions and mitigation measures to reduce impacts relative to the displacement of people or residential structures. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

A. WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES:

1. FIRE PROTECTION?

2. POLICE PROTECTION?

Less Than Significant Impact. The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. As such new housing units associated with future development proposals could require additional fire and sheriff services.

Fire protection in the City of La Puente is provided by the Los Angeles County Fire Department (LACoFD). The LACoFD operates one fire station within the City of La Puente. Fire Station 26, located at 15336 Elliot Avenue, is staffed with a 4-person engine company that includes one captain, one fire fighter specialist, one fire fighter/paramedic, and one fire fighter and a 2-person paramedic squad staffed with two fire fighter/paramedics. In addition to the firefighting assets assigned to provide fire protection service to the City of La Puente, the LACoFD also provides service on a regional basis without regard to jurisdictional boundaries wherein the closest available resources are dispatched to an incident, regardless of the incident location. Back-up responses to incidents within the City of La Puente would be provided by the closest LACoFD resources to the incident location.



Since 1956, the City of La Puente has contracted for policing services with the Los Angeles County Sheriff's Department, which include patrol deployments, station detectives, narcotic detectives, special assignment team, traffic enforcement, motor deputies, gang enforcement, neighborhood and business watch programs, and special event deployment. The Los Angeles County Sheriff Department (LASD) Industry Station provides law enforcement services, and serves the City of Industry, City of La Puente, City of La Habra Heights, Valinda, East and West Valinda, Bassett/North Whittier, and Hacienda Heights. The area encompasses approximately 65 square miles and a population of more than 243,000.

Future development proposals would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. In addition, as part of its annual budget process and periodic review of its contracts with the LACoFD and LASD, the City evaluates fire and police protection service levels, and adjusts budgets accordingly to meet identified demand and service goals. This process would continue through the course of the 2021-2029 Housing Element period. With continued application of these programs, the City would be able to address anticipated increased service demands. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3. SCHOOLS?

Less Than Significant Impact. The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development.

The Hacienda La Puente School District (District) offers kindergarten through 12th grade enrollment for more than 22,000 students that reside within the District's boundaries, which includes the City of Industry, City of La Puente, and the unincorporated Los Angeles County areas of Hacienda Heights and Valinda. The District has 17 K-5 elementary schools, six K-8 schools, four middle schools, four comprehensive high schools, one alternative high school, an orthopedic unit for the physically handicapped, and an extensive child development and adult education program.

New residents in the future housing developments could place an increased demand on school facilities within the District. As allowed by State law, the District collects fees for new residential construction to help offset the costs of providing additional education facilities and services. Such fees would be paid by developers at the time individual building permits are issued. Pursuant to SB 50, payment of fees to the School Districts is considered full mitigation for project impacts, including impacts related to the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for schools. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4. PARKS?

Less Than Significant Impact. La Puente has been fully urbanized for many years with established development, including parks facilities, throughout the City.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. New residents in the future housing developments could place an increased demand on City park facilities. Future development would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact process. Potential impacts to recreation facilities associated with future development proposals would be mitigated on a project-by-project basis, as applicable, per Municipal Code requirements. Thus, adoption and implementation of the 2021-2029 Housing Element project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

5. OTHER PUBLIC FACILITIES?

Less Than Significant Impact. The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. As such, the future development could necessitate public agency oversight, including but not limited to actions by the City of Puente Development Services Department – Planning, Building and Safety, and Public Works-Engineering Divisions; Los Angeles County Public Works Department; Los Angeles County Sheriff’s Department; and the Los Angeles County Fire Department. These actions typically fall within routine tasks of these agencies. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



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4.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

A. WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?

Less Than Significant Impact. La Puente has been fully urbanized for many years with established development, including recreation facilities, throughout the City.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. New residents in the future housing developments could place an increased demand on City park facilities. Future development would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact process. Potential impacts to recreation facilities associated with future development proposals would be mitigated on a project-by-project basis, as applicable, per Municipal Code requirements. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

B. DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?

No Impact. The proposed project is the adoption and implementation of the 2021-2029 Housing Element, and as such does not include plans for or construction of any recreational facilities. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.



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4.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	
B. Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?			✓	
C. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
D. Result in inadequate emergency access?			✓	

A. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, ORDINANCE OR POLICY ADDRESSING THE CIRCULATION, INCLUDING TRANSIT, ROADWAY, BICYCLE, AND PEDESTRIAN FACILITIES?

Less Than Significant Impact. The City of La Puente has been fully urbanized for many years with established development, roads, and transportation systems.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. While the City is required by State law to facilitate development consistent with its allocated share of regional housing needs, no new development would be approved and no substantial changes to development patterns or transportation systems would result from adoption of the 2021-2029 Housing Element. All future development would be evaluated, if applicable, for potential conflicts with relevant circulation plans, ordinances, or policies relative to transit, bicycle, pedestrian, and roadway facilities. Thus, it is not anticipated that adoption and implementation of the 2021-2029 Housing Element would significantly impact the effectiveness or performance of existing pedestrian, bicycle, or multi-purpose trail facilities, nor would it limit the accessibility for pedestrians or future cyclists, or their ability to utilize existing facilities.

In addition, there is the potential for future development proposals at specific locations throughout La Puente to contribute to congestion on roadways and at intersections. The City may also require specific roadway or signal improvements to address impacts directly attributable to a specific development proposal. These practices would continue as a means of addressing potential traffic concerns associated with individual projects. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



B. WOULD THE PROJECT CONFLICT OR BE INCONSISTENT WITH CEQA GUIDELINES SECTION 15064.3 SUBDIVISION (B)?

Less Than Significant Impact. *Public Resources Code* Section 21099 defines Transit Priority Areas (TPAs) as an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program. *Public Resources Code* Section 21155(b) defines High Quality Transit Areas (HQTAs) as areas within one-half mile of a fixed guideway transit stop or a bus transit corridor where buses pick up passengers at a frequency of every 15 minutes or less during peak commuting hours.

The City of La Puente has been fully urbanized for many years with established development, roads, and transportation systems. Temple Avenue is currently identified as a TPA/HQTA within the City of La Puente that extends west to Interstate 605 and east to State Route 57. SCAG does not identify any future TPAs or HQTAs in La Puente in 2045.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. There is the potential that future development proposals would be sited within ½-mile of Temple Avenue with access to existing bus transit, and thus, would have the potential to reduce vehicle miles travelled (VMT).

Future development proposals would calculate the quantity of vehicle miles travelled associated with the development. The San Gabriel Valley Council of Governments (SCVCOG) developed a vehicle miles travelled evaluation tool with assistance from Fehr & Peers to provide screening and evaluation guidance related to implementation of SB 743. The work effort including analyzing existing traffic conditions in the region to develop a baseline standard that determines significance CEQA thresholds for future land use and transportation projects. Member agencies have adopted these criteria in compliance with SB 743. In addition, a web-based tool was developed to allow city staff and developers to determine if a proposed project would require a full VMT analysis based on each city's adopted CEQA criteria.

All future development proposals would be evaluated, if applicable, for VMT impacts and any development-related mitigation measures. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT SUBSTANTIALLY INCREASE HAZARDS DUE TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?

Less Than Significant Impact. The City of La Puente has been fully urbanized for many years with established development, roads, and transportation systems.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be evaluated to determine the appropriate land use permit for authorizing its use and the conditions for their



establishment and operation. At a minimum, compliance with relevant Municipal Code standards would be required.

In addition, future development proposals would be subject to review and approval by the City of La Puente Community Development and Public Works Departments. Access to a future development proposal site would be required to comply with all City design standards, which preclude the potential for dangerous conditions.

Also, future development proposals would be evaluated to ensure that adequate access and circulation to and within the future development site is provided. Access to the site must comply with all City design standards and would be reviewed by the City of La Puente and the Los Angeles County Fire Department to ensure that inadequate design features or incompatible uses do not occur and that they are designed to meet adopted standards. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT RESULT IN INADEQUATE EMERGENCY ACCESS?

Less Than Significant Impact. The City of La Puente has been fully urbanized for many years with established development, roads, and transportation systems.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. The City of La Puente and the Los Angeles County Fire Department (LACoFD) would review the future development proposals in order to ensure that they are designed to meet adopted standards and provide adequate emergency access. In addition, roadways and driveways associated with future development proposals would be required to meet LACoFD emergency access standards, as well as comply with requirements from LACoFD and Los Angeles County Sheriff Department (LASD) on a project-by-project basis. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



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4.18 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			✓	
C. Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
D. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

A. WOULD THE PROJECT REQUIRE OR RESULT IN THE RELOCATION OR CONSTRUCTION OF NEW OR EXPANDED WATER, WASTEWATER TREATMENT OR STORM WATER DRAINAGE, ELECTRIC POWER, NATURAL GAS, OR TELECOMMUNICATIONS FACILITIES, THE CONSTRUCTION OR RELOCATION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?

Less Than Significant Impact. Existing water, sanitary sewer (wastewater, sewer), storm drain, electrical, natural gas, and telecommunication facilities exist in the City of La Puente.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be required to install or relocate, as applicable, on-site and off-site water, wastewater, storm drain, street, electricity, natural gas, and telecommunications infrastructure to serve the development. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



B. WOULD THE PROJECT HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT AND REASONABLY FORESEEABLE FUTURE DEVELOPMENT DURING NORMAL, DRY, AND MULTIPLE DRY YEARS?

Less Than Significant Impact.

Main San Gabriel Basin Watermaster

The Main San Gabriel Basin Watermaster (Watermaster) is the agency charged with administering adjudicated water rights and managing groundwater resources within the watershed and groundwater basin known as the Main San Gabriel Basin in Los Angeles County, California.

Watermaster Responsibilities

Watermaster's primary responsibilities include the following:

- Manage and control the withdrawal and replenishment of water supplies in the Basin.
- Determine annually the Operating Safe Yield (the amount of groundwater that can safely be extracted) for the succeeding fiscal year, and notify the pumpers of their shares thereof.
- Acquire and spread replacement water as needed.
- Coordinate local involvement in efforts to preserve and restore the quality of groundwater in the Basin.
- Assist and encourage regulatory agencies to enforce water quality regulations affecting the Basin.
- Collect production, water quality, and other relevant data from producers.
- Prepare an annual report of Watermaster activities, including financial activities, and summary reports of pumping and diversion.

Watermaster Rules and Regulations

Watermaster operates under a formal set of Rules and Regulations, which spell out the procedures by which Watermaster-controlled actions are to be carried out. Under the Rules and Regulations, water producers in the Basin must obtain Watermaster approval for activities such as:

- Constructing or modifying a well.
- Constructing a groundwater treatment plant.
- Increasing groundwater extraction.
- Spreading water in the Basin.
- Spreading and storing supplemental water under a cyclic storage agreement.

In order to fund its operation, Watermaster is authorized to levy and collect assessments from the producers based upon their amounts of production during the preceding fiscal year. These assessments are applied primarily to the purchase of replacement water and to administrative costs.



Domestic Water Service

Domestic water service in the City is provided by three water agencies, including the San Gabriel Valley Water Company, Suburban Water Systems, and the La Puente Valley County Water District.

San Gabriel Valley Water Company

The San Gabriel Valley Water Company (SGVWC) is an investor-owned public utility water company subject to the regulatory jurisdiction of the California Public Utilities Commission (CPUC). SGVWC's current service area covers approximately 45 square miles including all or portions of the Cities of Arcadia, Baldwin Park, El Monte, Industry, Irwindale, La Puente, Montebello, Monterey Park, Pico Rivera, Rosemead, San Gabriel, Santa Fe Springs, South El Monte, West Covina, Whittier, and unincorporated areas of Los Angeles County including Hacienda Heights and South San Gabriel.

SGVWC serves a population of approximately 256,800 through a diverse mix of water supplies that provide a reliable and high quality source of drinking water for its customers. SGVWC utilizes locally-produced groundwater from 31 wells located in the Main San Gabriel Groundwater Basin and from four wells located in the Central Groundwater Basin. The company also has the ability to deliver imported water through a connection with the Metropolitan Water District of Southern California, as well as emergency interconnections with several surrounding water agencies to ensure the reliability of its water supply.

Suburban Water Systems

Suburban Water Systems, a part of SouthWest Water Company, is a retail water supplier providing high-quality water and reliable service in an approximately 42-square-mile service area that covers all or portions of Glendora, Covina, West Covina, La Puente, Hacienda Heights, City of Industry, Whittier, La Mirada, La Habra, La Puente and unincorporated portions of California's Los Angeles and Orange counties.

Suburban Water serves a population of approximately 300,000 through a water distribution system that includes 18 wells, 32 reservoirs, and more than 800 miles of pipeline. The network of facilities pumps and distributes approximately 56,000 acre-feet of water annually (an acre-foot of water is about 326,000 gallons, which meets the annual average indoor/outdoor water needs of 1-2 households).

Groundwater comes from Suburban-owned wells in the Main San Gabriel Basin and Central Basin. The well water is disinfected and treated prior to entering the distribution system. This water is supplemented with water purchased mainly from member agencies of the Metropolitan Water District of Southern California (MWD), Covina Irrigating Company, and California Domestic Water Company (Cal Domestic). Suburban Water is regulated by the California Public Utilities Commission.

La Puente Valley County Water District

The La Puente Valley County Water District (LPVCWD) has three active wells that produce water from the Main San Gabriel Basin to meet the needs of the District's customers. The LPVCWD water system serves a population of approximately 95,000. The annual water demand of the system is approximately 1,600 acre-feet or 521 million gallons. The annual per capita consumption is approximately 55,000 gallons, which equates to approximately 150 gallons a day per capita.



Urban Water Management Plans

State law requires an urban water supplier (supplier), providing water for municipal purposes to more than 3,000 urban connections/customers or providing more than 3,000 acre-feet annually, to adopt an Urban Water Management Plan (UWMP) every five years demonstrating water supply reliability in normal, single dry, and multiple dry water years.

These plans support the suppliers' long-term resource planning to ensure that adequate water supplies are available to meet existing and future water needs. Within the UWMP, urban water suppliers must: 1) assess the reliability of water sources over a 20-year planning time frame; 2) describe demand management measures and water shortage contingency plans, 3) report progress toward meeting a targeted 20 percent reduction in per-capita (per-person), 4) urban water consumption by a specified year (e.g., 2020, 2025, 2030), and 5) discuss the use and planned use of recycled water. The California Department of Water Resources (DWR) reviews the submitted plans to ensure they have addressed the requirements identified in the Water Code and submits a report to the Legislature summarizing the status of the plans for each five-year cycle.

The following agencies have approved 2020 UWMPs: San Gabriel Valley Water Company and Suburban Water Systems. LPVCPD is not required to prepare an UWMP, given that it provides less than 3,000 acre-feet to its customers.

Impact Analysis

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be required to comply with the applicable water supplier's rules and regulations regarding water connection, service, and conservation, as well as the Los Angeles County Fire Department's requirements relative to the size of water lines and systems necessary to provide adequate fire flow service to the development.

Implementation of the proposed project would not adversely affect the ability of any of the three domestic water providers - San Gabriel Valley Water Company, Suburban Water Systems, and La Puente Valley County Water District – to have sufficient water supplies available during normal, dry, and multiple dry year conditions for future development proposals within the City. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER, WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECT'S PROJECTED DEMAND IN ADDITION TO THE PROVIDER'S EXISTING COMMITMENTS?

Less Than Significant Impact. The City of La Puente is located in County Sanitation District 15 of the County Sanitation Districts of Los Angeles County (LACSD). Sewer waste generated in this District is sent to the LACSD San Jose Creek Water Reclamation Plant (WRP) for treatment. The San Jose Creek WRP is located at 1965 Workman Mill Road, in unincorporated Los Angeles County, next to the City of Whittier. This WRP, which began operations in 1971, occupies 39 acres north of State Route 60 on both sides of Interstate 605. The San Jose Creek WRP



provides primary, secondary, and tertiary treatment for 100 million gallons of wastewater per day by serving a residential population of approximately one million people. Approximately 42 million gallons per day of the reclaimed water is reused at over 130 different reuse sites, including groundwater recharge and irrigation of parks, schools, and greenbelts. The remainder is discharged to the San Gabriel River.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be required to comply with applicable LACSD's rules and regulations regarding wastewater connection and service, including the wastewater lines and systems necessary to provide adequate services to the development. In addition, a future development proposal's wastewater (sewer) plans would be reviewed by the City Engineer and would be required to provide sufficient capacity and comply with City standards.

Future development proposals would result in the generation of raw sewage that would be collected in the existing or new sewer collection facilities to support the development, and then transported to the San Jose Creek WRP where it would be treated and ultimately discharged. The wastewater treatment requirements issued by the Los Angeles RWQCB for the LACSD treatment plant that would receive wastewater from the project site were developed to ensure that adequate levels of treatment would be provided for the wastewater flows emanating from all land uses in its service area.

Therefore, implementation of the 2021-2029 Housing Element would not adversely affect the ability of the City or LACSD to provide adequate capacity and service to existing and future developments. Thus, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT GENERATE SOLID WASTE IN EXCESS OF STATE OR LOCAL STANDARDS, OR IN EXCESS OF THE CAPACITY OF LOCAL INFRASTRUCTURE, OR OTHERWISE IMPAIR THE ATTAINMENT OF SOLID WASTE REDUCTION GOALS?

Less than Significant Impact. Solid waste disposal within the City is subject to the requirements established in *La Puente Municipal Code* Chapter 4.12, Solid Waste Handling and Recycling Services. Solid waste management facilities operated by the County Sanitation Districts of Los Angeles County (LACSD) include the Commerce Refuse-to-Energy Facility (CREF), the Downey Area Recycling and Transfer Facility (DART), the South Gate Transfer Station, and the Puente Hills Materials Recovery Facility (PHMRF).

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Presently, capacity is available at the several solid waste management facilities serving the City of La Puente, and these facilities would be available to service future development proposals.

In addition, future development proposals would be required to comply with the *La Puente Municipal Code*, which requires providing adequate areas for collecting and loading recyclable materials in concert with Countywide efforts and programs to reduce the volume of solid waste entering landfills. In addition, the location of recycling/separation areas is required to comply with all applicable Federal, State, public health, or local laws relating to fire, building, access, transportation, circulation, or safety. Compliance with all applicable State and Los



Angeles County regulations for the use, collection, and disposal of solid and hazardous wastes is also mandated. It can be assumed that future development proposals would include adequate, accessible and convenient areas for collecting recyclable materials. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

E. WOULD THE PROJECT COMPLY WITH FEDERAL, STATE, AND LOCAL MANAGEMENT AND REDUCTION STATUTES AND REGULATIONS RELATED TO SOLID WASTE?

Less Than Significant Impact. State, County, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery, County Sanitation Districts of Los Angeles County (LACSD), and the City of La Puente. Regulations specifically applicable to the development proposals include the California Integrated Waste Management Act of 1989 (AB 939), *CalGreen Code* Section 4.408, which the *La Puente Municipal Code* has adopted by reference, and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs.

The Integrated Waste Management Act, which requires every City and County in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, identifies how each jurisdiction will meet the State's mandatory waste diversion goal of 50 percent by and after the year 2000. The diversion goal has been increased to 75 percent by 2020 by SB 341.

La Puente Municipal Code Chapter 4.12, Solid Waste Handling and Recycling Services, stipulates standards and regulations for the collection and management of solid waste in the City, in accordance with the Integrated Waste Management Act. *CalGreen Code* Section 4.408 requires preparation of a Construction Waste Management Plan that outlines ways in which the contractor would recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition debris.

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. During the construction phase, future development proposals would comply with the *CalGreen Code* through the recycling and reuse of at least 50 percent of the non-hazardous construction and demolition debris from the development site.

Future development proposals would not have unusual waste production characteristics, and thus, would not include any components that would conflict with State laws governing construction or operational solid waste production or diversion. Also, future development proposals would subject to all applicable Federal, State, and local statutes and regulations related to solid waste, including the California Integrated Waste Management Act, Los Angeles County, and City of La Puente recycling programs, ensuring compliance with Federal, State, and local statutes and implementation requirements related to the management of solid waste. Thus, adoption and implementation of the 2021-2029 Housing Element would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.19 WILDFIRE

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✓
If located in or near state responsibility areas or lands classified as high fire hazard severity zones, would the project:				
B. Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
C. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
D. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
E. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

A. WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES, EITHER DIRECTLY OR INDIRECTLY, TO A SIGNIFICANT RISK OF LOSS, INJURY, OR DEATH INVOLVING WILDLAND FIRES?

No Impact. The City of La Puente has been fully urbanized for many years with established development throughout the City. The City of La Puente is not located within wildland urban interface (WUI) area, as shown on the State Wildland Urban Interface map (CAL FIRE, 2019). Current development and future development proposals within the City would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



- B. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, SUBSTANTIALLY IMPAIR AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?
- C. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT, DUE TO SLOPE, PREVAILING WINDS, AND OTHER FACTORS, EXACERBATE WILDFIRE RISKS, AND THEREBY EXPOSE PROJECT OCCUPANTS TO POLLUTANT CONCENTRATIONS FROM A WILDFIRE OR THE UNCONTROLLED SPREAD OF A WILDFIRE?
- D. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT REQUIRE THE INSTALLATION OR MAINTENANCE OF ASSOCIATED INFRASTRUCTURE (SUCH AS ROADS, FUEL BREAKS, EMERGENCY WATER SOURCES, POWER LINES, OR OTHER UTILITIES) THAT MAY EXACERBATE FIRE RISK OR THAT MAY RESULT IN TEMPORARY OR ONGOING IMPACTS TO THE ENVIRONMENT?
- E. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES TO SIGNIFICANT RISKS, INCLUDING DOWNSLOPE OR DOWNSTREAM FLOODING OR LANDSLIDES, AS A RESULT OF RUNOFF, POST-FIRE SLOPE INSTABILITY, OR DRAINAGE CHANGES?

No Impact. The California Department of Forestry and Fire Protection (CAL FIRE) is focused on fire protection and stewardship of over 31 million acres of California's privately-owned wildlands. Preventing wildfires in the State Responsibility Area (SRA) is a key component of CAL FIRE's mission, and in more recent decades, CAL FIRE has adapted to the evolving destructive wildfires and succeeded in significantly increasing its efforts in fire prevention. CAL FIRE's Fire Prevention Program consists of multiple activities including wildland pre-fire engineering, vegetation management, fire planning, education and law enforcement. Typical fire prevention projects include brush clearance, prescribed fire, defensible space inspections, emergency evacuation planning, fire prevention education, fire hazard severity mapping, and fire-related law enforcement activities. The Office of the State Fire Marshall has the responsibility for Fire and Resource Assessment Program (FRAP), inclusive of the and preparing the Fire Hazard Severity Zone (FHSZ) mapping.

The City of La Puente has been fully urbanized for many years with established development throughout the City. No portion of the City is located within either a Local Responsibility Area (LRA) FHSZ or State responsibility Area (SRA) FHSZ, as shown on the Los Angeles County Very High Severity Zones in LRA map (CAL FIRE, September 2011).

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Current development and future development proposals within the City would not be subject to high fire hazard severity impacts. Thus, adoption and implementation of the 2021-2029 Housing Element would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.20 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			✓	
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

- A. DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF A FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, SUBSTANTIALLY REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL, OR ELIMINATE IMPORTANT EXAMPLES OF THE MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?**

Less-Than-Significant Impact. The City of La Puente site does not contain threatened or endangered species, sensitive habitats, or cultural resources. However, there is potential to impact the one historical resource or tribal cultural resources in the City.

While there is the potential to degrade the environment with respect to historical and tribal cultural resources, adoption and implementation of the 2021-2029 Housing Element would not authorize any new housing development, but does include policies that would facilitate the development of future development proposals. Future development proposals pursued in accordance with the 2021-2029 Housing Element policies and programs must be consistent with adopted land use policy and the current Zoning Ordinance, as well as conduct on a case-by-case basis, historical or tribal cultural resources. Thus, less than significant impacts would occur in this regard.



B. DOES THE PROJECT HAVE IMPACTS THAT ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (“CUMULATIVELY CONSIDERABLE” MEANS THAT THE INCREMENTAL EFFECTS OF A PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS)?

Less-Than-Significant Impact. As discussed previously in Section 4.1 through Section 4.19, the 2021-2029 Housing Element does not directly involve any construction activity. Future development proposals pursued in accordance with the 2021-2029 Housing Element policies and programs must be consistent with adopted land use policy and the current Zoning Ordinance, and as such, would reduce the potential for considerable incremental effects of the 2021-2029 Housing Element when viewed in connection with the effects of past projects, current projects, or probable future projects. No new cumulative impacts would result from adoption and implementation of the 2021-2029 Housing Element. Thus, less than significant impacts would occur in this regard.

C. DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH WILL CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?

Less Than Significant Impact. As supported throughout this Initial Study, the 2021-2029 Housing Element would not result in substantial adverse effects on human beings. Under each environmental consideration addressed in this Initial Study checklist, the proposed project is considered to have no impacts or less than significant impacts.

The 2021-2029 Housing Element is a policy document and does not identify any specific housing development projects. All future development proposals would be reviewed to ensure compliance with applicable standards and regulations that would avoid or reduce environmental impacts. Where necessary, mitigation measures would be imposed on future development proposals to address potentially significant impacts. As such, the 2021-2029 Housing Element would not result in environmental impacts that would cause substantial adverse effects on human beings. Thus, less than significant impacts would occur in this regard.



4.21 REFERENCES

Following is a list of reference documents and maps utilized in the preparation of this Initial Study.

- California Department of Forestry and Fire Protection, *State Wildland Urban Interface Map*, 2019
- California Department of Forestry and Fire Protection (CAL FIRE), *Los Angeles County Very High Severity Zones in LRA (Los Responsibility Area) Map*, September 2011
- California Department of Forestry and Fire Protection (CAL FIRE), *Los Angeles County Fire Hazard Severity in SRA (State Responsibility Area) Map*, November 7, 2007
- California Department of Toxic Substances Control, EnviroStor, Puente Valley (San Gabriel Valley Superfund Site) (60001338), accessed August 20, 2021
- City of La Puente, *City of La Puente General Plan*, May 18, 2004
- City of La Puente, *The City of La Puente General Plan and Zoning Code Update Environmental Impact Report*, May 18, 2004
- City of La Puente, *La Puente Municipal Code*, codified through Ordinance 972, March 9, 2021
- City of La Puente, *La Puente Downtown Business District Specific Plan*, June 28, 1994, amended June 13, 2000 and February 12, 2002
- City of La Puente, *City of La Puente Emergency Operations Plan*, August 8, 2017
- City of La Puente, *2021-2029 La Puente Housing Element*, Draft November 2021
- City of La Puente, *Del Valle Residential Project Final Initial Study/Mitigated Negative Declaration*, December 2016
- Los Angeles County Metropolitan Transportation Authority, *Draft 2010 Congestion Management Plan*, 2010
- Main San Gabriel Basin Watermaster, *2019-2020 Annual Report*, 2020
- San Gabriel Valley Water Company, *Service Area Map*, February 2010
- San Gabriel Valley Water Company, Los Angeles County Division, *2015 Urban Water Management Plan*, July 2016, Amended December 2017
- Southern California Association of Governments, *Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy)*, May 7, 2020
- Southern California Association of Governments, *Addendum to the Connect SoCal Program Environmental Impact Report*, May 7, 2020
- Suburban Water Systems, *San Jose Hills Service Area Map*, no date cited on map



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4.22 REPORT PREPARATION PERSONNEL

CITY OF LA PUENTE (LEAD AGENCY)

15900 Main Street
La Puente, California 91744

John DiMario, Development Services Director
Abraham Tellez, Senior Planner
Juan Galvan, Assistant Planner

MORSE PLANNING GROUP (CEQA CONSULTANT)

145 N C Street
Tustin, California 92780

Collette L. Morse, AICP, Principal, Project Manager



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5.0 CONSULTANT RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study/Environmental Checklist, I recommend that the City of La Puente prepare a Negative Declaration for the 2021-2029 Housing Element Project. I find that the proposed project would not have a significant effect on any environmental issues, and no mitigation measures are required. I recommend that the first category be selected for the City of La Puente's determination (see Section 6.0, Lead Agency Determination).

November 5, 2021

Date

A handwritten signature in blue ink that reads "Collette L. Morse".

Collette L. Morse, AICP
Project Manager
Morse Planning Group



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6.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.



I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0 have been added. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Signature:

Title:

Senior Planner

Printed Name:

Abraham Tellez

Agency:

City of La Puente

Date:

November 5, 2021



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RESOLUTION NO. 22-5691

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LA PUENTE ALLOWING CERTAIN CLAIMS AND
DEMANDS IN THE AMOUNT \$1,528,788.43 (WARRANT
REGISTER 1524)**

THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES HEREBY RESOLVE,
DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37202 of the Government Code, the Director of Administrative Services, or designated representative, hereby certifies, and the City Manager hereby approves the accuracy of the following demands and the availability of funds for payment thereof.

APPROVED

EXAMINED

Bob Lindsey, City Manager

Troy Grunklee, CPA
Director of Administrative Services

SECTION 2: That the following claims and demands numbered 7042 through 7142 ACH(s) numbered 335 through 340, and Draft numbered 01513 through 01527 except for voided warrant 7045, 7093, 7094, and 7095 have been audited as required by law and the same are hereby allowed in the amounts hereinafter set forth on the attached check registers.

CERTIFIED, PURSUANT TO GOVERNMENT CODE, SECTION 37208, AS CONFORMING TO ADOPTED BUDGET, EXCEPT WARRANT NOS: NONE

Sheryl Garcia, City Clerk

PASSED, APPROVED AND ADOPTED this 22nd day of February 2022, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Charlie Klinakis, Mayor

ATTEST:

Sheryl Garcia, City Clerk



City of La Puente

Check Register Report

By Payment Number

Payment Dates 2/1/2022 - 2/11/2022

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
335	2/4/2022	TELABR	ABRAHAM TELLEZ		2,158.71
	INV0006838	EDUCATION REIM-TELLEZ		100-1135-53151	2,158.71
336	2/4/2022	ALTALANG	ALTA LANGUAGE SERVICES, INC.		2,053.50
	IN570666	01/11 SPANISH REMOTE INTERPRETATION		100-1120-53111	1,128.75
	IN572741	01/25 SPANISH REMOTE INTERPRETATION		100-1120-53111	858.75
	IS573471	BILINGUAL TESTING		100-1135-53406	66.00
337	2/11/2022	ENTFMT	ENTERPRISE FM TRUST		9,311.32
	FBN4388979	02/22 VEHICLE MTCE		555-3150-53812	3,583.52
	FBN4388979	02/22 VEHICLE LEASE		555-3150-53912	5,727.80
338	2/11/2022	LANWEST	LANDSCAPE WEST MANAGEMENT SERVICES INC		252.52
	10249	01/22 ELLIOT PLACE TR-ANGLE SVC		200-3120-53814	252.52
339	2/11/2022	SIEIND	SIEMENS INDUSTRY INC.		4,056.08
	5610279531	12/21 TS MTCE		200-3120-53819	1,560.50
	5620038628	12/21 TS CALL OUTS		200-3120-53819	2,495.58
340	2/11/2022	TURALL	TURF ALLIANCE, LLC		239,445.92
	22-010-01	LP PARK SOCCER FIELD RETENTION		280-20220	-11,661.63
	22-010-01	LP PARK SOCCER FIELD		283-5600-59300	233,232.55
	22-010-02	LAP PARK SOCCER FIELD MTCE EQUIPMENT		555-3150-54484	17,875.00
7042	2/4/2022	STADIS	CALIFORNIA STATE DISBURSEMENT UNIT		197.50
	INV0006810	CHILD SUPPORT		100-20399	197.50
7043	2/4/2022	NATRS	NATIONWIDE RETIREMENT		120.00
	INV0006816	Employee Contribution		100-20340	114.25
	INV0006816	Employee Contribution		200-20340	1.15
	INV0006816	Employee Contribution		203-20340	1.15
	INV0006816	Employee Contribution		205-20340	1.15
	INV0006816	Employee Contribution		210-20340	1.15
	INV0006816	Employee Contribution		215-20340	1.15
7044	2/4/2022	RELIAN	RELIANCE STANDARD LIFE INS.		2,579.67
	CM0000056	LTD INSURANCE		100-20330	-1.25
	CM0000056	LTD INSURANCE		260-20330	-22.83
	CM0000059	STD INSURANCE		100-20330	-1.04
	CM0000059	STD INSURANCE		260-20330	-19.55
	INV0006809	LIFE INSURANCE		100-20320	438.45
	INV0006809	LIFE INSURANCE		200-20320	23.18
	INV0006809	LIFE INSURANCE		202-20320	1.56
	INV0006809	LIFE INSURANCE		203-20320	13.67
	INV0006809	LIFE INSURANCE		205-20320	13.67
	INV0006809	LIFE INSURANCE		210-20320	16.79
	INV0006809	LIFE INSURANCE		215-20320	7.52
	INV0006809	LIFE INSURANCE		260-20320	30.59
	INV0006809	LIFE INSURANCE		263-20320	31.62
	INV0006809	LIFE INSURANCE		285-20320	20.95
	INV0006814	LTD INSURANCE		100-20330	773.97
	INV0006814	LTD INSURANCE		200-20330	55.22
	INV0006814	LTD INSURANCE		202-20330	7.62
	INV0006814	LTD INSURANCE		203-20330	33.30
	INV0006814	LTD INSURANCE		205-20330	33.29
	INV0006814	LTD INSURANCE		210-20330	34.96

Check Register Report

Payment Dates: 2/1/2022 - 2/11/2022

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
	INV0006814	LTD INSURANCE		215-20330	20.61
	INV0006814	LTD INSURANCE		260-20330	56.72
	INV0006814	LTD INSURANCE		263-20330	43.85
	INV0006814	LTD INSURANCE		285-20330	32.95
	INV0006821	STD INSURANCE		100-20330	661.57
	INV0006821	STD INSURANCE		200-20330	47.16
	INV0006821	STD INSURANCE		202-20330	6.51
	INV0006821	STD INSURANCE		203-20330	28.45
	INV0006821	STD INSURANCE		205-20330	28.44
	INV0006821	STD INSURANCE		210-20330	29.87
	INV0006821	STD INSURANCE		215-20330	17.59
	INV0006821	STD INSURANCE		260-20330	48.48
	INV0006821	STD INSURANCE		263-20330	37.59
	INV0006821	STD INSURANCE		285-20330	28.19
7046	2/4/2022	FTB	STATE OF CALIFORNIA FRANCHISE TAX BOARD		250.00
	INV0006811	PR WITHOLDING ORDER		100-20399	250.00
7047	2/4/2022	USBANK	U.S BANK PARS ACCT# 6746022400		4,798.70
	INV0006820	PARS RETIREMENT		100-20340	2,950.86
	INV0006820	PARS RETIREMENT		200-20340	256.36
	INV0006820	PARS RETIREMENT		205-20340	123.75
	INV0006820	PARS RETIREMENT		260-20340	632.74
	INV0006820	PARS RETIREMENT		263-20340	515.00
	INV0006820	PARS RETIREMENT		285-20340	319.99
7048	2/4/2022	AGRTUR	AGRI-TURF DISTRIBUTING, LLC		971.85
	72468	FIELD MTC SEED		100-3330-53822	971.85
7049	2/4/2022	AMABUS	AMAZON CAPITAL SERVICES INC		225.77
	1RTQ-F3LD-CQFX	CC SUPPLIES		100-1150-53011	69.00
	1WWR-XHJR-XJKC	DISINFECTANT WIPES		262-3320-53011	156.77
7050	2/4/2022	AMERLE	AMERICAN LEGAL		32.86
	13805	LP UPDATE #21-975-977		100-1120-53412	32.86
7051	2/4/2022	B2PRIN	B2 PRINT		44.50
	0011038	BUSS CARDS-BEATIE		100-2130-53011	44.50
7052	2/4/2022	BLAWAT	BLACKWATER SECURITY		11,083.33
	1902-193	02/22 CITY SECURITY SVC		100-2110-53111	11,083.33
7053	2/4/2022	CBEEQU	CELL BUSINESS EQUIPMENT		1,046.41
	5018650529	02/11-03/10 FACILITY COPIER LEASE		100-1150-53911	1,046.41
7054	2/4/2022	CONCEN	CONCENTRA		113.00
	74187977	PRE EMPLOYMENT PHYSICAL		100-1135-53406	113.00
7055	2/4/2022	COUPLU	COURTESY PLUMBERS, INC.		4,850.00
	132749	WATER HEATER INSTALLATION		100-1150-53811	4,850.00
7056	2/4/2022	DYLPOW	DYLAN POWELL		57.00
	INV0006842	LIVE SCAN REIM-POWELL		100-1135-53406	57.00
7057	2/4/2022	EDISON	EDISON CO		3,071.18
	INV0006830	12/28-01/26 ELEC-YLAC		100-4100-53712	1,506.50
	INV0006831	12/28-01/26 ELEC-15614 TEMPLE		285-3330-53712	1,510.85
	INV0006832	12/28-01/26 ELECT-14416 AMAR		200-3120-53713	53.83
7058	2/4/2022	ENGINS	ENGINEERED INSTALLATION SOLUTIONS		13,500.00
	1117	INSTALLATION PARK FITNESS COURT-DEPOSIT		263-5605-59300	13,500.00

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7059	2/4/2022 INV0006833	EXTOFF 02/22 PHONE SERVICE	EXTENDED OFFICE SOLUTIONS INC	100-1150-53715	628.58 628.58
7060	2/4/2022 7-629-33771	FEDEXP POSTAGE-VAN LANT & FRANKHANELL	FEDERAL EXPRESS CORP	100-1150-53211	40.96 40.96
7061	2/4/2022 0090299 CM867481	FERGUS PLUMBING SUPPLIES RETURNED-PLUMBING SUPPLIES	FERGUSON ENTERPRISES, INC.	100-3330-53822 100-3330-53822	325.74 2,240.80 -1,915.06
7062	2/4/2022 45713 50083	FRANKL CH BOILER RESETTNG CH BOILER WATER LEAK	FRANKLIN AIR CONDITIONING &	100-1150-53811 100-1150-53811	260.00 130.00 130.00
7063	2/4/2022 020000748 020049825	GALLS JACKET-DUNLAP JACKETS-CITY CLERKS DEP	GALLS	100-1120-53976 100-1120-53976	187.35 62.45 124.90
7064	2/4/2022 303646 303646A 303647 303647A 303648 303648A	GORM CH JANITORIAL SUPPLIES CH JANITORIAL SUPPLIES MTCE JANITORIAL SUPPLIES BAR TOWELS CC JANITORIAL SUPPLIES CC BAR TOWELS	GORM INC	100-1150-53011 100-1150-53011 100-3330-53011 100-3330-53011 285-3330-53813 100-4100-53011	4,711.52 1,120.41 117.32 2,259.93 117.32 979.22 117.32
7065	2/4/2022 147090	GRANIC MTG EFFICIENCY/ENCODING	GRANICUS INC.	275-1125-53111	16,484.27 16,484.27
7066	2/4/2022 2881 2904	HACLWN MTCE TOOLS TOOL SHARPENING	HACIENDA LAWNMOWER SHOP	100-3100-53012 100-3100-53012	112.40 104.40 8.00
7067	2/4/2022 SIN014387	HDLCC 01-03/22 PROPERTY TAX SVC	HDL COREN & CONE	100-1130-53111	2,640.00 2,640.00
7068	2/4/2022 159580	GONSALV 02/22 LEGISLATIVE SVC	JOE A. GONSALVES & SON	100-1100-53111	2,500.00 2,500.00
7069	2/4/2022 INV0006839	JOSREY 01/17-31 SHOPPING CART MILEAGE REIM-REYES	JOSE REYES	555-3150-53014	329.58 329.58
7070	2/4/2022 INV0006834	LAPUJ REIMBUSEMENT FOOTBALL/CHEER GRANT	JR ALL AMERICAN FOOTBALL OF LA PUENTE	100-4140-53993	1,050.00 1,050.00
7071	2/4/2022 221322AL 221322AL 221714AL 221821AL	LACSHF 11/21 LAW ENFORCEMENT 11/21 LIABILITY INSURANCE 11/21 IDT-CRIME SUPPRESSION 12/21-IDT CRIME SUPPRESSION	LA CO SHERIFF'S DEPT	100-2100-53110 100-2100-53186 100-2100-53113 100-2100-53113	706,233.26 629,221.90 66,641.99 7,451.07 2,918.30
7072	2/4/2022 INV0006837	LPVCWD 11/16-01/19 WTR-TEMPLE PARK	LA PUENTE VALLEY CO WATER	285-3330-53714	1,967.03 1,967.03
7073	2/4/2022 5 5	MARLAN 06/01-01/22 RIGHT OF WAY IMPROV-ELLIOTT/AMAR RE... 06/01-01/22 RIGHT OF WAY IMPROV-ELLIOTT/AMAR	MARIPOSA LANDSCAPES, INC.	215-20220 215-5518-59300	89,767.44 -4,724.60 94,492.04
7074	2/4/2022 INV0006841	MRFPE 2021-63 BUSINESS GRANT	MR. FISH PESCADERIA	263-3320-53981	5,000.00 5,000.00
7075	2/4/2022 INV821710	PIOMAN FIELD MARKINGS	PIONEER MANUFACTURING COMPANY	100-3330-53822	655.60 655.60

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7076	2/4/2022 124426-1	POWE TAX ADJUSTEMENT	POWER TRIP	100-4140-53979	30.00 30.00
7077	2/4/2022 3425	ROBFLO CITY COUNCIL REORGANIZATION	ROBINSON'S FLOWERS	100-1100-53976	91.30 91.30
7078	2/4/2022 7038	SALTIR TIRE-FORD FUSION	SALINAS TIRES	555-3150-53812	255.70 255.70
7079	2/4/2022 INV0006840	SERV REFUND-BL #16749 OVERPAYMENT	SERVICON SYSTEMS INC.	100-48900	84.38 84.38
7080	2/4/2022 805811	SMART CC MTG SUPPLIES	SMART & FINAL	100-1100-53976	78.97 78.97
7081	2/4/2022 2110	RASOL PARK LIGHTING	SOLAR RAY, LLC	280-5606-59300	7,920.00 7,920.00
7082	2/4/2022 MEM-22-SILVER-29	SCMAFI MEMBERSHIP RENEWAL	SOUTHERN CALIF MUNICIPAL	100-4100-53971	310.00 310.00
7083	2/4/2022 426742 426745	STANLE 01/22 GLENDORA PEST CONTROL 01/22 ABBEY SLOPE PEST CONTROL	STANLEY PEST CONTROL, INC.	100-3330-53822 200-3120-53814	165.00 80.00 85.00
7084	2/4/2022 180031966362 180031966364 180031966373 18004178406 180061474493	SOSUBW 12/22-01/20 WTR-HACIENDA/TEMPLE 12/22-01/20 WTR-HACIENDA/NELSON 12/22-01/20 WTR-14746 TEMPLE 12/22-01/20 WTR-15250 TEMPLE 12/22-01/20 WTR-16159 TEMPLE	SUBURBAN WATER SYSTEMS	200-3120-53714 200-3120-53714 200-3120-53714 200-3120-53714 200-3120-53714	352.27 121.85 38.05 38.05 116.27 38.05
7085	2/4/2022 115500492-0003 118440254-0001	SUNBELT LP PARK TRACTOR RENTAL MIXER RENTAL	SUNBELT RENTALS, INC.	100-3330-53822 100-3330-53822	3,079.33 2,751.10 328.23
7086	2/4/2022 220962	SUPALA YLAC-ALARM BATTERY REPLACEMENT	SUPERIOR ALARM SYSTEMS	100-4110-53811	496.40 496.40
7087	2/4/2022 2060287	TEKTIME DATE STAMP REPAIR	TEK TIME SYSTEMS INC	100-1150-53811	151.48 151.48
7088	2/4/2022 5840	RIGMAN GRAFFITI TRUCK MTCE	THE RIG MAN	555-3150-53812	300.00 300.00
7089	2/4/2022 5257	THESAU MTCE JACKETS	THE SAUCE CREATIVE SERVICES CORP	100-3330-53015	814.85 814.85
7090	2/4/2022 INV0006835 INV0006836	TMOBILE 12/21-01/20 PHONE-MTCE WIRELESS 12/21-01/20 PHONE-CE WIRELESS	T-MOBILE	100-3100-53715 100-2110-53715	873.12 624.70 248.42
7091	2/4/2022 200664387-002	UNREN EXCAVATOR RENTAL	UNITED RENTALS	100-3330-53822	6,463.07 6,463.07
7092	2/4/2022 INV0006843 INV0006843 INV0006843 INV0006843 INV0006843 INV0006843 INV0006844 INV0006844 INV0006844	CALCARD BACKGROUND SVC VESTA AT & T FUEL FUEL FUEL CARWASH HOMELESS LUNCH MTG LUNCH MTG LUNCH MTG	US Bank CalCard	100-1135-53406 100-2130-53011 555-3150-53014 555-3150-53014 555-3150-53014 555-3150-53812 100-1110-53972 100-1110-53976 100-1110-53976	19,880.11 16.95 40.54 67.20 150.00 100.50 39.99 50.95 72.45 72.91

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	INV0006844	CSMFO MEMBERSHIP		100-1130-53971	110.00
	INV0006844	CSMFO MEMBERSHIP		100-1130-53971	110.00
	INV0006844	CSFMO CONFERENCE-MERKEL		100-1130-53972	470.00
	INV0006844	CSFMO CONFERENCE-GRUNKLEE		100-1130-53972	470.00
	INV0006844	EMPLOYEE SVC AWARDS		100-1135-53976	180.70
	INV0006844	TREE DECORATIONS		100-1150-53976	35.16
	INV0006844	TREE DECORATIONS		100-1150-53976	6.70
	INV0006844	VESTA AT & T		100-2130-53011	121.62
	INV0006844	PDF TABLET & SUPPLIES		100-2130-53996	603.07
	INV0006844	OFFICE SUPPLIES		100-4100-53011	293.04
	INV0006844	CLUB MEMBERSHIP		100-4100-53971	49.50
	INV0006844	RADIO RENTAL		100-4100-53979	1,264.50
	INV0006844	RADIO RENTAL		100-4100-53979	523.95
	INV0006844	BALLS FOR BATTING CAGES		100-4110-53980	615.84
	INV0006844	HOLIDAY PAREADE LUNCH		100-4140-53979	391.00
	INV0006844	BOOK FOLIO		262-3320-53011	546.70
	INV0006844	BOOK FOLIO		262-3320-53011	546.70
	INV0006844	BOOK FOLIO		262-3320-53011	546.70
	INV0006844	ADOBE ACROPRO		550-6100-53017	149.70
	INV0006844	LANSWEEPER		550-6100-53017	500.00
	INV0006844	5 YR DOMAIN RENEWAL		550-6100-53017	209.94
	INV0006844	REV UNINSTALLER PRO 4		550-6100-53017	8.98
	INV0006844	MICROSOFT		550-6100-53017	99.00
	INV0006844	REV UNINSTALLER PRO 4		550-6100-53017	10.78
	INV0006845	LODGING-NEW LAW & ELECTION CONF		100-1120-53972	553.04
	INV0006845	SUPPLIES FOR CC REORG MTG		100-1120-53976	16.43
	INV0006845	CITY HOLIDAY LUNCH DECO		100-1135-53976	67.42
	INV0006845	HOLIDAY STAFF LUNCH		100-1135-53976	71.87
	INV0006845	CITY HOLIDAY LUNCH SUPPLIES		100-1135-53976	81.95
	INV0006845	SUPPLIES		100-1150-53011	60.96
	INV0006845	SUPPLIES		100-1150-53011	72.14
	INV0006845	SUPPLIES		100-1150-53011	47.48
	INV0006845	SUPPLIES		100-1150-53011	60.96
	INV0006845	SUPPLIES		100-1150-53011	54.72
	INV0006845	SUPPLIES		100-1150-53011	54.72
	INV0006845	SUPPLIES		100-1150-53011	50.89
	INV0006845	PETCO		100-2130-53012	15.74
	INV0006845	PETCO		100-2130-53012	43.57
	INV0006845	GO TO WEBINAR LITE		550-6100-53017	63.00
	INV0006846	ZZOM SUBSCRIPTION		550-6100-53017	14.99
	INV0006847	SANDBAGS		100-3100-53012	98.39
	INV0006847	CONCRETE MIX		100-3100-53012	238.12
	INV0006847	TRAINING-CARRILLO/SANCHEZ		100-3330-53972	195.00
	INV0006847	SUPPLIES-BLDG REPAIR		100-4100-53813	37.38
	INV0006847	SUPPLIES-CARES		262-3320-53011	3,100.89
	INV0006847	PPE SUPPLIES		263-3320-53011	437.53
	INV0006847	PPE SUPPLIES		263-3320-53981	437.00
	INV0006848	NNA MEMBERSHIP		100-1110-53971	69.00
	INV0006848	LUNCH MTG-MENDOZA		100-1110-53972	57.97
	INV0006848	LUNCH MTG		100-1110-53976	73.75
	INV0006848	BACKGROUND SVC		100-1135-53406	16.95
	INV0006848	VESTA AT & T		100-2130-53011	40.54
	INV0006848	FUEL		555-3150-53014	68.92
	INV0006848	FUEL		555-3150-53014	51.09
	INV0006848	FUEL		555-3150-53014	43.17
	INV0006848	FUEL		555-3150-53014	100.00
	INV0006848	FUEL		555-3150-53014	75.00
	INV0006848	FUEL		555-3150-53014	121.83
	INV0006848	CARWASH		555-3150-53812	39.99

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	INV0006849	HR DIRECT/POSTERGUARD		100-1135-53011	81.33
	INV0006849	PRE EMPLOYMENT LIVESCAN		100-1135-53406	37.00
	INV0006849	PRE EMPLOYMENT LIVESCAN		100-1135-53406	36.00
	INV0006849	PRE EMPLOYMENT LIVESCAN		100-1135-53406	35.00
	INV0006849	SYMPATHY GIFT		100-1135-53976	69.50
	INV0006849	A/C MINI FRIDGE		100-2130-53011	210.06
	INV0006849	VESTA AT & T		100-2130-53011	40.54
	INV0006849	VESTA AT & T		100-2130-53011	40.54
	INV0006849	VESTA AT & T		100-2130-53011	40.54
	INV0006849	AC PATCHES		100-2130-53015	165.00
	INV0006849	OFFICE SUPPLIES		100-4100-53011	20.23
	INV0006849	OFFICE SUPPLIES		100-4100-53011	35.18
	INV0006849	OFFICE SUPPLIES		100-4100-53011	165.24
	INV0006849	LUNCH SUPPLIES		100-4100-53011	324.00
	INV0006849	COMPUTER SUPPLIES		550-6100-53018	27.99
	INV0006849	COMPUTER SUPPLIES		550-6100-53018	19.37
	INV0006849	COMPUTER SUPPLIES		550-6100-53018	-19.37
	INV0006849	SUPPLIES		550-6100-53018	119.00
	INV0006849	LAPTOP SCREEN		550-6100-53018	781.59
	INV0006850	CONTRACTORS LUNCH MTG		100-1110-53972	65.79
	INV0006850	PETCO		100-2130-53012	17.46
	INV0006850	PETCO		100-2130-53012	45.66
	INV0006850	GO TO WEBINAR LITE		550-6100-53017	63.00
	INV0006851	ZOOM SUBSCRIPTION		550-6100-53017	14.99
	INV0006852	NACCED TRAINING-RUBIO		100-3320-53972	110.00
	INV0006852	TREES		100-3330-53822	1,752.00
	INV0006852	MEMBERSHIP-RICHARDS		100-3330-53976	35.00
	INV0006852	NACCED CDBG TRAINING-RUBIO		260-3320-53972	440.00
7096	2/11/2022	AMABUS	AMAZON CAPITAL SERVICES INC		3,523.66
	11R1-DKXM-61PD	PPE SUPPLIES-KITS		262-3320-53011	1,387.63
	17MN-P76N-49YC	RETRACTABLE GELL INK PEN		100-2130-53011	140.52
	1HNV-RHTX-3VFF	MONTHLY PLANNER-RAMIREZ		100-3300-53011	24.53
	1KK4-C4LJ-1P4G	EAR BUDS		100-3300-53011	24.18
	1NCX-K1TY-3TJL	PPE SUPPLIES		262-3320-53011	435.33
	1PTD-V4QK-THC6	PPE SUPPLIES-KITS		262-3320-53011	710.74
	1PTD-V4QK-W9KN	PPE SUPPLIES-KITS		262-3320-53011	229.88
	1QQ-6FLC-77FL	PPE SUPPLIES-KITS		262-3320-53011	570.85
7097	2/11/2022	PLAAM	AMERICAN PLANNING ASSOCIATION		520.00
	192192-2212	04/22-03/23 APA MEMBERSHIP		100-3300-53971	520.00
7098	2/11/2022	ANEFIL	ANET FILATOFF		441.00
	INV0006855	SCHOLARSHIP REIMB-FILATOFF		100-4140-53992	441.00
7099	2/11/2022	ATT	AT&T		755.52
	000017673055	12/28-01/27 PHONE - PRIMARY RATE		100-1150-53715	332.32
	000017673056	12/28-01/27 PHONE-SR CENTER		100-4130-53715	61.94
	000017673057	12/28-01/27 PHONE - MTCE YARD ALARM		285-3330-53715	20.66
	000017673058	12/28-01/27 PHONE - CH FAX LINE		100-1150-53715	105.31
	000017673059	12/28-01/27 PHONE - CITY HALL LINE		100-1150-53715	235.29
7100	2/11/2022	B2PRIN	B2 PRINT		597.80
	0011185	#9 WINDOW ENVELOPES		100-1150-53011	597.80
7101	2/11/2022	CABUST	CALIFORNIA BUILDING STANDARDS		122.40
	INV0006862	10-12/21 BLDG REV FUND		100-48900	-13.60
	INV0006862	10-12/21 BLDG REV FUND		600-47441	136.00
7102	2/11/2022	CARROD	CARLOS RODRIGUEZ		20.00
	INV0006865	REFUND-OVERPAYMENT PET LIC		100-42140	20.00

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7103	2/11/2022 8405536790	CINTA FIRST AID RESTOCK-ALL FACILITIES	CINTAS CORPORATION #693	100-1135-53011	807.11 807.11
7104	2/11/2022 EE84EE23-0001 EE84EE23-0002 EE84EE23-0003	COLSOF GEN/PLAN AMEND 21-02 PUBLICATION SPDR #21-34 PUBLICATION BID #22-550 LGE SPEC TREE PUBLICATION	COLUMN SOFTWARE PBC	100-3300-53411 100-3300-53411 100-3300-53411	1,247.97 638.77 369.62 239.58
7105	2/11/2022 74268516	CONCEN PRE EMPLOYMENT PHYSICAL	CONCENTRA	100-1135-53406	226.00 226.00
7106	2/11/2022 3301-1004626 3301-1004636 3301-1005642 3301-1005655 3301-1005690 3301-1005737 3301-1005815 3301-1005816 3301-1005900 3301-1005904 3301-1006062	CED FLUOR LAMP/SPLIT BOLT CONN BOLT CONN/SUREGRIP SET ELECTRICAL SUPPLIES ELECTRICAL SUPPLIES ELECTRICAL SUPPLIES ELECTRICAL SUPPLIES IRRIGATION SUPPLIES FLU LAMP TAPE/TERMINAL/SAFETY GLASSES FLU LAMPS 2-LAMP	CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	100-4100-53813 100-3330-53822 100-3330-53822 100-3330-53822 100-3330-53822 100-3330-53822 100-1150-53813 100-3330-53822 100-1150-53813 100-4100-53813	3,952.85 566.12 127.67 424.95 683.66 396.23 900.51 305.26 152.37 136.89 240.63 18.56
7107	2/11/2022 CA50981	DAVBNG HARDWARE FOR LP PARK BENCHES	DAVE BANG ASSOCIATES INC	100-3330-53822	145.90 145.90
7108	2/11/2022 INV0006861 INV0006861	DEPTC 10-12/21 SMIP FEES 10-12/21 SMIP FEES	DEPT OF CONSERVATION	100-48900 600-47440	277.25 -14.59 291.84
7109	2/11/2022 561653	DEPTJ 01/22 FINGERPRINT SVC (4)	DEPT OF JUSTICE-BUREAU	100-1135-53406	128.00 128.00
7110	2/11/2022 14356	DISPEN ASPHALT COLD PATCH	DISPENSING TECHNOLOGY	200-3120-53817	1,581.12 1,581.12
7111	2/11/2022 7-636-19002	FEDEXP POSTAGE-LASD	FEDERAL EXPRESS CORP	100-1150-53211	73.71 73.71
7112	2/11/2022 020049814 020222721 020233522	GALLS JACKETS-PRO TEAM JACKETS - ACO JACKETS - ACO	GALLS	100-1110-53011 100-2130-53015 100-2130-53015	580.24 222.63 323.22 34.39
7113	2/11/2022 10678680	GARDA 02/22 ARMORED TRANS SVC	GARDAWORLD	100-1130-53111	492.78 492.78
7114	2/11/2022 1971450 3063280 4032302 4360054 5273723 6341133 8274299 972791 INV0006860	HMEDEP GRAFFITI SUPPLIES SHELFs FOR STORAGE CONTAINERS LUMBER CREDIT CH PLANTS LP PARK LUMBER MTCE YARD STORAGE CONTAINERS LP PARK SUPPLIES TOOL	HOME DEPOT CRC	200-3120-53016 100-3330-53012 100-3330-53822 100-3100-53012 100-1150-53976 100-3330-53822 100-3100-53012 100-3330-53822 100-3330-53012	5,094.43 1,417.54 327.41 1,113.11 -23.82 169.53 99.25 370.10 1,535.51 85.80
7115	2/11/2022 112824 112828 112829	JCLBAR LOGO MAGNET FOR MAINT DEPT (6) ST SIGN ANCHORS (10) STREET SIGNS (24)	JCL TRAFFIC	200-3120-53821 200-3120-53821 200-3120-53821	2,340.72 90.29 310.13 638.24

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	112830	ST SIGNAGE FICKEWIRTH/BALLISTA (4)		200-3120-53821	422.26
	112958	SCHOOL XING CROSSWALK SIGN (6)		200-3120-53821	879.80
7116	2/11/2022	KSKFAC	KSK FACILITIES		4,761.00
	1553	12/21 CH JANITORIAL SUPPLIES		100-1150-53813	1,670.00
	1566	01/22 SR CENTER JANITORIAL SVC		100-4130-53813	975.00
	1569	01/22 YLAC/CC JANITORIAL SVC		285-3330-53813	2,116.00
7117	2/11/2022	LACRD	LA CO DEPT PUBLIC WORKS		7,852.27
	RE-PW-22011003798	12/21 IW LA PUENTE		100-3110-53121	2,486.64
	RE-PW-22011004147	12/21 TS MAINT DDG		200-3120-53819	5,271.73
	RE-PW-22011004189	12/21 TS MAINT DDG		200-3120-53819	93.90
7118	2/11/2022	LPSOFT	LA PUENTE SOFTBALL		16,461.08
	INV0006863	SOFTBALL -FALL 2021		263-3320-53993	16,461.08
7119	2/11/2022	LPVCWD	LA PUENTE VALLEY CO WATER		741.72
	INV0006856	11/16-01/19 WTR-SR CENTER		100-4130-53714	264.08
	INV0006859	11/16-01/19 WTR - 120 S FIRST ST		200-3120-53714	477.64
7120	2/11/2022	LCAC	LEAGUE OF CALIF CITIES		16,477.00
	641209	2022 MEMBERSHIP DUES		100-1100-53971	16,477.00
7121	2/11/2022	LEWIS	LEWIS ENGRAVING, INC		12.13
	37387	NAME BADGE-MENDOZA		100-1100-53976	12.13
7122	2/11/2022	LOCKSP	LOCKS PLUS, INC		314.75
	35093	KEYS-COUNCIL OFFICE		100-1150-53012	314.75
7123	2/11/2022	NATCON	NATIONAL CONSTRUCTION RENTALS		287.28
	6409913	01/10-02/06 LP PARK TEMP FENCING		100-3330-53822	228.00
	6424720	01/23-02/19 LP PARK TEMP FENCING		100-3330-53822	59.28
7124	2/11/2022	NEWASI	NEW ASIA FSE, INC.		8,000.00
	65331	SNACK BAR DESIGN		280-5606-59210	8,000.00
7125	2/11/2022	NICLUM	NICHOLS LUMBER & HARDWARE CO		193.36
	247207/1	LUMBER		100-3330-53822	193.36
7126	2/11/2022	OMLO	OLIVAREZ MADRUGA LEMIEUX O'NEILL, LLP		65,730.50
	17949	12/21 LEGAL-CITY CLERK		100-1110-53114	4,490.00
	17950	12/21 LEGAL-CITY COUNCIL		100-1110-53114	49,797.50
	17951	12/21 LEGAL-HUMAN RESOURCES		100-1110-53114	1,426.00
	17952	12/21 LEGAL-ADMINISTRATION		100-1110-53114	220.00
	17953	12/22 LEGAL-GENERAL		100-1110-53114	1,581.00
	17954	12/21 LEGAL-CODE ENFORCEMENT		100-1110-53114	4,404.00
	17955	12/21 LEGAL-PUBLIC WORKS		100-1110-53114	149.00
	17956	12/21 LEGAL-LEWIS VS CITY OF LA PUENTE		100-1110-53114	1,055.00
	17957	12/21 LEGAL-FINANCE		100-1110-53114	634.00
	17958	12/21 LEGAL-RISK MANAGEMENT		100-1110-53114	1,930.00
	17959	12/21 LEGAL-CITY MANAGER		100-1110-53114	44.00
7127	2/11/2022	OREILLY	O'REILLY AUTO PARTS		214.25
	3607-278078	BATTERY TERMINALS-TRACTOR		555-3150-53812	26.91
	3607-278257	FUEL ADDITIVE-TRACTOR		555-3150-53812	30.78
	3607-279468	CH-BATTERY FOR GENERATOR		100-1150-53811	156.56
7128	2/11/2022	RESOUR	RESOURCE BUILDING MATERIALS		355.88
	3282649	SCOOP CON MIX 1/2		100-3330-53822	142.35
	3282775	SCOOP CON MIX 1/2		100-3330-53822	213.53
7129	2/11/2022	CARRRI	RICARDO CARRILLO		97.72
	INV0006864	LIFTING SLING TOOL REIM-CARRILLO		100-3100-53012	75.22
	INV0006867	REIM-BLOWER PARTS		100-3100-53012	15.00

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Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
	INV0006868	CH JANITORIAL DOOR KEYS		100-1150-53012	7.50
7130	2/11/2022	MARROS	ROSALIA MARIS ARIAS		500.00
	INV0006857	SCHOLARSHIP REIM-ARIAS		100-4140-53992	500.00
7131	2/11/2022	SITEON	SITEONE LANDSCAPE SUPPLY, LLC		6,536.09
	115534310-001	IRRIGATION SUPPLIES		100-3330-53822	117.56
	115588131-001	IRRIGATION SUPPLIES		100-3330-53822	301.04
	115634647-001	HANDHELD SPRAYER		100-3100-53012	118.75
	115898937-001	IRRIGATION SUPPLIES		100-3330-53822	5,107.49
	115933642-001	IRRIGATION SUPPLIES		100-3330-53822	320.89
	115937863-001	IRRIGATION SUPPLIES		100-3330-53822	268.80
	115949840-001	IRRIGATION SUPPLIES		100-3330-53822	301.56
7132	2/11/2022	SMART	SMART & FINAL		22.25
	782800	GYM SUPPLIES		100-4140-53993	22.25
7133	2/11/2022	SUNBELT	SUNBELT RENTALS, INC.		6,581.66
	121567019-0001	LANDSCRAPER 4W TRACTOR RENTAL		100-3330-53822	3,113.02
	121590796-0001	TRENCH ROLLER RENTAL		100-3330-53822	2,653.33
	122159155-0001	DBL DRUM ROLLER RENTAL		100-3330-53822	815.31
7134	2/11/2022	TCFNAT	THE HUNTINGTON NATIONAL BANK		1,512.00
	7521068	TORO REELMASTER LEASE PYMT		285-3330-53911	1,512.00
7135	2/11/2022	RIGMAN	THE RIG MAN		360.61
	5805	GRAFFITI TRUCK POWER WASHER SVC		555-3150-53812	360.61
7136	2/11/2022	TMOBILE	T-MOBILE		225.20
	INV0006853	12/21-01/20 PHONE-PUBLIC SAFETY WIRELESS		100-2100-53715	197.05
	INV0006853	12/21-01/20 PHONE-PUBLIC SAFETY WIRELESS		100-2110-53715	28.15
7137	2/11/2022	TUST	TURF STAR, INC.		560.68
	7208912-00	FOAMSTREAM		100-3330-53822	560.68
7138	2/11/2022	USPSE	UNITED STATES POSTAL SERV		3,000.00
	INV0006866	POSTAGE MACHINE P.O.C. #386-47819		100-1150-53211	3,000.00
7139	2/11/2022	VANLANT	VAN LANT & FANKHANEL LLP		16,800.00
	INV0006854	FY 20/21 AUDIT		100-1130-53111	16,800.00
7140	2/11/2022	WESCO	WEST COAST ARBORISTS INC		14,905.95
	179066	10/16-31 PKWY TREE MTCE		200-3120-53815	7,551.20
	181707	01/01-15 PKWY TREE MTCE		200-3120-53815	5,668.30
	181708	01/01-15 LP PARK TREE REMOVAL		100-3330-53822	1,686.45
7141	2/11/2022	WILENG	WILLDAN ENGINEERING		39,152.05
	002-25932	01/22 BUILDING & SAFETY SVC		100-3310-53111	35,549.75
	003-35723	12/21 ENGINEERING PERMITS		100-3110-53120	3,602.30
7142	2/11/2022	YIMING	YI MING		60.00
	INV0006858	REFUND-PET LICENSE		100-42140	60.00
DFT0001513	2/4/2022	AFLAC	AFLAC		134.78
	INV0006807	EMPLOYEE LIFE ASSURANCE		100-20399	126.27
	INV0006807	EMPLOYEE LIFE ASSURANCE		260-20399	8.51
DFT0001514	2/4/2022	AFLAC	AFLAC		143.76
	INV0006808	EMPLOYEE INSURANCE		100-20399	122.76
	INV0006808	EMPLOYEE INSURANCE		260-20399	21.00
DFT0001515	2/4/2022	ICMARC	VANTAGEPOINT TRANSFER AGENTS-457		30.16
	INV0006812	EMPLOYEE LOAN REPYMT		100-20399	19.25
	INV0006812	EMPLOYEE LOAN REPYMT		200-20399	3.07
	INV0006812	EMPLOYEE LOAN REPYMT		203-20399	0.68

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Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
	INV0006812	EMPLOYEE LOAN REPYMT		205-20399	0.68
	INV0006812	EMPLOYEE LOAN REPYMT		210-20399	4.44
	INV0006812	EMPLOYEE LOAN REPYMT		215-20399	0.68
	INV0006812	EMPLOYEE LOAN REPYMT		260-20399	1.36
DFT0001516	2/4/2022	ICMARC	VANTAGEPOINT TRANSFER AGENTS-457		2,265.00
	INV0006813	EMPLOYEE CONTRIBUTIONS		100-20399	1,586.99
	INV0006813	EMPLOYEE CONTRIBUTIONS		200-20399	180.95
	INV0006813	EMPLOYEE CONTRIBUTIONS		202-20399	58.67
	INV0006813	EMPLOYEE CONTRIBUTIONS		203-20399	94.30
	INV0006813	EMPLOYEE CONTRIBUTIONS		205-20399	94.30
	INV0006813	EMPLOYEE CONTRIBUTIONS		210-20399	128.42
	INV0006813	EMPLOYEE CONTRIBUTIONS		215-20399	71.68
	INV0006813	EMPLOYEE CONTRIBUTIONS		260-20399	49.69
DFT0001517	2/4/2022	CPERS-HEALTH	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		50,867.37
	INV0006815	HEALTH INSURANCE		100-20399	35,464.08
	INV0006815	HEALTH INSURANCE		200-20399	2,325.28
	INV0006815	HEALTH INSURANCE		202-20399	190.62
	INV0006815	HEALTH INSURANCE		203-20399	1,538.82
	INV0006815	HEALTH INSURANCE		205-20399	1,538.82
	INV0006815	HEALTH INSURANCE		210-20399	2,037.85
	INV0006815	HEALTH INSURANCE		215-20399	609.47
	INV0006815	HEALTH INSURANCE		260-20399	2,892.31
	INV0006815	HEALTH INSURANCE		263-20399	2,329.87
	INV0006815	HEALTH INSURANCE		285-20399	1,940.25
DFT0001518	2/4/2022	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		12,861.06
	INV0006817	EMPLOYER CONTRIBUTION		100-20360	9,087.79
	INV0006817	EMPLOYER CONTRIBUTION		200-20360	668.82
	INV0006817	EMPLOYER CONTRIBUTION		202-20360	68.46
	INV0006817	EMPLOYER CONTRIBUTION		203-20360	468.50
	INV0006817	EMPLOYER CONTRIBUTION		205-20360	370.59
	INV0006817	EMPLOYER CONTRIBUTION		210-20360	460.23
	INV0006817	EMPLOYER CONTRIBUTION		215-20360	200.70
	INV0006817	EMPLOYER CONTRIBUTION		260-20360	843.33
	INV0006817	EMPLOYER CONTRIBUTION		263-20360	368.95
	INV0006817	EMPLOYER CONTRIBUTION		285-20360	323.69
DFT0001519	2/4/2022	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		9,153.06
	INV0006818	PERS- NEW EMPLOY CONTRB		100-20399	6,233.75
	INV0006818	PERS- NEW EMPLOY CONTRB		200-20399	458.63
	INV0006818	PERS- NEW EMPLOY CONTRB		202-20399	63.47
	INV0006818	PERS- NEW EMPLOY CONTRB		203-20399	374.26
	INV0006818	PERS- NEW EMPLOY CONTRB		205-20399	283.49
	INV0006818	PERS- NEW EMPLOY CONTRB		210-20399	295.92
	INV0006818	PERS- NEW EMPLOY CONTRB		215-20399	172.98
	INV0006818	PERS- NEW EMPLOY CONTRB		260-20399	651.43
	INV0006818	PERS- NEW EMPLOY CONTRB		263-20399	342.07
	INV0006818	PERS- NEW EMPLOY CONTRB		285-20399	277.06
DFT0001520	2/4/2022	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		732.27
	INV0006819	EMPLOYEE PORTION		100-20360	709.43
	INV0006819	EMPLOYEE PORTION		200-20360	15.23
	INV0006819	EMPLOYEE PORTION		210-20360	7.61
DFT0001521	2/4/2022	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		44.00
	INV0006822	SURVIVORS LIFE INSURANCE		100-20350	29.67
	INV0006822	SURVIVORS LIFE INSURANCE		200-20350	1.46
	INV0006822	SURVIVORS LIFE INSURANCE		202-20350	0.10
	INV0006822	SURVIVORS LIFE INSURANCE		203-20350	1.87

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Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
	INV0006822	SURVIVORS LIFE INSURANCE		205-20350	0.88
	INV0006822	SURVIVORS LIFE INSURANCE		210-20350	1.09
	INV0006822	SURVIVORS LIFE INSURANCE		215-20350	0.47
	INV0006822	SURVIVORS LIFE INSURANCE		260-20350	4.93
	INV0006822	SURVIVORS LIFE INSURANCE		263-20350	2.13
	INV0006822	SURVIVORS LIFE INSURANCE		285-20350	1.40
DFT0001522	2/4/2022	EMPLOY	EMPLOYMENT DEVELOPMENT DEPT		5,394.62
	INV0006825	STATE INCOME TAX		100-20310	3,913.46
	INV0006825	STATE INCOME TAX		200-20310	295.91
	INV0006825	STATE INCOME TAX		202-20310	38.84
	INV0006825	STATE INCOME TAX		203-20310	124.66
	INV0006825	STATE INCOME TAX		205-20310	119.02
	INV0006825	STATE INCOME TAX		210-20310	137.06
	INV0006825	STATE INCOME TAX		215-20310	108.04
	INV0006825	STATE INCOME TAX		260-20310	287.05
	INV0006825	STATE INCOME TAX		263-20310	217.92
	INV0006825	STATE INCOME TAX		285-20310	152.66
DFT0001523	2/4/2022	IRSPR	IRS PAYROLL TAX DEPOSIT		16,297.37
	INV0006826	FEDERAL WITHHOLDING		100-20300	11,933.24
	INV0006826	FEDERAL WITHHOLDING		200-20300	881.73
	INV0006826	FEDERAL WITHHOLDING		202-20300	101.98
	INV0006826	FEDERAL WITHHOLDING		203-20300	332.12
	INV0006826	FEDERAL WITHHOLDING		205-20300	288.03
	INV0006826	FEDERAL WITHHOLDING		210-20300	381.81
	INV0006826	FEDERAL WITHHOLDING		215-20300	283.73
	INV0006826	FEDERAL WITHHOLDING		260-20300	1,054.07
	INV0006826	FEDERAL WITHHOLDING		263-20300	595.67
	INV0006826	FEDERAL WITHHOLDING		285-20300	444.99
DFT0001524	2/4/2022	IRSPR	IRS PAYROLL TAX DEPOSIT		5,812.32
	INV0006827	MEDICARE TAX		100-20300	3,931.82
	INV0006827	MEDICARE TAX		200-20300	281.20
	INV0006827	MEDICARE TAX		202-20300	24.54
	INV0006827	MEDICARE TAX		203-20300	142.36
	INV0006827	MEDICARE TAX		205-20300	155.08
	INV0006827	MEDICARE TAX		210-20300	112.64
	INV0006827	MEDICARE TAX		215-20300	66.30
	INV0006827	MEDICARE TAX		260-20300	500.08
	INV0006827	MEDICARE TAX		263-20300	363.52
	INV0006827	MEDICARE TAX		285-20300	234.78
DFT0001525	2/4/2022	CPERS-HEALTH	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		-2,590.11
	INV0006829	02/22 ADJUSTMENT-LEWIS		100-1135-51314	-1,726.74
	INV0006829	02/22 ADJUSTMENT-ZARAGOZA		100-1135-51314	-863.37
DFT0001526	2/4/2022	CPERS-HEALTH	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		17,467.36
	INV0006828	02/22 RETIREES HEALTH INSURANCE-ALVARDO		100-1135-51314	1,439.56
	INV0006828	02/22 RETIREES HEALTH INSURANCE		100-1135-51314	15,863.85
	INV0006828	02/22 CalPers Admin Fee		100-1135-51314	163.95
DFT0001527	2/11/2022	EDD	EMPLOYMENT DEVELOPMENT DEPT		1,071.99
	L1196076304	10-12/21 UNEMPLOYMENT INSURANCE		100-1135-53610	1,071.99
Grand Total:					1,528,788.43

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	1,038,253.18
200 - GAS TAX FUND	34,697.20
202 - RMRA (SB 1)	562.37
203 - MEASURE M FUND	3,154.14
205 - MEASURE R FUND	3,051.19
210 - PROP A FUND	3,649.84
215 - PROP C FUND	91,328.36
260 - CDBG PROGRAM FUND	7,479.91
262 - STATE CARES	8,232.19
263 - AMERICAN RESCUE PLAN ACT FUND	40,683.80
275 - PEG ACCESS FUND	16,484.27
280 - MISCELLANEOUS GRANTS FUND	4,258.37
283 - MEASURE A SAFE PARKS FUND	233,232.55
285 - LIGHTING & LANDSCAPE MAINTENANCE	11,882.67
550 - EQUIPMENT REPLACEMENT FUND	2,062.96
555 - VEHICLE MAINTENANCE & REPLACEMENT FUND	29,347.59
600 - SPECIAL DEPOSIT FUND	427.84
Grand Total:	1,528,788.43

Account Summary

Account Number	Account Name	Payment Amount
100-1100-53111	Contract Services - Private	2,500.00
100-1100-53971	Dues & Memberships	16,477.00
100-1100-53976	Special Departmental	182.40
100-1110-53011	Operating Supplies	222.63
100-1110-53114	Legal Services - General	65,730.50
100-1110-53971	Dues & Memberships	69.00
100-1110-53972	Conferences & Meetings	174.71
100-1110-53976	Special Departmental	219.11
100-1120-53111	Contract Services - Private	1,987.50
100-1120-53412	Municipal Code Publishing	32.86
100-1120-53972	Conferences & Meetings	553.04
100-1120-53976	Special Departmental	203.78
100-1130-53111	Contract Services - Private	19,932.78
100-1130-53971	Dues & Memberships	220.00
100-1130-53972	Conferences & Meetings	940.00
100-1135-51314	Health Insurance	14,877.25
100-1135-53011	Operating Supplies	888.44
100-1135-53151	Education & Training	2,158.71
100-1135-53406	Recruitment Expenses	731.90
100-1135-53610	Unemployment Insurance	1,071.99
100-1135-53976	Special Departmental	471.44
100-1150-53011	Operating Supplies	2,306.40
100-1150-53012	Small Tools & Equipment	322.25
100-1150-53211	Postage & Mailing Services	3,114.67
100-1150-53715	Utility - Communications	1,301.50
100-1150-53811	Equipment Maintenance	5,418.04
100-1150-53813	Facility Maintenance	2,063.00
100-1150-53911	Equipment Lease/Rental	1,046.41
100-1150-53976	Special Departmental	211.39
100-20300	FIT Payable	15,865.06
100-20310	SIT Payable	3,913.46
100-20320	Life Ins Payable	438.45
100-20330	LTD Payable	1,433.25
100-20340	PARS	3,065.11
100-20350	Group Insurance	29.67
100-20360	PERS	9,797.22

Account Summary

Account Number	Account Name	Payment Amount
100-20399	Other Payroll Deductions	44,000.60
100-2100-53110	Contract Services - LA Sher..	629,221.90
100-2100-53113	Contract Services - Special...	10,369.37
100-2100-53186	Liability Trust Fund	66,641.99
100-2100-53715	Utility - Communications	197.05
100-2110-53111	Contract Services - Private	11,083.33
100-2110-53715	Utility - Communications	276.57
100-2130-53011	Operating Supplies	719.40
100-2130-53012	Small Tools & Equipment	122.43
100-2130-53015	Uniforms/Boot Reimburs...	522.61
100-2130-53996	MIS/Equipment Charges	603.07
100-3100-53012	Small Tools & Equipment	1,004.16
100-3100-53715	Utility - Communications	624.70
100-3110-53120	Engineering Permits	3,602.30
100-3110-53121	Industrial Waste Inspecti...	2,486.64
100-3300-53011	Operating Supplies	48.71
100-3300-53411	Printing & Publishing	1,247.97
100-3300-53971	Dues & Memberships	520.00
100-3310-53111	Contr Svc - Private - B&S F...	35,549.75
100-3320-53972	Conferences & Meetings	110.00
100-3330-53011	Operating Supplies	2,377.25
100-3330-53012	Small Tools & Equipment	413.21
100-3330-53015	Uniform/Boot Reimburse...	814.85
100-3330-53822	Park Maintenance & Repa...	35,279.18
100-3330-53972	Conferences & Meetings	195.00
100-3330-53976	Special Departmental	35.00
100-4100-53011	Operating Supplies	955.01
100-4100-53712	Utility - Electricity	1,506.50
100-4100-53813	Facility Maintenance	622.06
100-4100-53971	Dues & Memberships	359.50
100-4100-53979	Special Events	1,788.45
100-4110-53811	Equipment Maintenance	496.40
100-4110-53980	Sports Activities	615.84
100-4130-53714	Utility - Water	264.08
100-4130-53715	Utility - Communications	61.94
100-4130-53813	Facility Maintenance	975.00
100-4140-53979	Special Events	421.00
100-4140-53992	Scholarships	941.00
100-4140-53993	Youth Activities Program	1,072.25
100-42140	Animal License Fees	80.00
100-48900	Miscellaneous	56.19
200-20300	FIT Payable	1,162.93
200-20310	SIT Payable	295.91
200-20320	Life Ins Payable	23.18
200-20330	LTD Payable	102.38
200-20340	PARS	257.51
200-20350	Group Insurance	1.46
200-20360	PERS	684.05
200-20399	Other Payroll Deductions	2,967.93
200-3120-53016	Graffiti Removal Supplies	1,417.54
200-3120-53713	Utility - Hwy Lights	53.83
200-3120-53714	Utility - Water	829.91
200-3120-53814	Landscape Maintenance	337.52
200-3120-53815	Parkway Tree Maintenan...	13,219.50
200-3120-53817	Street/Sidewalk Mainten...	1,581.12
200-3120-53819	Signal Maintenance	9,421.71
200-3120-53821	Traffic Markings/Signs	2,340.72
202-20300	FIT Payable	126.52

Account Summary

Account Number	Account Name	Payment Amount
202-20310	SIT Payable	38.84
202-20320	Life Ins Payable	1.56
202-20330	LTD Payable	14.13
202-20350	Group Insurance	0.10
202-20360	PERS	68.46
202-20399	Other Payroll Deductions	312.76
203-20300	FIT Payable	474.48
203-20310	SIT Payable	124.66
203-20320	Life Ins Payable	13.67
203-20330	LTD Payable	61.75
203-20340	PARS	1.15
203-20350	Group Insurance	1.87
203-20360	PERS	468.50
203-20399	Other Payroll Deductions	2,008.06
205-20300	FIT Payable	443.11
205-20310	SIT Payable	119.02
205-20320	Life Ins Payable	13.67
205-20330	LTD Payable	61.73
205-20340	PARS	124.90
205-20350	Group Insurance	0.88
205-20360	PERS	370.59
205-20399	Other Payroll Deductions	1,917.29
210-20300	FIT Payable	494.45
210-20310	SIT Payable	137.06
210-20320	Life Ins Payable	16.79
210-20330	LTD Payable	64.83
210-20340	PARS	1.15
210-20350	Group Insurance	1.09
210-20360	PERS	467.84
210-20399	Other Payroll Deductions	2,466.63
215-20220	Retention Payable	-4,724.60
215-20300	FIT Payable	350.03
215-20310	SIT Payable	108.04
215-20320	Life Ins Payable	7.52
215-20330	LTD Payable	38.20
215-20340	PARS	1.15
215-20350	Group Insurance	0.47
215-20360	PERS	200.70
215-20399	Other Payroll Deductions	854.81
215-5518-59300	Construction Costs	94,492.04
260-20300	FIT Payable	1,554.15
260-20310	SIT Payable	287.05
260-20320	Life Ins Payable	30.59
260-20330	LTD Payable	62.82
260-20340	PARS	632.74
260-20350	Group Insurance	4.93
260-20360	PERS	843.33
260-20399	Other Payroll Deductions	3,624.30
260-3320-53972	Conferences & Meetings	440.00
262-3320-53011	Operating Supplies	8,232.19
263-20300	FIT Payable	959.19
263-20310	SIT Payable	217.92
263-20320	Life Ins Payable	31.62
263-20330	LTD Payable	81.44
263-20340	PARS	515.00
263-20350	Group Insurance	2.13
263-20360	PERS	368.95
263-20399	Other Payroll Deductions	2,671.94

Account Summary

Account Number	Account Name	Payment Amount
263-3320-53011	Operating Supplies	437.53
263-3320-53981	Grants & Loans - Commer...	5,437.00
263-3320-53993	Youth Activities Program	16,461.08
263-5605-59300	Construction Costs	13,500.00
275-1125-53111	Contract Services - Private	16,484.27
280-20220	Retention Payable	-11,661.63
280-5606-59210	Design Engineering	8,000.00
280-5606-59300	CONSTRUCTION COSTS	7,920.00
283-5600-59300	Construction Costs	233,232.55
285-20300	FIT Payable	679.77
285-20310	SIT Payable	152.66
285-20320	Life Ins Payable	20.95
285-20330	LTD Payable	61.14
285-20340	PARS	319.99
285-20350	Group Insurance	1.40
285-20360	PERS	323.69
285-20399	Other Payroll Deductions	2,217.31
285-3330-53712	Utility - Electricity	1,510.85
285-3330-53714	Utility - Water	1,967.03
285-3330-53715	Utility - Communications	20.66
285-3330-53813	Facility Maintenance	3,095.22
285-3330-53911	Equipment Lease/Rental	1,512.00
550-6100-53017	Software & Licensing	1,134.38
550-6100-53018	Computer Hardware & Su...	928.58
555-3150-53014	Fuel	1,107.29
555-3150-53812	Vehicle Maintenance	4,637.50
555-3150-53912	Vehicle Lease	5,727.80
555-3150-54484	Vehicle Purchase	17,875.00
600-47440	Strong Motion Inst. Fee	291.84
600-47441	SB1473 (Green Fee)	136.00
Grand Total:		1,528,788.43

Project Account Summary

Project Account Key	Payment Amount
None	1,473,031.27
100122E	5,437.00
100622E	16,461.08
100922E	437.53
30122E	440.00
62022E	2,221.31
69422E	22,372.05
69722E	8,358.19
71022E	30.00
Grand Total:	1,528,788.43

RECORDING REQUESTED BY
CITY OF LA PUENTE
AND WHEN RECORDED MAIL TO

NAME CITY OF LA PUENTE
CITY CLERK
STREET 15900 East Main Street
ADDRESS
CITY La Puente CA 91744
STATE California
ZIP 91744

EXEMPT FROM FILING FEES PER GOV. CODE SECTION 6103

SPACE ABOVE LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for complete requirements.)

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is City of La Puente
3. The full address of the owner is 15900 East Main Street, La Puente, CA 91744
4. The nature of the interest or estate of the owner is: in fee.

(if other than Fee, strike "In fee" and insert, for example, "purchaser under contract of purchase", or "lessee")
5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:
NAMES ADDRESSES
6. The full names and addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to:
NAMES ADDRESSES
7. A work of improvement on the property hereinafter described was substantially completed on October 25, 2021.
8. The work done was: Fabrication and installation of decorative fencing between the skate park and basketball courts and along the southern portion of the basketball courts and concrete mow strip at La Puente Park.
9. The names of the contractor, if any, for such work of improvement was: Ace Fence Company
July 13, 2021
(If no contractor for work of improvement as a whole, insert "None") (Date of Contract)
10. The property on which said work of improvement was completed is in the City of: La Puente
County of Los Angeles, State of CA, and is described as follows: La Puente Park Skate Park and Basketball Courts
11. The street address of said property is None
(If no street address has been officially assigned, insert "none".)

Executed on _____ at La Puente, CA

(Signature of Owner or corporate officer of Owner named in paragraph 2, or agent)

VERIFICATION

I, the undersigned, say: I am the City Clerk of the City of La Puente, the declarant of the foregoing Notice of Completion. I have read said Notice of Completion and know the contents thereof; the same is true to my own knowledge. I declare under penalty of perjury that the foregoing is true and correct. Executed on _____ at La Puente, CA

City of La Puente, City Clerk

ATTACHMENT A



City of La Puente AGENDA REPORT

To: Mayor and City Council

For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

By: John Di Mario, Development Services Director

SUBJECT: CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR DECORATIVE FENCING AND MOW STRIP AT LA PUENTE PARK SKATE PARK AND BASKETBALL COURTS

BACKGROUND

The City Council previously approved the installation of decorative wrought iron fencing with silhouette images along Temple Avenue adjacent to the skate park and basketball courts.

At the meeting of July 13, 2021, the City Council approved a purchase order contract with Ace Fencing Co ("Ace") in the amount of \$59,885 for additional wrought iron fencing at the skate park and basketball courts.

DISCUSSION

Ace fabricated and installed additional fencing between the skate park and basketball courts and along the southern portion of the basketball courts. A change order in the amount of \$28,415 was identified and approved by the City Council on August 24, 2021. The change order consisted of additional fencing and a concrete mow strip in preparation for the installation of synthetic turf around the perimeter of the skate park and basketball courts. The total construction cost for this project was \$88,300.00. The project was completed on October 25, 2021.

FISCAL IMPACT

Funding for this project is included as part of the Park Improvements project in the Fiscal Year 2021-22 Capital Improvement Program budget in the General Fund.

RECOMMENDATION

It is recommended that the City Council: (1) accept the project as complete; and (2) authorize the City Clerk to execute the Notice of Completion.

ATTACHMENTS

Attachment "A": Notice of Completion

**AMENDMENT NO. 1
TO RIGHT OF ENTRY AGREEMENT**

This Amendment No. 1 to the Right of Entry Agreement (“Agreement”) is made and entered into this 24th day of February, 2022, (“Effective Date”) by and between the City of Industry (“INDUSTRY”), a municipal corporation, and the City of La Puente (“LA PUENTE”), a municipal corporation. INDUSTRY and LA PUENTE are collectively referred to herein as “Parties” and individually as “Party.”

RECITALS

WHEREAS, on or about April 28, 2016, the City Council approved a Right of Entry Agreement (“Agreement”) with LA PUENTE for permission to enter onto the Bridge, temporarily, to perform cleaning and re-painting of the entire Bridge and all structural members; and

WHEREAS, the term of the Agreement expired on April 28, 2021, and in order to allow the Parties to continue the work, it is necessary to extend term through February 24, 2027. It is also necessary to update the Agreement to revise the address for INDUSTRY, and its City Attorney; and

WHEREAS, for the reasons set forth herein, the Parties desire to enter into this Amendment No. 1, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

2. TERM

The term of this Right of Entry shall automatically terminate February 24, 2027. The term may be extended by mutual agreement of the Parties. In the event INDUSTRY is in default of any provision herein, LA PUENTE has the right to terminate this Right of Entry upon five (5) days written notice to INDUSTRY.

11. NOTICES

Section 11 is hereby revised to reflect the current address of INDUSTRY, and its City Attorney:

INDUSTRY: City of Industry
 Attention: City Manager
 15625 Mayor Dave Way
 City of Industry, CA 91744
 Phone: 626-333-2211

With a copy to: James M. Casso
Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 1 to the Agreement as of the Effective Date.

CITY OF INDUSTRY

CITY OF LA PUENTE

By: _____
Joshua Nelson, City Manager

By: _____
Bob Lindsey, City Manager

Attest:

Attest:

By: _____
Julie Gutierrez-Robles, City Clerk

By: _____
Sheryl Garcia, City Clerk

Approved as to form:

Approved as to form:

By: _____
James M. Casso, City Attorney

By: _____
Victor Ponto, City Attorney

**EXHIBIT A TO AMENDMENT NO. 1
RIGHT OF ENTRY AGREEMENT FOR THE AZUSA AVENUE OVER VALLEY
BOULEVARD BRIDGE PAINTING PROJECT DATED MAY 24, 2016 (APPROVED
ON APRIL 28, 2016)**

RIGHT OF ENTRY FOR THE AZUSA AVENUE OVER VALLEY BOULEVARD
BRIDGE PAINTING PROJECT

This Right of Entry Agreement ("Right of Entry") is made and entered into this 24th day of May, 2016 ("Effective Date"), by and between the City of Industry ("INDUSTRY"), a municipal corporation, and the City of La Puente ("LA PUENTE"), a municipal corporation. INDUSTRY and LA PUENTE are collectively referred to herein as "Parties" and individually as "Party".

RECITALS

WHEREAS, INDUSTRY controls 88 percent of State Bridge No. 53C0289 ("Bridge") on Azusa Avenue over Valley Boulevard, and LA PUENTE controls 12 percent. The Bridge is more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, INDUSTRY desires to obtain LA PUENTE'S permission to enter onto the Bridge, temporarily, to perform cleaning and re-painting of the entire Bridge and all structural members; and

WHEREAS, INDUSTRY has secured \$5,226,442.00 through the Local Highway Bridge program for the repainting of the Bridge; and

WHEREAS, INDUSTRY will assume the role of the lead agency and follow the guidelines and procedures in accordance with the Local Programs Procedures Manual as set forth by Caltrans; and

WHEREAS, the Parties agree to and understand that all costs associated with the cleaning and re-painting of the Bridge will be paid solely by INDUSTRY and with federal grant funds secured through the Department of Transportation ("CALTRANS") for the project and that LA PUENTE will not make any financial contributions; and

WHEREAS, INDUSTRY shall only cover the costs associated with the cleaning and re-painting of the entire Bridge and all structural members and should structural deficiencies or other necessary repairs be identified in the portion of the bridge owned by LA PUENTE, INDUSTRY does not assume responsibility to cover the cost of those repairs and shall notify LA PUENTE of such findings and allow LA PUENTE the opportunity to address them at its own discretion and cost; and

WHEREAS, the Parties wish to enter into this Right of Entry whereby LA PUENTE will allow INDUSTRY to enter the Bridge, on a temporary basis, for the purpose of performing the cleaning and re-painting of the entire Bridge.

NOW, THEREFORE, INDUSTRY and LA PUENTE do hereby agree as follows:

AGREEMENT

1. RIGHT OF ENTRY. LA PUENTE hereby grants to INDUSTRY and its agents, employees and contractors the temporary right to enter onto the Bridge for the purpose of performing cleaning and re-painting of the entire Bridge.

2. TERM. The term of this Right of Entry shall automatically terminate five years (5) from the Effective Date. The term may be extended by mutual agreement of the Parties. In the event INDUSTRY is in default of any provision herein, LA PUENTE has the right to terminate this Right of Entry upon five (5) days written notice to INDUSTRY.

3. INDEMNIFICATION. INDUSTRY hereby agrees to indemnify, defend (with counsel approved by LA PUENTE), assume all liability for and hold harmless LA PUENTE and its officers, employees, agents and representatives from all actions, claims, suits, penalties, obligations, liabilities, damages to property, environmental claims or injuries to persons, which may be caused by INDUSRTY's activities pursuant to this Right of Entry or arising out of or in connection with such activities, whether such activities or performance thereof is by INDUSRTY or anyone directly or indirectly employed or under contract or subcontract with INDUSTRY and whether such damage or claim shall accrue or be discovered before or after the termination of this Right of Entry. INDUSTRY'S obligations set forth in this Section shall survive the expiration or earlier termination of this Right of Entry.

4. INSURANCE. Prior to commencing any activities under this Right of Entry, INDUSTRY, and all contractors and subcontractors, shall procure (or cause to be procured), and shall require all contractors and subcontractors to and keep in full force and effect during the life of this Right of Entry, at INDUSTRY's sole cost and expense, all of the following types of insurance, in accordance with the other provisions of this Section:

<u>Type of Insurance Policy</u>	<u>Limits</u>
Personal Adv. Injury	\$1 million each occurrence
Property Damage	\$3,000,000
Products--Comp/Op Agg.	\$1,000,000 each occurrence
General Aggregate	\$4,000,000
Excess Liability--Umbrella	\$1,000,000 each occurrence
Comprehensive General Liability:	\$2,000,000 (see Section 3.G. below)
Workers Compensation:	Statutory (see Section 3.F. below)
Pollution Coverage:	\$5,000,000
Automobile Liability	\$1,000,000 each occurrence

For purposes of this Right of Entry, the foregoing insurance shall be referred to herein as "Required Insurance."

- A. Qualifications of Insurers; Deductibles. All of the Required Insurance shall be issued by an admitted insurer or insurers as defined by the California Insurance Code with a Bests' rating of no less than A:VII. The deductibles under each of the policies issued for the Required Insurance shall be reasonable in amount and in no event shall exceed the sum of Ten Thousand Dollars (\$10,000.00) under each such policy.
- B. Additional Insured; Form of Endorsement. All such Insurance Policies will be required to name LA PUENTE, and its respective directors, officers, employees, agents and representatives as additional insureds by way of an endorsement. Such endorsement shall be a form of endorsement which is at least as broad as Additional Insured-Owners, Lessors, or Contractors Form B (CG20101185) as published by Insurance Services Office, Inc. The Contractor's Pollution Liability Insurance shall name INDUSTRY and LA PUENTE as "Named Insured".
- C. Cancellation Provisions and Other Matters. All of the Required Insurance shall provide (by way of endorsement or otherwise) that no cancellation, expiration, reduction or modification in such Required Insurance can occur or be implemented without first giving LA PUENTE at least thirty (30) days prior written notice of such cancellation, expiration, reduction or modification. LA PUENTE shall not be liable for the payment of any premiums for the Required Insurance.
- D. Primary Insurance Endorsement. All Required Insurance shall contain an endorsement providing that such insurance is primary and that any insurance maintained by LA PUENTE is noncontributory with the Required Insurance. All Required Insurance shall contain language to the effect that any loss shall be payable notwithstanding any act or negligence of LA PUENTE that might otherwise result in the forfeiture of the Required Insurance.
- E. Waiver of Subrogation. All such Required Insurance shall also contain an endorsement providing for a waiver of subrogation against LA PUENTE by INDUSTRY.
- F. Worker's Compensation. This policy or policies shall cover the entire liability of INDUSTRY to employees as determined by California law. The policy shall contain a waiver of subrogation in favor of LA PUENTE.
- G. Comprehensive General Liability. \$2,000,000.00 combined single limit per event and \$4,000,000.00 annual aggregate for bodily injury and property damage liability arising out of the services to be performed under this Right of Entry.
- H. Certificates of Insurance. Prior to the commencement of the services set forth in this Right of Entry, INDUSTRY shall provide to LA PUENTE certificates of insurance evidencing the obtaining of the Required Insurance as provided in this Section.

5. COMPLAINEE WITH LAWS/PERMITS. INDUSTRY shall, in all activities undertaken pursuant to this Right of Entry, comply and cause its contractors, agents and employees

to comply with all federal, state and local laws, statutes, orders, ordinances, rules, regulations, plans, policies and decrees. Without limiting the generality of the foregoing, INDUSTRY, at its sole cost and expense, shall obtain any and all permits which may be required by any law, regulation or ordinance.

6. ENVIRONMENTAL LAW. INDUSTRY shall comply with all federal, state and local environmental law and regulations in its work on the Bridge and shall perform the work in an environmentally protective manner. INDUSTRY shall not cause the release or disposal of any Hazardous Materials at the Bridge, or into the soil, drains, surface or groundwater, or air, nor shall INDUSTRY allow any agent, subcontractor or other person for whom INDUSTRY is responsible to do so. The term "Hazardous Materials" is defined in Exhibit B, attached hereto and incorporated herein by reference. INDUSTRY recognizes that the Bridge contains lead based paint or other lead components and INDUSRTY assumes all risk and liability associated with the presence of such lead based paint or other lead components. INDUSTRY shall ensure that all proper lead containment and disposal measures are taken.

7. COST. INDUSTRY agrees to and understands that all cost associated with the cleaning and re-painting of the entire Bridge and all structural members will be paid solely by INDUSTRY and with federal grant funds secured through CALTRANS and that LA PUENTE will not make any financial contributions towards the cost of the cleaning and re-painting.

8. ADDITIONAL REPAIRS. INDUSTRY shall only cover the costs associated with the cleaning and re-painting of the entire Bridge and all structural members and should structural deficiencies or other necessary repairs be identified in the portion of the Bridge owned by LA PUENTE, INDUSTRY does not assume responsibility to cover the cost of those repairs and shall notify LA PUENTE of such findings, in writing, within ten (10) business days of discovery, and allow LA PUENTE the opportunity to address them at its own discretion and cost;

9. NOT REAL PROPERTY INTEREST. It is expressly understood that this Right of Entry does not in any way whatsoever grant or convey any permanent easement, lease, fee or other interest in LA PUENTE's ownership interest in the Bridge to INDUSTRY.

10. LIENS AND CLAIMS. INDUSTRY shall not permit any mechanic's, materialmen's or other similar liens or claims, including stop notices, to stand against the Bridge for labor or materials furnished in completion of the work set forth in this Right of Entry. Notwithstanding any provisions to the contrary herein, INDUSTRY shall have the lien or claim released at its sole cost and expense within fifteen (15) days of any written request by LA PUENTE.

11. NOTICES. Any notices given or required to be given to INDUSRTY or LA PUENTE pursuant to any provisions of this Right of Entry shall be given in writing and shall personally delivered, transmitted electronically or sent by U.S registered mail, with necessary postage prepaid, and shall be deemed to have been duly given:

- A. When delivered by hand
- B. The day after delivery by receipted overnight delivery
- C. The day after being mailed by certified mail or registered mail with return receipt requested to the following:

INDUSTRY

City of Industry
Attn: Paul Philips
15625 E. Stafford St. #100
City of Industry, CA 91744
Phone: 626-333-2211

LA PUENTE

City of La Puente
Attn: David Carmany
15900 E. Main St.
La Puente, CA 91744
Phone: 626-855-1500

With a copy to:

James M. Casso
Casso & Sparks, LLP
13200 Crossroads Parkway North, Suite 345
City of Industry, CA 91746

12. AGREEMENT. This Right of Entry constitutes the entire agreement between the Parties with respect to the subject matter described herein. No modifications or alterations of the terms hereof shall be binding unless such modification or alternation is in writing and executed by both Parties. If any provision of this Right of Entry is determined to be invalid, illegal or unenforceable, the remaining provisions of this Right of Entry shall remain in full force. This Right of Entry shall be governed by and in accordance with the law of the State of California. Any action to enforce or interpret its provisions must be brought in courts located in Los Angeles County, California.

13. WAIVER. The waiver by INDUSTRY or LA PUENTE of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Right of Entry shall be deemed to have been waived by INDUSTRY or LA PUENTE unless in writing.

14. REMEDIES. Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the

forbearance of the exercise by any Party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such Party of any of all of such other rights, powers or remedies.

15. ATTORNEYS' FEES. If any action at law or suit in equity is brought to enforce or interpret the provisions of this Right of Entry, or arising out of or relating to the services provided by INDUSTRY under this Right of Entry, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled.

16. EXECUTION IN COUNTERPARTS. This Right of Entry may be executed in counterparts, each of which shall be deemed an original for all purposes, and all of such counterparts shall constitute but and the same Right of Entry.

17. AUTHORITY. Each person executing this Right of Entry hereby represents and warrants (i) their authority to do so, and (ii) that such authority has been duly and validly conferred.

CITY OF INDUSTRY

By: Paul Philips
Paul Philips, City Manager

Attest:

By: Cecelia Dunlap
Cecelia Dunlap, Deputy City Clerk

Approved as to form:

By: James M. Casso
James M. Casso, City Attorney

CITY OF LA PUNETE

By: David Carmany
David Carmany, City Manager

Attest:

By: Sheryl Garcia
Sheryl Garcia, Chief Deputy City Clerk

Approved as to form:

By: James M. Casso
James M. Casso, City Attorney

EXHIBIT A

This project includes the repainting of the Azusa Avenue Bridge over Valley Boulevard. The project is located approximately one mile north of State Route 60, and the bridge structure extends into both the City of Industry and the City of La Puente. The bridge is approximately 740 feet in length with 7 spans, and crosses over Valley Boulevard, Arenth Avenue, Union Pacific Railroad (UPRR) tracks, San Jose Creek and Chestnut Street. With a structure width of 98'-4", the bridge carries three lanes of traffic in each direction. There are sidewalks on each side of the bridge with a concrete separation barrier railing and bridge railing, and a raised median between the NB and SB lanes. The superstructure consists of a reinforced concrete slab on twelve built-up steel plate girders approximately 60 inches deep with transverse steel angle cross-bracing diaphragms spaced at approximately 10 feet apart and diagonal steel angle longitudinal bracing.

EXHIBIT B
DEFINITION OF HAZARDOUS MATERIAL, ENVIRONMENTAL LAWS

As used in this Right of Entry, the term “**Hazardous Material**” means any chemical, compound, material, mixture, or substance that is now or may in the future be defined or listed in, or otherwise classified pursuant to any Environmental Laws (defined below) as a “hazardous substance”, “hazardous material”, “hazardous waste”, “extremely hazardous waste”, infectious waste”, toxic substance”, toxic pollutant”, or any other formulation intended to define, list or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, or toxicity. The term “hazardous material” shall also include asbestos or asbestos-containing materials, radon, chrome and/or chromium, polychlorinated biphenyls, petroleum, petroleum products or by-products, petroleum components, oil, mineral spirits, natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable as fuel, perchlorate, and methy tert butyl ether, whether or not defined as a hazardous waste or hazardous substance in the Environmental Laws.

As used in this Right of Entry, the term “**Environmental Laws**” means any and all federal, state and local statutes, ordinances, orders, rules, regulations, guidance documents, judgments, governmental authorizations or directives, or any other requirements of governmental authorities, as may presently exist, or as may be amended or supplemented, or hereafter enacted, relating to the presence, release, generation, use, handling, treatment, storage, transportation or disposal of Hazardous Materials, or the protection of the environment or human, plant or animal health, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986 (42 U.S.C. § 9601), the Hazardous Materials Transportation Act (49 U.S.C. § 1801 et seq.), the Resource Conservation and Recovery Act (42 U.S.C. § 6901 et seq.), the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), the Clean Air Act (42 U.S.C. § 7401 et seq.), the Toxic Substances Control Act (15 U.S.C. § 2601 et seq.), the Oil Pollution Act (33 U.S.C. § 2701 et seq.), the Emergency Planning and Community Right-to-Know Act (42 U.S.C. § 11001 et seq.), the Porter-Cologne Water Quality Control Act (Cal. Water Code § 13000 et seq.), the Toxic Mold Protection Act (Cal. Health & Safety Code § 26100, et seq.), the Safe Drinking Water and Toxic Enforcement Act of 1986 (Cal. Health & Safety Code § 25249.5 et seq.), the Hazardous Waste Control Act (Cal. Health & Safety Code § 25100 et seq.), the Hazardous Materials Release Response Plans & Inventory Act (Cal. Health & Safety Code § 25500 et seq.), and the Carpenter-Presley-Tanner Hazardous Substances Account Act (Cal. Health and Safety Code, Section 25300 et seq.).



City of La Puente AGENDA REPORT

To: Mayor and City Council

For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

By: John Di Mario, Development Services Director

SUBJECT: CONSIDERATION OF AMENDMENT NO. 1 TO THE RIGHT OF ENTRY AGREEMENT WITH THE CITY OF INDUSTRY FOR THE REPAINTING OF THE AZUSA AVENUE BRIDGE OVER VALLEY BOULEVARD

BACKGROUND

In June 2013, the City of Industry was awarded a total of \$5,226,422 for the repainting of the Azusa Avenue Bridge through the Local Highway Bridge Program, administered by the Local Assistance Division of Caltrans District 7. These federal grant funds will be utilized to pay for Preliminary Engineering and Construction activities. On December 10, 2015, the City of Industry entered into a Professional Services Agreement with Biggs Cardosa Associates Inc. to provide professional civil engineering services in the amount of \$310,625 for this project.

The City of Industry currently controls 88% of State Bridge No. 53C0289 on Azusa Avenue over Valley Boulevard. The City of La Puente controls the remaining 12%. The City of Industry must obtain permission from the City of La Puente to enter onto the bridge, temporarily, to perform cleaning and repainting of the entire bridge and all structural members for this project. The City of Industry will assume the role of lead agency and follow the guidelines and procedures in accordance with the Local Program Procedures Manual as set forth by Caltrans. All costs associated with the cleaning and repainting of the bridge will be paid solely by City of Industry with federal grant funds secured through Caltrans, and the City of La Puente will not make any financial contribution.

DISCUSSION

At the meeting of May 24, 2016 the City Council approved a Right of Entry Agreement (“Agreement”) with the City of Industry to carry-out this project. The term of the Agreement expired in April 2021. The Agreement provides for the City of Industry to enter the bridge, on a temporary basis, for the purpose of performing the cleaning and repainting of the entire bridge structure during the course of this project. The project is currently awaiting funding authorization to commence construction.

Included as Attachment “A” is an amendment to the Agreement to extend the term to February 2027.

FISCAL IMPACT

No anticipated fiscal impact to the City.

RECOMMENDATION

It is recommended that the City Council: (1) Approve Amendment No. 1 to the Right of Entry Agreement with the City of Industry; and (2) authorize the City Manager to execute the amendment on behalf of the City.

ATTACHMENT

Attachment "A": Amendment No. 1 to Right of Entry for the Azusa Avenue Over Valley Boulevard Bridge Painting Project.



City of La Puente AGENDA REPORT

To: Mayor and City Council For meeting of: February 22, 2022

Via: Bob Lindsey, City Manager

By: Troy O. Grunklee, CPA, Director of Administrative Services
Alex Merkel Medina, Finance Manager

SUBJECT: PRESENTATION OF JANUARY 2022 REQUISITION SUMMARY REPORT

BACKGROUND

On April 24, 2018, the City Council adopted several ordinances and accompanying resolutions amending the City's purchasing procedures to streamline and make the procurement process more efficient. One of the amendments to the purchasing procedures was a provision setting a \$5,000 spending limit for Department Heads and a separate provision increasing the City Manager's spending limit to \$20,000 for professional services, supplies and equipment. In order to document purchases approved by the City Manager and/or Department Heads the City Council directed that a monthly report be prepared and filed with the City Council. This action is to receive and file the requisition summary report for the month of January 2022.

DISCUSSION

City staff initiated five (5) requisitions during the month totaling \$156,443.25.

RECOMMENDATION

It is recommended that the City Council receive and file the requisition summary report for January 2022.

ATTACHMENTS

Attachment "A": Requisition Summary Report for January 2022

City of La Puente
Requisition Summary Report
For the period of January 2022

Requisition Number	Date Requested	Date Approved	Status	Department
REQ000545	1/7/2022	1/7/2022	Approved	Administrative Services

Vendor: Murphy Building Corp.
Description: Installation of Outdoor Shade Structure at Park

Total Obligation: \$ 18,875.00
Total Paid \$ 18,875.00

Submitted By: Elizabeth Herrera
Approved By: City Manager
Funding Source: Grants Fund (280)

Requisition Number	Date Requested	Date Approved	Status	Department
REQ000546	1/18/2022	1/18/2022	Approved	Administrative Services

Vendor: A-Z Bus Sales, Inc.
Description: Transit Bus

Total Obligation: \$ 116,051.65
Total Paid \$ -

Submitted By: Alex Merkel Medina
Approved By: City Council
Funding Source: AQMD Fund (270)

Requisition Number	Date Requested	Date Approved	Status	Department
REQ000547	1/19/2022	1/19/2022	Approved	Administrative Services

Vendor: JCA Engineering, Inc.
Description: Park Lighting Engineering

Total Obligation: \$ 12,300.00
Total Paid \$ -

Submitted By: Elizabeth Herrera
Approved By: City Manager
Funding Source: Grants Fund (280)

Requisition Number	Date Requested	Date Approved	Status	Department
REQ000548	1/20/2022	1/20/2022	Approved	Administrative Services

Vendor: New Asia FSE, Inc.
Description: Snack Bar Design-LP Park

Total Obligation: \$ 8,000.00
Total Paid \$ -

Submitted By: Elizabeth Herrea
Approved By: City Manager
Funding Source: Grants Fund (280)

Requisition Number	Date Requested	Date Approved	Status	Department
REQ000549	1/21/2022	1/21/2022	Approved	Administrative Services
Vendor:	Southwest Mobile Storage, Inc.			
Description:	Maintenance Yard Offices			
	Total Obligation:	\$	1,216.60	
	Total Paid	\$	-	
Submitted By:	Elizabeth Herrera			
Approved By:	Director of Administrative Services			
Funding Source:	General Fund (100)			

CITY OF LA PUENTE

ATTACHMENT A

Cash and Investment Report
January 31, 2022

Investment Type	Issuer	Purchase Date	Maturity Date	Interest Rate	Face Value	Book Value	Market Value	Source of Market Valuation
Local Agency Investment Fund	State of California			0.685%	\$ 4,811,144	\$ 4,811,144	\$ 4,811,543	LAIF
Government Obligations								
U.S. Agency Security	FFCB	06/07/19	06/13/24	1.950%	250,000	249,712	254,123	Stifel
U.S. Agency Security	FFCB	06/10/20	06/10/25	0.680%	250,000	250,000	242,390	Multi-Bank
U.S. Agency Security	FFCB	06/02/20	06/09/25	0.500%	250,000	250,000	242,883	Stifel
U.S. Agency Security	FFCB	03/22/21	04/01/25	0.710%	250,000	251,999	244,150	Stifel
U.S. Agency Security	FFCB	02/24/21	03/03/26	0.790%	250,000	250,000	243,558	Stifel
U.S. Agency Security	FFCB	08/03/21	08/10/26	0.710%	250,000	250,000	241,140	Stifel
U.S. Agency Security	FFCB	08/30/21	09/01/26	0.870%	250,000	499,915	486,925	Stifel
U.S. Agency Security	FFCB	08/30/21	02/10/25	0.480%	250,000	249,820	242,783	Stifel
U.S. Agency Security	FFCB	09/23/21	09/28/26	0.940%	250,000	249,500	241,863	Stifel
U.S. Agency Security	FFCB	09/02/21	09/08/26	0.870%	250,000	250,000	239,373	Stifel
U.S. Agency Security	FFCB	07/29/20	07/29/25	0.580%	250,000	250,000	242,083	Stifel
U.S. Agency Security	FFCB	10/07/21	10/07/26	1.000%	250,000	249,632	243,145	Stifel
U.S. Agency Security	FFCB	10/28/21	11/03/26	1.330%	250,000	250,000	246,620	Stifel
U.S. Agency Security	FFCB	11/10/21	11/16/26	1.270%	250,000	248,000	246,153	Stifel
U.S. Agency Security	FFCB	11/24/21	11/30/26	1.460%	500,000	500,000	490,895	Stifel
U.S. Agency Security	FHLB	05/05/20	05/19/25	0.750%	250,000	250,000	243,603	Stifel
U.S. Agency Security	FHLB	03/02/21	02/26/26	0.850%	250,000	250,041	244,169	Stifel
U.S. Agency Security	FHLB	03/08/21	03/30/26	0.980%	250,000	250,000	243,903	Stifel
U.S. Agency Security	FHLB	03/11/21	03/25/26	0.875%	250,000	250,000	244,000	Stifel
U.S. Agency Security	FHLB	06/29/20	06/30/25	0.650%	375,000	375,000	366,030	Stifel
U.S. Agency Security	FHLB	02/09/21	02/09/26	0.300%	250,000	250,000	242,483	Stifel
U.S. Agency Security	FHLB	08/10/21	02/18/26	0.600%	250,000	248,979	241,475	Stifel
U.S. Agency Security	FHLB	02/18/21	02/18/26	0.600%	250,000	250,000	241,475	Multi-Bank
U.S. Agency Security	FHLB	02/26/21	02/26/26	0.580%	250,000	250,000	241,833	Multi-Bank
U.S. Agency Security	FHLB	01/26/21	01/26/26	0.560%	250,000	250,000	241,020	Multi-Bank
U.S. Agency Security	FHLB	02/24/21	02/24/26	0.625%	250,000	249,500	242,238	Stifel
U.S. Agency Security	FHLB	02/25/21	02/25/26	0.660%	250,000	250,000	242,533	Stifel
U.S. Agency Security	FHLB	02/12/21	02/12/26	0.520%	250,000	249,750	241,398	Stifel
U.S. Agency Security	FNMA	05/18/21	05/28/26	1.030%	250,000	250,000	244,963	Multi-Bank
U.S. Agency Security	FHLB	06/29/20	06/30/25	0.680%	250,000	250,000	242,715	Stifel
U.S. Agency Security	FHLB	09/30/21	10/13/26	1.100%	250,000	249,750	245,178	Stifel
U.S. Agency Security	FHLB	04/22/21	02/24/26	0.750%	250,000	249,677	241,135	Stifel
U.S. Agency Security	FHLMC	06/19/20	06/30/25	0.720%	250,000	250,000	243,048	Stifel
U.S. Agency Security	FHLMC	07/14/20	07/14/25	0.600%	250,000	250,000	242,060	Stifel
U.S. Agency Security	FHLMC	07/23/20	07/23/25	0.500%	250,000	249,625	242,090	Stifel
U.S. Agency Security	FNMA	06/04/20	06/04/25	0.710%	250,000	250,000	243,375	Multi-Bank
U.S. Agency Security	FNMA	07/22/20	07/22/25	0.600%	250,000	250,000	239,428	Stifel
U.S. Agency Security	FNMA	08/03/20	08/19/25	0.625%	250,000	250,000	241,840	Stifel
U.S. Agency Security	FNMA	08/03/20	08/12/25	0.500%	250,000	250,000	241,153	Stifel
U.S. Agency Security	FNMA	07/21/21	10/22/25	0.560%	250,000	249,504	241,023	Stifel
U.S. Agency Security	FNMA	08/17/20	08/14/25	0.500%	250,000	249,899	241,413	Stifel
U.S. Agency Security	FNMA	07/29/20	07/29/25	0.700%	250,000	250,000	243,343	Multi-Bank
U.S. Agency Security	Treasury	05/12/21	12/31/25	0.375%	250,000	246,194	239,073	Stifel
U.S. Agency Security	Treasury	06/24/21	06/30/25	0.250%	250,000	246,429	240,010	Stifel
U.S. Agency Security	Treasury	06/15/21	11/30/25	0.375%	250,000	247,144	239,328	Stifel
U.S. Agency Security	Treasury	06/24/21	02/28/26	0.500%	250,000	247,183	239,580	Stifel
U.S. Agency Security	Treasury	07/21/21	09/30/25	0.250%	250,000	246,870	238,985	Stifel
U.S. Agency Security	Treasury	07/29/21	08/31/25	0.250%	250,000	247,408	239,210	Stifel
U.S. Agency Security	Treasury	08/10/21	10/31/25	0.250%	250,000	245,902	238,585	Stifel
U.S. Agency Security	Treasury	09/29/21	06/30/26	0.875%	250,000	250,103	242,443	Stifel
U.S. Agency Security	Treasury	11/15/21	01/31/26	0.375%	250,000	242,728	238,643	Stifel
U.S. Agency Security	Treasury	04/29/21	04/30/26	0.750%	500,000	497,800	483,105	Stifel
Total Government Securities					13,625,000	13,838,063	13,455,958	
Municipal Bonds***				various	500,000	496,726	487,227	
Negotiable Certificates of Deposit ***				various	9,432,000	9,432,205	9,358,995	
Corporate Bonds***				various	500,000	500,224	501,968	
Total Investments					\$ 28,868,144	\$ 29,078,362	\$ 28,615,691	
Deposits						1,233,614	*	
Miscellaneous Cash						2,200	**	
Total Cash and Deposits						1,235,814		
Total Investments, Cash and Deposits						\$ 30,314,176		

I certify that this investment portfolio is in conformity with the Investment Policy of the City of La Puente as stated in Resolution No. 21-5653 dated June 08, 2021. The Investment Program provides sufficient liquidity to meet the next six months' estimated expenditures.

* Deposits represent the equity in the checking & payroll accounts.

** Miscellaneous cash represents a total of all petty cash accounts.

*** Detailed list of Negotiable Certificates of Deposit/Corporate Bonds attached

Troy O. Grunklee, CPA
Dir. Of Administrative Services

Alex Merkel Medina
Finance Manager

CITY OF LA PUENTE**Cash and Investment Report****Negotiable Certificates of Deposit****January 31, 2022**

Issuer	Purchase Date	Maturity Date	Interest Rate	Face Value	Book Value	Market Value	Source of Valuation
JP Morgan Chase Bank	5/19/20	5/28/25	1.00%	248,000	248,000	245,721	Stifel
Greenstate Credit Union	3/30/21	4/16/26	0.95%	249,000	249,000	243,400	Stifel
UBS Bank	6/15/21	6/23/26	0.75%	248,000	248,000	239,593	Stifel
Parsons FCU	6/24/21	6/30/26	0.50%	249,000	249,000	241,328	Stifel
State Bank of India, NY	5/5/21	5/19/26	1.00%	248,000	248,000	242,611	Stifel
Mountain America FCU	4/23/19	3/27/23	3.00%	249,000	249,205	255,970	Stifel
Sallie Mae Bank	6/30/21	7/8/26	1.00%	247,000	247,000	241,109	Stifel
Medallion Bank	9/14/21	9/30/26	0.90%	249,000	249,000	240,995	Stifel
American Express Centurion Bank	4/5/17	4/5/22	2.45%	247,000	247,000	248,030	Stifel
Goldman Sachs Bank	7/20/21	7/28/26	1.00%	248,000	248,000	241,098	Stifel
Capital One Bank USA NA	11/8/21	11/17/26	1.10%	248,000	248,000	241,750	Stifel
EverBank	4/28/17	4/28/22	2.15%	248,000	248,000	249,220	Stifel
American Express Bank FSB	5/3/17	5/3/22	2.35%	247,000	247,000	248,408	Stifel
Comenity Bank	5/31/17	5/31/22	2.35%	248,000	248,000	249,823	Stifel
First Bank of Highland	6/21/17	6/21/22	2.10%	247,000	247,000	248,872	Stifel
Morgan Stanley Bank NA	6/6/19	6/6/24	2.70%	246,000	246,000	255,232	Stifel
Morgan Stanley Private Bank	4/23/19	4/25/24	2.75%	246,000	246,000	255,193	Stifel
East Boston Savings Bank	8/14/20	8/14/25	0.50%	248,000	248,000	240,761	Stifel
Merrick Bank	7/31/19	7/31/24	2.20%	249,000	249,000	255,686	Stifel
Citadel Federal Credit Union	2/26/20	2/27/25	1.65%	248,000	248,000	251,055	Stifel
Axos Bank	2/27/20	3/26/25	1.65%	249,000	249,000	252,015	Stifel
Pathfinder Bank	10/2/20	10/14/25	0.50%	249,000	249,000	241,067	Stifel
Third Federal Bank	7/29/21	8/13/24	0.50%	248,000	248,000	244,166	Stifel
Toyota Bank	7/21/21	7/29/26	0.95%	248,000	248,000	241,321	Stifel
BMW Bank	7/21/21	7/30/24	0.55%	248,000	248,000	244,578	Stifel
Evansville Teachers Fed. Credit Union	8/27/19	8/29/22	2.10%	249,000	249,000	251,672	Stifel
Synchrony Bank	8/24/21	8/27/26	0.90%	248,000	248,000	241,850	Stifel
Pentagon FCU	8/17/21	9/1/26	0.85%	249,000	249,000	240,793	Stifel
New York Community Bank	8/31/21	9/10/24	0.65%	249,000	249,000	245,895	Stifel
Texas Exchange Bank	9/28/21	11/14/25	0.85%	249,000	249,000	243,935	Stifel
USF Federal Credit Union	10/14/21	10/28/26	0.90%	249,000	249,000	246,620	Stifel
Live Oak Bank	10/4/21	10/19/26	0.90%	249,000	249,000	240,763	Stifel
Bank Hapoalim	12/8/21	12/26/26	1.35%	248,000	248,000	244,312	Stifel
Connexus Credit Union	12/20/21	12/23/26	1.15%	249,000	249,000	244,047	Stifel
Nelnet Bank	1/24/22	2/2/27	1.45%	248,000	248,000	245,775	Stifel
First Bank of DeQueen	8/21/19	8/30/24	1.80%	249,000	249,000	253,243	Multi-Bank
Luana Savings Bank	2/28/20	2/28/25	1.55%	248,000	248,000	250,299	Multi-Bank
Celtic Bank	4/17/20	4/17/25	1.50%	249,000	249,000	250,788	Multi-Bank
Total for Negotiable Certificates of Deposit				\$ 9,432,000	\$ 9,432,205	\$ 9,358,995	

CITY OF LA PUENTE**Cash and Investment Report****Corporate Bonds**

January 31, 2022

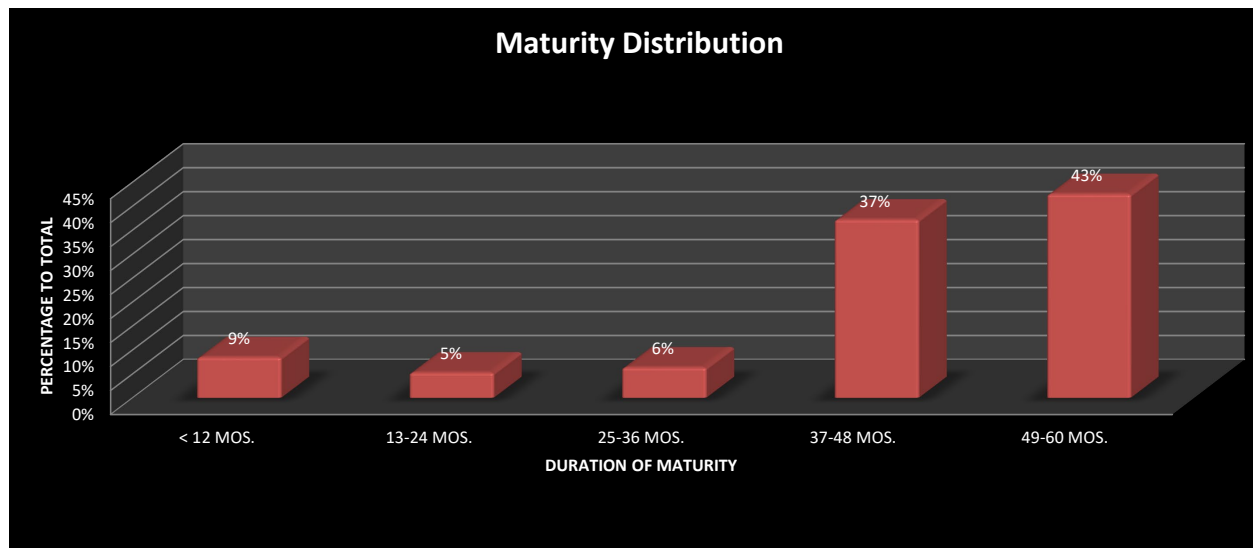
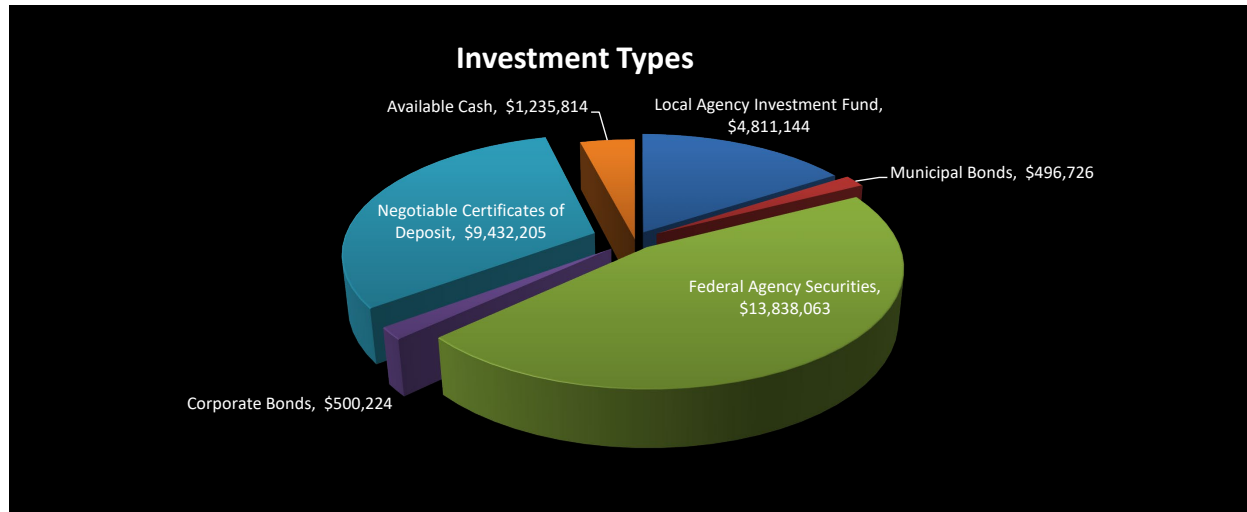
Issuer	Purchase Date	Maturity Date	Interest Rate	Face Value	Book Value	Market Value	Market Valuation
Apple Inc	10/27/17	2/9/22	2.15%	250,000	250,000	250,085	Stifel
Coca Cola	10/10/19	9/6/24	1.75%	<u>250,000</u>	<u>250,224</u>	<u>251,883</u>	Stifel
Total for Negotiable Corporate Bonds				<u>\$ 500,000</u>	<u>\$ 500,224</u>	<u>\$ 501,968</u>	

CITY OF LA PUENTE**Cash and Investment Report****Municipal Bonds**

January 31, 2022

Issuer	Purchase Date	Maturity Date	Interest Rate	Face Value	Book Value	Market Value	Market Valuation
State of California	1/11/21	4/1/25	3.38%	250,000	247,965	232,560	Multi-Bank
Los Angeles Airport Revenue Bonds	7/16/18	5/15/23	2.79%	<u>250,000</u>	<u>248,761</u>	<u>254,668</u>	Stifel
Total for Municipal Bonds				<u>\$ 500,000</u>	<u>\$ 496,726</u>	<u>\$ 487,227</u>	

Cash and Investment Report Charts
January 31, 2022





City of La Puente AGENDA REPORT

To: Mayor and City Council For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services
Alex Merkel Medina, Finance Manager

SUBJECT: PRESENTATION OF JANUARY 2022 INVESTMENT REPORT

BACKGROUND

This report presents the City's investment portfolio for the period of January 2022. The attachment provides details of the City's portfolio. It has been prepared to comply with regulations contained in California Government Code Section 53600 and the Statement of Investment Policy approved by City Council on June 8, 2021.

The investment objectives of the City of La Puente are first, to provide safety of principal to ensure the preservation of capital in the overall portfolio, second, to provide sufficient liquidity to meet all operating requirements, and third, to earn a commensurate rate of return consistent with the constraints imposed by the safety and liquidity objectives.

The City follows the practice of pooling cash and investments for all funds under its direct control. Interest earned on pooled cash and investments is allocated to the various funds based on the respective fund's average quarterly cash balance. It is common for governments to pool the cash and investments of various funds to improve investment performance. By pooling funds, cities are able to benefit from economies of scale, diversification, liquidity and ease of administration.

DISCUSSION

The Investment Report for January 2022 has been provided for your review.

The investment activity for the period is summarized in the following table:

Purchase	Cert of Deposit (CDs) – Nelnet Bank	01/24/2022	1.45%	02/02/2027	248,000.00
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FISCAL IMPACT

Idle cash invested in certificates of deposit, government securities, and corporate bonds typically return higher yields than LAIF (Local Agency Investment Fund). This maximizes returns without assuming substantial additional risk.

SUMMARY

In summary, the City has conservatively placed its investment portfolio in LAIF, federal agency securities, corporate bonds, and certificates of deposit. The portfolio complies with the Statement of Investment Policy and the City has the ability to meet its expenditure requirements for the next six months.

RECOMMENDATION

It is recommended that the City Council receive and file this report.

ATTACHMENTS

Attachment A – Investment Report
Attachment B – Certificates of Deposit
Attachment C – Corporate Bonds
Attachment D – Municipal Bonds
Attachment E – Charts

RESOLUTION NO. 22-5692

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA PUENTE, CALIFORNIA, DECLARING OPPOSITION TO
INITIATIVE 21-0042A1**

WHEREAS, an association representing California’s wealthiest corporations is behind a deceptive proposition aimed for the November 2022 statewide ballot; and

WHEREAS, this proposition is known as the “Taxpayer Protection and Government Accountability Act” or “Initiative 21-0042A1”; and

WHEREAS, the measure creates new constitutional loopholes that allow corporations to pay far less than their fair share for the impacts they have on our communities, including local infrastructure, our environment, water quality, air quality, and natural resources; and

WHEREAS, the measure includes undemocratic provisions that would make it more difficult for local voters to pass measures needed to fund local services and infrastructure, and would limit voter input by prohibiting local advisory measures where voters provide direction on how they want their local tax dollars spent; and

WHEREAS, the measure makes it much more difficult for state and local regulators to issue fines and levies on corporations that violate laws intended to protect our environment, public health and safety, and our neighborhoods; and

WHEREAS, the measure puts billions of dollars currently dedicated to state and local services at risk, and could force cuts to public schools, fire and emergency response, law enforcement, public health, parks, libraries, affordable housing, services to support homeless residents, mental health services, and more; and

WHEREAS, the measure would also reduce funding for critical infrastructure like streets and roads, public transportation, drinking water, new schools, sanitation, and utilities.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE
HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:**

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The City of La Puente opposes Initiative 21-0042A1.

SECTION 3. The City of La Puente will join the NO on Initiative 21-0042A1 Coalition, a growing coalition of public safety, labor, local government, infrastructure advocates and other organizations throughout the state.

SECTION 4. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or its applicability to other persons or circumstances.

SECTION 5. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 22nd day of February, 2022, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Charlie Klinakis, Mayor

ATTEST:

Sheryl Garcia, City Clerk



City of La Puente

AGENDA REPORT

To: Mayor and City Council

For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

By: Troy O. Grunklee, CPA, Director of Administrative Services
Alex Merkel Medina, Finance Manager

SUBJECT: CONSIDERATION OF A RESOLUTION DECLARING OPPOSITION TO
INITIATIVE 21-0042A1

BACKGROUND

In December of 2021, the League of California Cities stated its opposition to a proposed ballot initiative known as the Taxpayer Protection and Governmental Accountability Act (hereafter referred to as “Initiative 21-0042A1”). This measure is intended for the November 2022 general election, and was sponsored by the California Business Roundtable, an association representing many of the state’s largest corporations.

DISCUSSION

Initiative 21-0042A1 contains several provisions that challenge the autonomy of local voters and stifle the ability of local governments to raise revenues, including but not limited to the following:

- Eliminating the ability of special tax measures proposed by citizen initiative to be enacted by a majority vote
- Mandating that all newly enacted local taxes expire or sunset after a specific duration
- Setting new standards limiting the collection of franchise fees
- Limiting the application of existing taxes into newly annexed territories
- Placing extensive burdens on local agencies to prove reasonableness of fees for services
- Requiring fines, penalties, and levies to be approved by the electorate

It is crucial that cities preserve the capacity to increase revenues to balance their budgets. Impediments such as those proposed in Initiative 21-0042A1 threaten funding for services such as police, fire and emergency response, parks, libraries, and transportation. For this reason, the League of California Cities has asked its member agencies to formally oppose this ballot measure.

FISCAL IMPACT

According to independent analysis, Initiative 21-0042A1 places at risk approximately \$2.5 billion in local government revenue statewide. Current budgeted revenues for the City of La Puente that could be placed in jeopardy by this legislation include emergency response fees, fines and penalties, facility use fees, and franchise fees.

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 22-5692 Declaring Opposition to Initiative 21-0042A1.

ATTACHMENTS

Attachment "A": Resolution No. 22-5692

CITY OF LA PUENTE

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT (“Agreement”), is made and effective as of February 22, 2022, between the City of La Puente, a municipal corporation (“City”), and Westberg + White, Inc, a California corporation (“Consultant”). The City and Consultant are hereinafter collectively referred to as the “Parties”.

RECITALS

WHEREAS, City desires to engage Consultant to perform the services described herein, and Consultant desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

1. TERM

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until all tasks described herein are completed unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

(a) Consultant shall perform the tasks (“Services”) described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full (“Scope of Services/Rate Schedule”). Tasks other than those specifically described in the Scope of Services/Rate Schedule shall not be performed without prior written approval of the City. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) City shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Consultant shall perform all Services in a manner reasonably satisfactory to the City and in a manner in conformance with the standards of quality normally observed by an entity providing architectural design services serving a municipal agency.

(d) Consultant shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*). During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working on the Effective Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) City has not consented in

writing to Consultant's performance of such work. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous twelve (12) months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et. seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for Services performed pursuant to this Agreement, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Consultant represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Consultant or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. MANAGEMENT

The City Manager, or his/her designee, shall represent the City in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant, but shall have no authority to modify the Services or the compensation due to Consultant.

4. PAYMENT

(a) The City agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, based upon actual time spent on the above tasks. This amount shall not exceed One Hundred Eighty One Thousand Two Hundred Forty and Zero cents (\$181,240.00) dollars for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by City and Consultant at the time City's written authorization is given to Consultant for the performance of said services.

(c) Consultant shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

5. SUSPENSION OR TERMINATION OF AGREEMENT

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant shall submit an invoice to the City pursuant to Section 5 of this Agreement.

6. OWNERSHIP OF DOCUMENTS

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to review such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant. With respect to computer files, Consultant shall make available to the City, at the Consultant's office, and upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Consultant hereby grants to City all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Consultant in the course of providing the services under this Agreement excluding Consultants standard details, standard specifications and calculations. All reports, documents, or other written material developed by Consultant in the performance of the Services pursuant to this Agreement, shall be and remain the property of the City.

7. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless the City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or Subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity for other than professional liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

(c) Duty to Defend

In the event the City, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Consultant shall reimburse the City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters in an amount that is proportionate to the finding of liability against Consultant.

Payment by City is not a condition precedent to enforcement of this indemnity.

8. INSURANCE

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit B attached hereto and incorporated herein by reference.

9. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to the City a wholly independent consultant and/or independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultants exclusive direction

and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against the City, or bind the City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

10. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

11. UNDUE INFLUENCE

Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

12. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

13. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City, unless otherwise required by law or court order. (b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within the City, unless Consultant is prohibited by law from informing the City of such Discovery, court order or subpoena. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless City is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Consultant in such proceeding, Consultant agrees to cooperate fully with the City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

14. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

If to City:

Bob Lindsey, City Manager
City of La Puente
15900 E. Main Street
La Puente, CA 91744
Tel: (626) 855-1501

With a copy to:

Victor Ponto, Esq.
Olivarez Madruga Lemieux O'Neill
500 S. Grand Avenue, 12th Floor
Los Angeles, CA 90071
Tel: (213) 744-0099

If to Contractor:

Frisco White, AIA
Design Principal
Westberg + White, Inc.
1775 Hancock Street
San Diego, CA 92110
Tel: (619) 542-1188

15. ASSIGNMENT

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City.

Before retaining or contracting with any subconsultant for any services under this Agreement, Consultant shall provide City with the identity of the proposed subconsultant, a copy of the proposed written contract between Consultant and such subconsultant which shall include and indemnity provision similar to the one provided herein and identifying City as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subconsultant carries insurance at least equal to that required by this Agreement or obtain a written waiver from the City for such insurance.

Notwithstanding Consultant's use of any subconsultant, Consultant shall be responsible to the City for the performance of its subconsultant as it would be if Consultant had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between the City and any subconsultant employed by Consultant. Consultant shall be solely responsible for payments to any subconsultants. Consultant shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the negligent services performed by a subconsultant under this Agreement.

16. GOVERNING LAW/ATTORNEYS' FEES

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of or relating to the Services provided by Consultant under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled.

17. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are

merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

18. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

19. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

20. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

21. WAIVER

The waiver by City or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing.

22. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

(Signatures on following page)

23. AUTHORITY TO EXECUTE THIS AGREEMENT

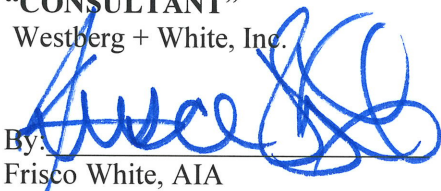
The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

"CITY"
City of La Puente

By: _____
Bob Lindsey, City Manager

"CONSULTANT"
Westberg + White, Inc.

By:  _____
Frisco White, AIA

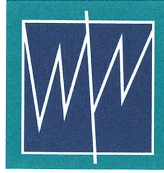
Attest:

By: _____
Sheryl Garcia, City Clerk

Approved as to form:

By: _____
Victor Ponto, City Attorney

Attachments:	Exhibit A	Scope of Services/Rate Schedule
	Exhibit B	Insurance Requirements



WESTBERG + WHITE, INC.
ARCHITECTS AND PLANNERS

EXHIBIT A

February 8, 2022 SCOPE OF SERVICES/RATE SCHEDULE

John Di Mario, Director of Development Services
City of La Puente
15900 E. Main St.
La Puente, CA 91744-4719

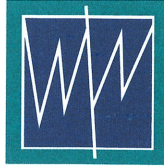
Re: La Puente Activity Center at La Puente City Park

Dear John:

Thank you for the opportunity to present this proposal to provide an approximately 3,150 sf Activity Center addition to the existing La Puente Youth Learning Center including an approximately 2,400 sf of Patio Area and a concrete Volleyball Court edged with artificial turf. During the site walk we discussed the expansion of the existing building and the potential of doing a free-standing building. My suggestion is to provide a free-standing building to avoid having to consider code updates to the existing structure that may be required. You also, asked for a fee to provide an ALTA survey of the existing park site and a geotechnical investigation as options.

I understand the scope of work to be the following:

1. Provide an ALTA Survey of the park site. The ALTA Survey which will be based Lender Requirements and Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys 2021, as well as Optional Survey Responsibilities Items 2, 3, 4, 5, 6(a) (zoning report required or letter from the client), 7(a)(b)(1)(2)(C) 8, 9, 11 (Observed Only) 13, 14, 16, 17 & 18 of Table "A". Aerial Survey at 40-scale with 1-foot contours. Ground topography of the yellow and orange areas as provided in an exhibit. Locate existing tree trunks.
2. Provide a solution to the standing water at the main entry. From the site visit it appears that that area is sloping toward that corner of the building. A quick solution is to raise that corner to slope the water away from the building. This will be developed into the new building plans.
3. Provide for an approximately 3,150 SF facility that would expand the Youth Learning Center. With a free-standing building I suggest including 2 - unisex accessible restrooms. The scope of work to provide documents for construction will include architectural design, civil engineering, grading and utility plans, structural engineering, mechanical / plumbing engineering, electrical / technology engineering, landscape architecture, and WQMP and SWPPP. Construction Administration is also included as a part of our fee.



WESTBERG + WHITE, INC.
ARCHITECTS AND PLANNERS

The Fixed Fee and Schedule of Payments for the services are:

A. Basic Fixed Fee Compensation: **\$169,240.00**
(The Fixed Fee shall be billed monthly for the percentage portion of the Work Item completed)

B. Schedule of Payments

1.	Schematic Design	\$15,664.00
2.	Design Development	\$39,160.00
3.	Construction Documents	\$83,020.00
4.	Construction Administration	\$18,796.00
5.	WQMP (if needed)	6,000.00
6.	SWPPP (If needed)	6,600.00

TOTAL FOR PROFESSIONAL SERVICES: \$169,240.00

C. Schedule of Necessary Options
(The Selected Option is to be added to the Fixed Fee)

1.	ALTA and Topographic Survey	\$18,700.00
2.	Title Report	\$1,925.00
3.	Topographic Survey of areas delineated in orange and yellow only (ALTA is not requested)	\$5,830.00
4.	Geotechnical Investigation	\$24,000.00

In the above listed options, if you didn't wish to proceed with an ALTA Survey then the Topographic Survey fee of \$5,830.00 would be added to the Fixed Fee. Otherwise, proceeding with the ALTA Survey would add \$18,700.00 and \$1,925.00 to the Fixed Fee.

I previously included 3 quick site plan studies for the location of the building and have attached the current option that is being considered.

Again, thank you for reaching out. Let me know if you have any questions.

Sincerely,
Westberg + White, Inc.

Frisco White, AIA
FW/mo

EXHIBIT B

INSURANCE REQUIREMENTS

Without limiting Consultant's indemnification of City, and prior to commencement of the Services, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to Agency.

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

Consultant shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of Agency, its officers, agents, employees and volunteers.

Proof of insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this contract. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant, or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the Agency nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

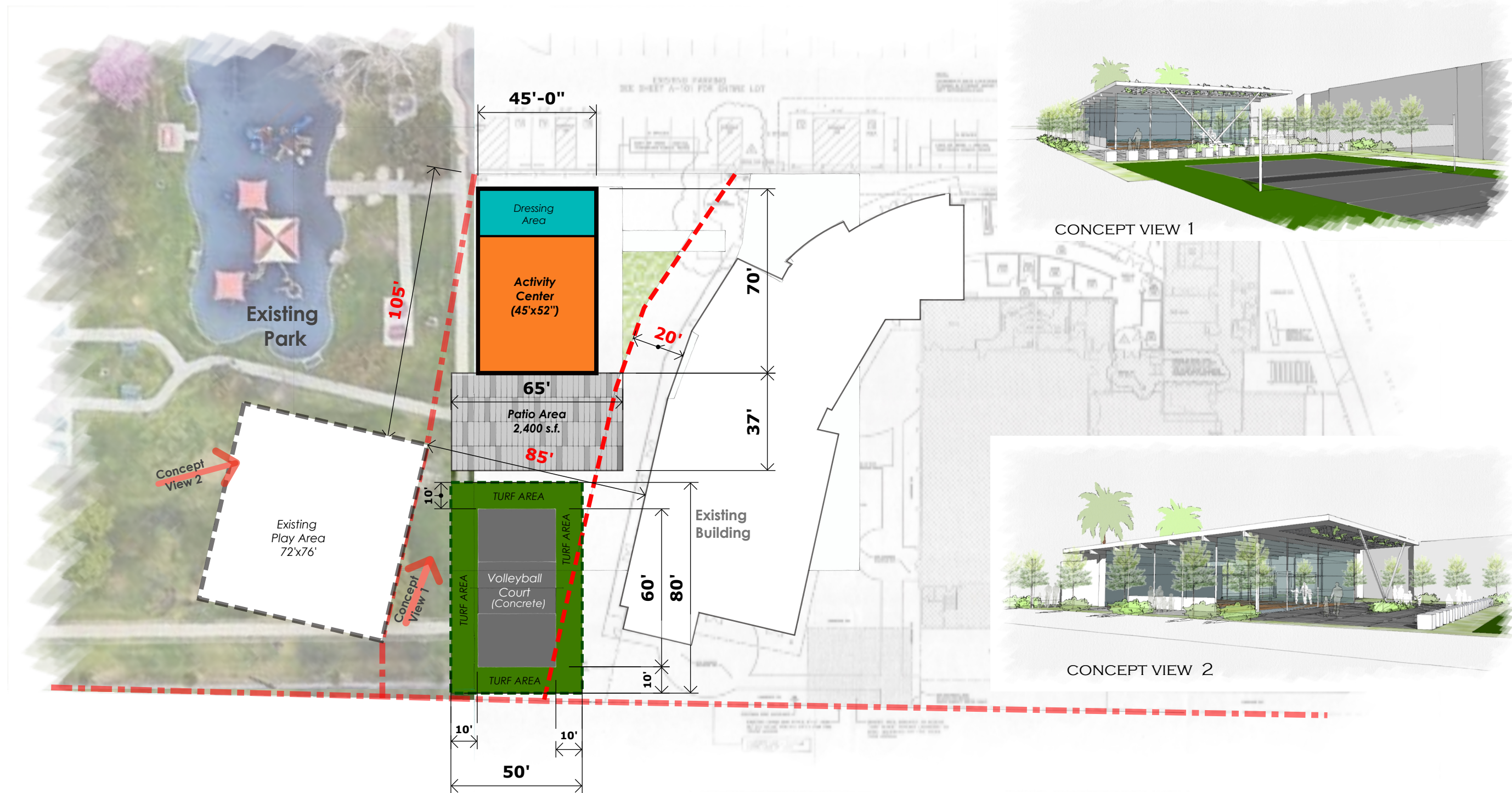
Pass Through Clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

City's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by the City. The City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the City.

Timely notice of claims. Consultant shall give the City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.



ATTACHMENT B

scale: 1"=40' 



City of La Puente AGENDA REPORT

To: Mayor and City Council

For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

By: John Di Mario, Director of Development Services

SUBJECT: CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH WESTBERG + WHITE, INC FOR ARCHITECTURAL DESIGN SERVICES FOR AN ACTIVITY CENTER BUILDING AT LA PUENTE PARK IN THE AMOUNT OF \$181,240.00

BACKGROUND

At the City Council meeting of November 17, 2021, the City Council was provided with an update regarding current and upcoming projects at La Puente Park. One of the items discussed was the proposed additional building space to be added to the Community Center building. Direction was given to Staff to conduct an informal solicitation for professional architectural services and bring a selection to the City Council for consideration at a future meeting.

Staff reached out to two firms, RJM Design Group out of San Juan Capistrano and Westberg + White, Inc. out of San Diego. The basic fee for design services which includes conceptual/schematic design, construction documents, and construction administration is provided below from the two firms:

RJM Design Group	\$ 166,555
Westberg + White, Inc.	169,240

In addition to the basic fee, both firms provided additional fee-based services which includes an ALTA and topographic survey and geotechnical investigation ranging in cost between \$12,000 and \$24,000.

DISCUSSION

Following site visits Staff conducted with each of the two firms, Frisco White of the firm Westberg + White recommended that a separate building being constructed next to, but detached from, the Community Center building. This was primarily due to not triggering any additional improvements or modifications that would have to be done to the existing Community Center building as a result of the new construction for an expansion. In addition, by doing a separate building it provides for more flexibility in the design, functionality and appearance of the new building. Following discussions with Mr. White and in trying to maximize the functionality and versatility of the new building a conceptual layout of the proposed building was developed. This concept is included as Attachment "A" to the Staff Report. The concept also includes an outdoor volleyball court and large patio area. The overall building size would be 45 feet x 70 feet for a total square footage of 3,150 with a covered patio area of 2,405 square feet. The table below shows the dimensions and square footages

of each of the components of the proposed building improvements and volleyball court and a rough estimate of the costs of construction for each.

PROPOSED ACTIVITY CENTER PROJECT

<u>ITEM</u>	<u>SIZE</u>	<u>SQ. FT</u>	<u>EST. CONSTR. COST</u>	<u>COST/SQ. FT.</u>
Dressing Area	45 X 18	810	\$ 337,500	\$ 416.67
Activity Area	45 X 52	2,340	\$ 1,135,000	\$ 485.04
Patio Area	37 X 65	2,405	\$ 372,000	\$ 154.68
Sub Total		5,555	\$ 1,844,500	\$ 332.04
 Volleyball Area	 50 X 80	 4,000	 \$ 200,000	 \$ 50.00
Sub Total		4,000	\$ 200,000	\$ 50.00
GRAND TOTAL		9,555	\$ 2,044,500	\$ 213.97

Provided at Attachment “B” is a conceptual view of the building that will be oriented towards the south with windows along the south and west walls which face the new playgrounds and the proposed volleyball court.

Westberg + White has been providing architectural design services since 1987. Currently they have 12 licensed architects on staff and have delivered over 1,500 projects to over 150 clients in the markets of civic, educational and healthcare. Their municipal clients have included the cities of Carson, La Mirada, San Marcos, San Diego and Santa Maria. K-12 educational clients include Downey Unified School District, Bellflower Unified School District and El Monte City School District.

Attached to this report is a Professional Services Agreement with Westberg + White to provide the City with professional architectural design and related services at a cost of \$181,240.00, which includes additional services to provide at the City’s discretion.

Pursuant to Section 2.20.090 of the City’s recently revised purchasing Ordinance, agreements for professional services can be executed without observing the City’s bidding procedures based on the determination by the City Manager. As stated in Section 2.20.020, the term “professional services” specifically include the services of an architect. The City Manager can make his determination based on any or all of the following: demonstrated competence, qualifications, experience, and knowledge of the City and reasonableness of cost to perform the services. Based on Staff’s efforts in seeking costs from two firms, the fee for the services to be provided by Westberg + White are reasonable.

FISCAL IMPACT

Funding for the initial design costs for this project is available from the FY 2021-22 Capital Improvement Program budget from the General Fund for the line item of Park Improvements.

RECOMMENDATION

It is recommended that the City Council: (1) approve the Agreement with Westberg + White, Inc. for Architectural Design Services in the amount of \$181,240.00; and (2) authorize the City Manager to execute the Agreement on behalf of the City.

ATTACHMENTS

Attachment “A”: Professional Services Agreement
Attachment “B”: Conceptual View

RESOLUTION NO. 22-5693

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LA PUENTE, CALIFORNIA, AMENDING THE
ADOPTED CAPITAL BUDGET FOR FISCAL YEAR
2021/2022**

WHEREAS, on May 25, 2021, the City Council approved and adopted the Fiscal Year (“FY”) 2021-22 budget and capital improvement program; and

WHEREAS, the City of La Puente has experienced various adjustments to changing conditions since the budget was adopted and needs to amend the budget to reflect these adjustments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The City of La Puente’s Capital Budget for Fiscal Year 2021-2022 is hereby amended with the following changes in expenditure appropriations:

ITEM NO.	PROJECT	FUND	INCREASE (\$)	DECREASE (\$)
1.	Park Playground	263		(412,000)
	Park Playground	280	412,000	
2.	Fitness Court	263		(148,992)
	Fitness Court	280	148,992	
3.	Fitness Court	280	136,400	
4.	Park & Rec Grant	280	160,000	
5.	Park & Rec Grant	280	109,900	
6.	Fitness Court	280	27,000	
7.	Park & Rec Grant	280	175,000	
8.	Skate Park	280	202,000	
9.	Park Security	280	372,300	

SECTION 3. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or its applicability to other persons or circumstances.

SECTION 4. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 22nd day of February, 2022, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Charlie Klinakis, Mayor

ATTEST:

Sheryl Garcia, City Clerk



City of La Puente AGENDA REPORT

To: Mayor and City Council

For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

By: Troy O. Grunklee, CPA, Director of Administrative Services
Alex Merkel Medina, Finance Manager

SUBJECT: CONSIDERATION OF A RESOLUTION AMENDING THE FISCAL YEAR
2021/2022 CAPITAL BUDGET

BACKGROUND

The City Council adopted the fiscal year 2021-2022 Budget and Capital Improvement Program on May 25, 2021.

DISCUSSION

The purpose of this action is to formally incorporate into the City budget several appropriations of funds already approved by the City Council at previous meetings this fiscal year. All of the amendments included herein are capital in nature and pertain to projects at La Puente Park.

1. Transfer appropriation of expenditures for Park Playground from American Rescue Act Fund to Misc. Grants Fund (California Department of Parks and Recreation Grant) - \$412,000.
2. Transfer appropriation of expenditures for Fitness Courts from American Rescue Act Fund to Misc. Grants Fund (California Department of Parks and Recreation Grant) - \$148,992.
3. Increase appropriations in the Misc. Grants Fund (California Department of Parks and Recreation Grant) for the purchase of Fitness Court equipment as approved by City Council on November 01, 2021 - \$136,400.
4. Increase appropriations in the Misc. Grants Fund (California Department of Parks and Recreation Grant) for the construction of a retaining wall as approved by City Council on October 12, 2021 - \$160,000.
5. Increase appropriations in the Misc. Grants Fund (California Department of Parks and Recreation Grant) for the construction of shade shelters as approved by City Council on October 12, 2021 - \$109,900.
6. Increase appropriations in the Misc. Grants Fund (California Department of Parks and Recreation Grant) for the installation of the Fitness Courts as approved by City Council on October 26, 2021 - \$27,000.
7. Increase appropriations in the Misc. Grants Fund (California Department of Parks and Recreation Grant) for the installation of soccer perimeter fencing as approved by City Council on January 25, 2022 - \$175,000.
8. Increase appropriations in the Misc. Grants Fund (Prop. 68 Grant) for construction of a skatepark bowl as approved by City Council on February 08, 2022 - \$202,000.

9. Increase appropriations in the Misc. Grants Fund (California Department of Parks and Recreation Grant) for installation of park security cameras and communications devices as approved by City Council on July 13, 2021 - \$372,300.

FISCAL IMPACT

The summary effect of the foregoing budget amendments is an increase in expenditure appropriations in the Miscellaneous Grants Fund of \$1,743,592 and a decrease in expenditure appropriations in the American Rescue Plan Act Fund of \$560,992.

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 22-5693 amending the adopted Capital Budget for Fiscal Year 2021/22.

ATTACHMENTS

Attachment "A": Resolution No. 22-5693

CITY OF LA PUENTE
Monthly Budget Report - January 2022
Statement of Revenues
58% of the Fiscal Year Complete

1,149

	FY 2021-2022 BUDGET	FY 2021-2022 YTD ACTUAL	%	FY 2020-2021 BUDGET	FY 2020-2021 YTD ACTUAL	%
GENERAL FUND						
Property Tax	6,865,300	3,601,693	52.5%	6,597,300	3,450,850	52.3%
Sales Tax	3,538,700	1,645,532	46.5%	2,539,000	1,456,453	57.4%
Sales Tax - Measure LP	3,013,000	1,465,015	48.6%	2,137,500	1,312,212	61.4%
Other Taxes and Assessments	1,483,600	471,164	31.8%	1,479,100	365,616	24.7%
Licenses and Permits	537,400	351,291	65.4%	645,500	440,783	68.3%
Fines and Forfeitures	272,500	207,467	76.1%	280,000	82,597	29.5%
Use of Money	190,000	143,333	75.4%	120,000	82,882	69.1%
Intergovernmental	546,000	326,245	59.8%	67,500	203,865	302.0%
Charges for Services	646,700	326,970	50.6%	824,300	344,750	41.8%
Other	437,100	(432,395)	-98.9%	577,200	(208,182)	-36.1%
TOTAL GENERAL FUND	17,530,300	-	46.2%	15,267,400	7,531,826	49.3%
SPECIAL REVENUE FUNDS						
Gas Tax	1,059,700	499,638	47.1%	965,300	490,795	50.8%
RMRA (SB1)	800,300	339,869	42.5%	704,100	325,101	46.2%
Prop A	927,100	603,214	65.1%	827,800	485,936	58.7%
Prop C	687,500	485,469	70.6%	585,600	399,466	68.2%
Measure R	512,700	364,112	71.0%	436,700	252,088	57.7%
Measure M	580,600	411,835	70.9%	490,100	336,451	68.6%
AQMD	77,000	13,172	17.1%	53,000	13,635	25.7%
Miscellaneous Grants	228,000	145,716	63.9%	838,400	985,307	117.5%
Lighting & Landscape Maintenance District	878,400	462,171	52.6%	839,600	436,245	52.0%
CDBG	477,600	210,950	44.2%	445,600	126,355	28.4%
CDBG CARES	-	-	0.0%	-	153,607	0.0%
PEG Access	35,600	10,076	28.3%	36,500	10,830	29.7%
Supplemental Law Enforcement Fund	140,000	157,618	112.6%	100,000	159,190	159.2%
State CARES Act Fund	-	-	0.0%	-	369,298	0.0%
American Rescue Plan Act Fund	-	4,738,255	0.0%	-	-	0.0%
Other Special Revenue	1,716,800	408,299	23.8%	1,474,700	71,881	4.9%
TOTAL SPECIAL REVENUE FUNDS	8,121,300	8,850,394	109.0%	7,797,400	4,616,184	59.2%
CAPITAL PROJECTS & DEBT SERVICE FUNDS						
Citywide Debt Service	627,800	-	100.0%	-	8,517,708	0.0%
2019A Debt Service	263,600	-	0.0%	262,800	-	0.0%
2018B Debt Service	230,400	-	0.0%	234,200	-	0.0%
Capital Projects	53,500	-	0.0%	68,500	58,427	85.3%
Series 2019A Capital Project	-	-	0.0%	-	-	0.0%
Series 2019 B Capital Project	-	-	0.0%	-	-	0.0%
TOTAL CAP. PROJ. & DEBT SERVICE FUNDS	1,175,300	-	0%	565,500	8,576,135	1516.6%
SUCCESSOR AGENCY						
Successor Agency to the LPCDC	601,000	73,809	12.3%	737,600	117,544	15.9%
PROPRIETARY FUNDS						
Sewer Construction/Maintenance Fund	1,375,000	664,912	48.4%	1,325,000	758,785	57.3%
Equipment Replacement Fund	161,000	85,445	53.1%	142,300	157,868	110.9%
Vehicle Maintenance & Replacement Fund	188,200	126,098	67.0%	157,500	439,926	279.3%
TOTAL REVENUES	29,152,100	17,906,972	61.4%	25,992,700	22,198,268	85.4%

CITY OF LA PUENTE
Monthly Budget Report - January 2022
Statement of Operating Expenditures
58% of the Fiscal Year Complete

	FY 2021-2022 BUDGET	FY 2021-2022 YTD ACTUAL	%	FY 2020-2021 BUDGET	FY 2020-2021 YTD ACTUAL	%
GENERAL FUND						
General Government	1,422,800	889,848	62.5%	1,353,100	633,373	46.8%
Administrative Services	1,586,400	858,741	54.1%	1,791,100	1,139,907	63.6%
General Services	247,300	115,995	46.9%	238,100	174,277	73.2%
Public Safety	9,973,000	3,383,759	33.9%	8,516,800	3,379,096	39.7%
Development Services	1,895,000	1,242,157	65.5%	1,570,600	915,593	58.3%
Community Services	1,772,900	985,595	55.6%	1,792,500	940,697	52.5%
Transfers	692,900	65,127	9.4%	70,200	378,066	538.6%
TOTAL GENERAL FUND	17,590,300	-	42.9%	15,332,400	7,561,009	49.3%
SPECIAL REVENUE FUNDS						
Gas Tax	1,023,200	621,894	60.8%	958,800	527,606	55.0%
RMRA/SB1	23,100	10,623	46.0%	-	-	0.0%
Prop A	896,800	344,122	38.4%	965,300	390,943	40.5%
Prop C	68,700	47,285	68.8%	71,400	42,904	60.1%
Measure R	489,800	100,088	20.4%	483,300	144,203	29.8%
Measure M	472,200	88,565	18.8%	472,700	117,630	24.9%
AQMD	121,100	-	0.0%	30,900	116,429	376.8%
Lighting & Landscape Maintenance District	928,200	479,583	51.7%	892,400	582,595	65.3%
CDBG	477,600	283,233	59.3%	485,300	184,232	38.0%
CDBG CARES Fund	-	-	0.0%	-	173,386	0.0%
State CARES Act Fund	-	10,638	0.0%	-	444,456	0.0%
Supplemental Law Enforcement Fund	140,000	37,910	27.1%	100,000	-	0.0%
PEG Access	92,500	32,234	34.8%	87,600	7,870	9.0%
American Rescue Plan Act Fund	3,413,200	652,516	19.1%	-	-	0.0%
Other Special Revenue	333,200	38,383	11.5%	392,900	32,909	8.4%
TOTAL SPECIAL REVENUE FUNDS	8,479,600	2,747,075	32.4%	4,940,600	2,765,162	56.0%
CAPITAL PROJECTS & DEBT SERVICE FUNDS						
Citywide Debt Service Fund	642,100	503,568	78.4%	-	8,503,356	0.0%
Capital Projects - Debt Service	53,500	53,287	99.6%	53,500	53,287	99.6%
Series 2019A Debt Service	263,600	59,319	22.5%	262,800	61,419	0.0%
Series 2019 B Debt Service	230,400	52,700	22.9%	234,200	54,575	0.0%
TOTAL CAP. PROJ. & DEBT SERVICE FUNDS	1,189,600	668,874	56.2%	550,500	8,672,637	1575.4%
SUCCESSOR AGENCY						
Successor Agency to the LPCDC	1,004,800	410,580	40.9%	1,021,900	476,356	46.6%
PROPRIETARY FUNDS						
Sewer Construction/Maintenance Fund	1,623,400	535,687	33.0%	1,264,700	129,290	10.2%
Equipment Replacement Fund	161,000	182,586	113.4%	140,800	96,874	68.8%
Vehicle Maintenance & Replacement Fund	352,200	253,536	72.0%	226,800	421,280	185.7%
TOTAL OPERATING EXPENDITURES	30,400,900	12,339,560	40.6%	23,477,700	20,122,608	85.7%

City of La Puente

AGENDA REPORT



To: Mayor and City Council For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

By: Troy O. Grunklee, CPA, Director of Administrative Services
Alex Merkel Medina, Finance Manager

SUBJECT: PRESENTATION OF JANUARY 2022 BUDGET REPORT

BACKGROUND

The City Council adopted the Fiscal Year 2021-2022 Budget and Capital Improvement Program on May 25, 2021. The attached report examines fiscal activity taking place during the month of January 2022 and includes all funds within the operating budget. The report analyzes year-to-date transactions in comparison to budgeted amounts for the entire fiscal year, expressing each category using a percentage-of-completion methodology. It additionally provides comparisons in activity level to the same time period last fiscal year.

DISCUSSION

As of the end of January 2022, fifty-eight (58) percent of the fiscal year has passed.

REVENUES

In the General Fund, 46.2% of budgeted revenue has been collected to date, in comparison to 49.3% in January of 2021. Overall, General Fund revenues total \$8,106,316. The City received a remittance of \$2,688,122 this month for property tax in-lieu of vehicle license fees, an increase of 3% over last fiscal year. Sales and Use Tax and Measure LP, with five (5) out of twelve (12) annual remittances received to date (41.6%) have revenue postings of 46.5% and 48.6%, respectively.

The City received its annual allocation of Measure W funding in January in the amount of \$343,172 exceeding its budgeted expectations by about 1%. Most other special revenue funds are trending on budget, with the exception of the four (4) MTA transportation funds, which are displaying results between 65% and 70% of budget.

EXPENDITURES

Across funds, operating expenditures to date have reached 40.6% of budget, contrasted with 49% at this time last year. This is a sign of healthy fiscal condition, considering that 58% of the fiscal year has elapsed. Staff offers the following observations on several General Fund operating departments:

- General Government is trending slightly higher than expectations at 62.5%, primarily due to the Legal Services expense account which is at 99% of budget up through the November 2021 billing.
- Development Services (at 65.5% of operating budget) is inflated due to ongoing work at La Puente Park. This category includes smaller fixtures such as batting cage lighting, trash cans, bleachers, benches and irrigation supplies, as well as rental of heavy equipment.

RECOMMENDATION

It is recommended that the City Council receive and file this report.

ATTACHMENTS

Attachment “A”: Monthly Budget Report – January 2022



City of La Puente AGENDA REPORT

To: Mayor and City Council For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

SUBJECT: DISCUSSION AND DIRECTION REGARDING ALLOCATION OF
AMERICAN RESCUE PLAN ACT FUNDS

BACKGROUND/DISCUSSION

At the December 8, 2021, special City Council meeting, the City Council approved the allocation of the final distribution of American Rescue Plan Act (“ARPA”) funds. It was agreed that proposed projects, regardless of funding amount, come before the City Council for consideration and approval.

The following projects have been requested for discussion:

1. Mayor Pro Tem Munoz and Council Member Argudo – Allocation of \$15,000 from each councilmember for a total of \$30,000 to the La Puente Community Foundation was requested on February 8, 2022.
2. Council Member Quinones – Allocation of funds to and partnership with the San Gabriel Valley LGBTQ+ Center.
3. Mayor Klinakis – Allocation of funds to the La Puente Women’s Club.

FISCAL IMPACT

All funds allocated herein will be appropriated from the ARPA fund and expended in compliance with the requirements of the City’s purchasing policy.

RECOMMENDATION

It is recommended that the City Council discuss this item and provide any necessary direction to Staff.

ATTACHMENTS

None.



2021-2022 SCHOLARSHIP PROGRAM AVAILABLE

The City of La Puente awards a \$500 scholarship to high school seniors, adult education students, and Veterans returning home from service to attend school. The Scholarship Program was created to expand educational opportunities for students who have demonstrated financial need, good character, and a strong desire to obtain a college education; but without financial assistance, would not be able to attend. Scholarships will be awarded to residents and students within La Puente City limits who meet the scholarship criteria in the application packet.

Application packets will be available beginning **March 17, 2022** and may be obtained at local schools, on the City's website (www.lapueente.org), at the La Puente Youth Learning Activity Center, and La Puente City Hall. All applications and supporting documentation must be received by **Thursday, April 17, 2022 at 5:00 p.m.** for the following Fall Semester of the academic year. All applications and supporting documentations will be reviewed. Recommendations will be made to City Council in May 2021.

The awarded scholarship money can be used towards tuition and books. The scholarships will be paid directly to the school where the applicant has been accepted or reimbursed to the student upon receipt of proof of expenditure. Once awarded a scholarship, a scholarship recipient will not be eligible for future scholarships from the City. If you have any questions regarding the Scholarship Program, please contact Community Service Coordinator, Adriana Dominguez at (626) 855-1561 or email at adominguez@lapueente.org.

CITY OF LA PUENTE

SCHOLARSHIP PROGRAM GUIDELINES FOR ACADEMIC YEAR 2021-2022

WHO SHOULD APPLY:

High School Seniors, Adult Education Students and Veterans Returning to School

Students with the:

1. Ability to show merit by school behavior, school participation and at least a 2.5 grade point average or better.
2. Ability to prove residency in the City limits, Or the ability to prove attendance of a High School within City limits (Bassette HS or La Puente HS).

PROCEDURE FOR APPLYING

High School Seniors

Complete an application and submit it along with:

- Proof of residency in the City of La Puente
- Unofficial high school transcripts
- Two letters of reference from faculty or professionals who have personal knowledge of your character
- A biography, not to exceed 250 words, describing your future goals and how a scholarship will help you reach those goals.

Adult Education Students

Complete an application and submit it along with:

- Proof of residency in the City of La Puente
- Copy of your (and/or your spouse's) Federal Tax Return for the prior year (2020)
- Two letters of reference from faculty or professionals who have personal knowledge of your character
- A biography, not to exceed 250 words, describing your future goals and how a scholarship will help you reach those goals.

Veterans Returning to School

Complete an application and submit it along with

- Proof of residency in the City of La Puente
- Copy of your discharge papers from the armed forces (DD Form 214)
- Two letters of reference from commanding officers or professionals who have personal knowledge of your character
- A biography, not to exceed 250 words, describing your future goals and how a scholarship will help you reach those goals.

SCHOLARSHIP AMOUNTS

The City will award a \$500 scholarship that can be used towards tuition or books. The scholarships will be paid directly to the school where the applicant has been accepted or reimbursed to the student upon receipt of proof of expenditure. Once awarded a scholarship, a scholarship recipient will not be eligible for future scholarships from the City.

ABOUT THE SCHOLARSHIP PROGRAM

The Scholarship program was created to expand educational opportunities for students who have demonstrated financial need, good character and a strong desire to obtain a college education but without financial assistance would not be able to attend. Scholarships will be awarded to individuals who meet the criteria upon which the scholarship program is based on for the following fall semester of the academic year.

SCHOLARSHIP AWARDS

Applications will be available beginning on March 17, 2022 and may be obtained at www.lapuente.org, or at the La Puente Community Center. A five-member committee will review all applications and supporting documentation and make its recommendations to the City Council in May 2021.

DEADLINE FOR APPLYING

The deadline for applying for a scholarship is **Thursday, April 21, 2022. All applications and supporting documentation must be received (not postmarked) by 5:00 p.m. at La Puente Youth Learning Activity Center.** Completed applications must include all required documentation to be considered. You will be notified if you are selected to receive a scholarship.



**RETURN THIS FORM TO
CITY OF LA PUENTE
ATTN: SCHOLARSHIPS
COMMUNITY SERVICES
DEPARTMENT
503 N. Glendora Ave.
La Puente, CA 91744**

**APPLICATION FOR \$500 SCHOLARSHIP FOR 2021-2022 ACADEMIC YEAR
CITY OF LA PUENTE**

Name _____
Last First Middle

Address _____
Number & Street City State Zip

Telephone: Home _____ Alternate Phone _____
Email: _____ Birth date _____
Month Day Year

Applicant Eligibility Criteria

(You must be able to answer yes to the following questions to be eligible for this scholarship program)

	Yes	No
1. Are you a resident of the City of La Puente whose legal domicile is within the City limits?		
2. Do you attend a High School within the city limits of La Puente?		

In the following section, please check all that apply.

Current Status:

High School Senior _____ Adult education _____ Veteran returning to school _____

High school from which you will or have graduated _____

Adult education _____

Veteran returning to school _____

Year of high school graduation _____ High school grade point average _____
(Please attach a copy of your high school transcripts)

Enrollment status: _____ Entering college freshman
_____ Adult Education Student

Name of College/School you plan to attend_____

Proposed Major _____

Have you applied? _____ Been accepted? _____
(Date) (Date)

The following two questions are for veterans returning to school or adult education students.

Have you attended a college or university at any time before? _____ Yes _____ No

If yes, please list the schools below, the years attended, and the number of units completed _____

Additional Applicant Information on Financial Need:

(If you are a high school senior please have your parents/guardian answer questions 1-6.)

1. Are you: Married_____ Unmarried _____ (includes single, divorced, widowed)

No. of dependents _____ Ages _____
(If applicable)

List all people in household (Please include parents, spouse and self)

<u>Name</u>	<u>Age</u>	<u>Name</u>	<u>Age</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

2. Do you receive support from other family members?

_____ If yes, what amount? \$ _____
Yes No From Whom? _____

3. Are you currently employed? _____ Annual Income _____

4. If married, please provide spouse's annual income. \$ _____

5. What is your total annual Household Gross Income? \$ _____
6. List any household members that will be attending college during the 2021-2022 Academic Year.

<u>Name</u>	<u>College</u>	<u>Full Time</u>	<u>Part Time</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(Applicant is to answer questions 7-9.)

7. Please provide a brief explanation of your need for scholarship funds. _____

8. Feel free to add any other information that demonstrates a financial hardship that affects your ability to attend college. _____

9. Please attach a biography, not to exceed 250 words, describing your desires and future goals.

I hereby certify, under penalty of perjury, that all of the above statements are true and correct.

(Signature of Applicant)

(Date)

Please attach the following (refer to scholarship program guidelines)

- ☐ Proof of residency in the City of La Puente
- ☐ Unofficial high school transcripts/discharge papers
- ☐ Two letters of reference
- ☐ A biography, not to exceed 250 words

Remember, the deadline to submit the application is Thursday, April 17, 2022 at 5:00 p.m. All supporting documents must be submitted with the application by the filing deadline.

If you have any questions, please feel free to contact the Community Services Department at (626) 855-1561 or email adominguez@lapuente.org.



City of La Puente AGENDA REPORT

To: Mayor and City Council For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

SUBJECT: DISCUSSION AND DIRECTION REGARDING THE LA PUENTE
ACADEMIC SCHOLARSHIP PROGRAM GUIDELINES (COUNCIL
MEMBERS ARGUDO AND QUINONES)

BACKGROUND/DISCUSSION

On February 16, 2022, the Welfare and Safety Ad hoc committee met to discuss and make recommendations to the La Puente Academic Scholarship program guidelines. The following items were discussed and revised:

1. The scholarship program guidelines; and
2. The scholarship application.

The Welfare and Safety Ad hoc committee is presenting the revised recommendations to the full City Council for discussion and direction.

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council: (1) approve the revisions to the La Puente Academic Scholarship program guidelines; or (2) discuss this item and provide any necessary direction to Staff.

ATTACHMENTS

Attachment "A": Revised Application and Guidelines

ORDINANCE NO. 22-978

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, AMENDING SECTION 2.04.120 (c) (RULES OF DECORUM FOR MEETINGS) OF THE LA PUENTE CITY MUNICIPAL CODE TO PERMIT THE CITY COUNCIL AMEND THE RULES OF DECORUM FOR ADDRESSING THE COUNCIL THROUGH RESOLUTION

WHEREAS, Article XI, Section 7 of the California Constitution provides that the City of La Puente (“City”) may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, on September 22, 1998, the City Council of the City of La Puente (“City Council”) adopted Ordinance No. 767 adding Section 2.04.120 (Rules of Decorum for Meetings) to the La Puente Municipal Code; and

WHEREAS, on March 14, 2006, the City Council adopted Ordinance No. 843, implementing a five-minute limit for each person addressing the City Council during City Council Meetings; and

WHEREAS, the City Council wishes to modify section 2.04.120(c) regarding the rules for Addressing the Council to allow the allotted time for each person addressing the Council to be modified by resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY ORDAIN AS FOLLOWS:

Section 1. Findings.

The City Council finds that the above Recitals are true and correct and are incorporated herein by reference.

Section 2. La Puente Municipal Code Amendment.

Section 120 (Rules of decorum for meetings) of Chapter 2.04 (City Council) of Title 2 (Administration) of the La Puente City Municipal Code is amended in its entirety to read as follows:

“2.04.120 Rules of decorum for meetings.

- (a) *Decorum. Meetings of the city council must be conducted in an orderly manner to ensure that the public has an opportunity to be heard and that the council’s deliberative process is not disrupted. The presiding officer of the council, whether the mayor, mayor pro tem or, in their absence, another member so designated by the council, is responsible for maintaining the order and decorum of meetings.*

(b) *Rules of Decorum. While any meeting of the city council is in session the following rules of order and decorum must be observed:*

- 1) *Persons Addressing the Council. Public oral communications at city council meetings should not be a substitute for addressing any item that can be handled during the city's normal business hours. The primary purpose of oral communications is to allow citizens the opportunity to formally comment to the city council, as a body, on matters that are within the subject matter jurisdiction of the city council and that cannot be handled during the regular business hours of the city government.*

A person wishing to address the council during the period set aside for oral communications must submit a request on a form provided by the city clerk; these requests may be submitted at any time before or during the portion of the meeting that is devoted to oral communications; provided, however, that these requests must be submitted prior to the conclusion of the first speaker's remarks. Speakers shall be heard by the city council in the order that the request forms are submitted to the city clerk; provided, however, that the city council, by motion, may approve a request by a speaker to be heard at the beginning of oral communications.

Each person who addresses the council must do so in an orderly manner and must not make personal, impertinent, slanderous, or profane remarks to any member of the council, staff, or general public. Any person who makes such remarks, or who utters loud, threatening, personal, or abusive language, or who engages in any other disorderly conduct that disrupts, disturbs, or otherwise impedes the orderly conduct of any council meeting will, at the discretion of the presiding officer or a majority of the council, be barred from further audience before the council during that meeting.

- 2) *Members of the Audience. No person in the audience at a council meeting may engage in disorderly or boisterous conduct, including the utterance of loud, threatening, or abusive language, whistling, stamping of feet or other acts that disturb, disrupt, or otherwise impede the orderly conduct of the council meeting. Any person who behaves in this manner may, at the discretion of the presiding officer or a majority of the council, be barred from further audience before the council during that meeting.*

(c) *Addressing the Council. No person may address the council without first being recognized by the presiding officer. The following procedures must be observed by persons addressing the council:*

- 1) *Each person will step up to the podium provided for the use of the public and state his or her name and the organization, if any, that he or she represents.*

- 2) *Any subject that is deemed by the council to be irrelevant may be precluded.*
 - 3) *With regard to items that are listed on the council agenda, the remarks of the speaker must be confined to the subject that is being discussed.*
 - 4) *The remarks of each person must be limited to a combined total of five minutes unless additional time is granted by the presiding officer of the council, in conjunction with oral communication presented by that person to the council and La Puente Redevelopment Agency oral communication.*
 - 5) *The council may either increase or decrease the total allotted time set forth in section (4) by resolution.*
 - 6) *All remarks must be addressed to the presiding officer and not to any single member of the council unless in response to a question from that member.*
- (d) *Rules of Debate and Decorum among Councilmembers. The following rules apply to all councilmembers at meetings:*
- 1) *By Councilmembers. While the council is in session, the members must preserve order and decorum, and a member must not, by conversation or otherwise, delay or interrupt the proceedings of the council, nor disturb any member while speaking, nor refuse to obey the orders of the council or its presiding officer, except as otherwise provided in this section.*
 - 2) *Getting the Floor—Improper References to be Avoided. Every member desiring to speak must address the chair and, upon recognition by the presiding officer, must confine all remarks to the question under debate.*
 - 3) *Interruptions. Once recognized, a member must not be interrupted when speaking unless it is to call that member to order, or as otherwise provided in this section. If a member is called to order while speaking, that member must cease speaking until the question of order is determined and, if in order, the member will be permitted to proceed.*
 - 4) *Appeals. Any ruling of the mayor may be appealed at the request of a councilmember. The mayor must call for a roll call vote to determine whether the council concurs with the ruling.*
 - 5) *Motion to Reconsider. A motion to reconsider any action taken by the council may be made only on the same day that such action was taken. It may be made immediately during the same session or at a recessed or adjourned session. The motion must be made by one on the prevailing*

side, but it may be seconded by any member. It may be made at any time, it has precedence over all other motions, and it is debatable.

- 6) *Precedence of Motions. When a motion is pending before the council, no additional motion may be entertained except:*
 - A. *Motion to Amend. This motion is debatable only as it relates to the amendment. Amendments are voted on first, and the vote on the main motion is last. A motion may be amended more than once with each amendment being voted on separately. There may be only one amending motion on the floor at any one time. A new main motion is in order if the intent of the original motion is changed fundamentally.*
 - B. *Motion to Postpone. A motion to postpone indefinitely is debatable. If this motion is adopted, the principal question is lost. A motion to postpone to a definite time is subject to debate and amendment as it relates to the propriety of the postponement and the time that is set to consider the matter.*
 - C. *Motion to Table. This motion is not debatable and not subject to amendment. The purpose of a motion to table is to suspend consideration of an item until such time as it is removed from the table. If a motion to table is adopted, the item will remain tabled through all subsequent meetings of the city council. An item that has been tabled may be removed from the table only by the affirmative vote of a majority of the members of the city council.*
- 7) *Effect of Abstention. Unless an abstention from a vote is declared, a councilmember's silence will be recorded as an affirmative vote. An abstention is not counted as either an affirmative or a negative vote, but it is counted for purposes of a quorum, unless the abstention is due to a conflict of interest.*
- 8) *Time Limits on Debate. Discussion by any councilmember who makes a motion will be limited to five minutes of debate at the time of making the motion and an additional five minutes after debate by all other councilmembers has been completed. Each councilmember not making a motion is limited to five minutes debate on that motion. The time limits delineated in this subsection may not be divided or allocated so as to permit any councilmember to speak more than once on a particular matter.*
- 9) *Removal of Items from the Consent Calendar. One or more items may be removed from the consent calendar so that those items may be considered individually by the city council, if a motion to remove the item or items is*

approved by the affirmative vote of a majority of the members of the city council.

(e) Enforcement of Decorum. The rules of decorum set forth above will be enforced in the following manner:

- 1) Warning. The presiding officer may request that a person who is breaching the rules of decorum be orderly and silent. After receiving a warning from the presiding officer, if a person persists in disturbing the meeting, the presiding officer may order that person to leave the council meeting. If that person does not leave, then the presiding officer may order any law enforcement officer who is on duty at the meeting as sergeant-at-arms to remove that person from the council chambers.*
- 2) Removal. Any law enforcement officer who is serving as sergeant-at-arms at the council meeting must carry out all orders and instructions given by the presiding officer for the purpose of maintaining order and decorum at the council meeting. Upon direction from the presiding officer, it is the duty of the sergeant-at-arms to remove from the council meeting any person who is disturbing the proceedings of the council.*
- 3) Resisting Removal. Any person who resists removal by the sergeant-at-arms may be charged with a violation of this section.*
- 4) Penalty. Any person who violates any provision of this section will, pursuant to Section 1.08.040 of this code, be guilty of a misdemeanor.*
- 5) Motion to Enforce. If the presiding officer of the council fails to enforce the rules set forth above, any member of the council may move to require such enforcement, and an affirmative vote of a majority of the council will require that action. If the presiding officer of the council fails to carry out the will of a majority of the council, the majority may designate another member of the council to act as presiding officer for the limited purpose of enforcing any rule of this section that it wishes enforced.*
- 6) Adjournment. If a meeting of the council is disturbed or disrupted in such a manner as to make infeasible or improbable the restoration of order, the meeting may be adjourned or continued by the presiding officer or by a majority of the council, and any remaining council business may be considered at the next meeting.*

Section 3. CEQA Findings.

The City Council finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, as it is not a “project” and has no potential to result in a direct or reasonably foreseeable indirect physical change to the

environment. (Cal. Code Regs., tit.14, § 15378, subd. (a).) Further, this Ordinance is exempt from CEQA as there is no possibility that it or its implementation would have a significant negative effect on the environment. (Cal. Code Regs., tit.14, § 15061, subd. (b)(3).)

Section 4. Clerical Errors.

The City Council directs the City Clerk to correct any clerical errors found in this Ordinance including, but not limited to, typographical errors, irregular numbering and incorrect section references.

Section 5. Severability.

Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid, unenforceable, or unconstitutional.

Section 6. Effective Date.

In accordance with California Government Code section 36937, this Ordinance shall take effect and be in force thirty (30) days from passage and adoption.

Section 7. Publication.

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this ordinance to be published and posted as required by law.

PASSED, APPROVED AND ADOPTED this ____ day of March, 2022, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Charlie Klinakis, Mayor

ATTEST:

Sheryl Garcia, City Clerk



City of La Puente AGENDA REPORT

To: Mayor and City Council

For meeting of: February 22, 2022

From: Bob Lindsey, City Manager

By: Victor M. Ponto, City Attorney
Stephanie Arechiga, Associate Attorney

SUBJECT: INTRODUCTION AND CONSIDERATION OF AN ORDINANCE AMENDING SECTION 2.04.120(c) (RULES OF DECORUM FOR MEETINGS) OF THE LA PUENTE CITY MUNICIPAL CODE TO PERMIT THE CITY COUNCIL TO AMEND THE RULES OF DECORUM FOR ADDRESSING THE CITY COUNCIL THROUGH RESOLUTION

BACKGROUND/DISCUSSION

At its meeting of February 8, 2022, the City Council directed staff to bring forward a discussion regarding the adopted Rules of Decorum, specifically as they relate to time limits for public speakers. Pursuant to Ordinance No. 843, the City has a five-minute time limit for each person addressing the City Council during City Council meetings.

The City Council values the participation of members of the public, as it is an important aspect of a transparent government. The City Council understands that time constraints on public comments are necessary at times, to ensure all items on the agenda are covered in a timely matter.

If the City Council wishes to modify the time allotted for each person addressing the City Council it would require a revision to the Municipal Code. The City Council may elect to modify the Municipal Code to allow the allotted time per speaker to be increased or decreased by a resolution of the City Council. Staff requests that the City Council discuss and provide direction regarding the allotted speaker time to be included in the resolution.

If introduced on February 22, 2022, Ordinance No. 22-978 would be adopted at the March 8, 2022, City Council meeting and the resolution adopted thereafter at the City Council meeting on April 12, 2022.

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council: (1) waive reading of Ordinance No. 22-978 and read by title only; (2) and introduce Ordinance No. 22-978 Amending Section 2.04.120(c) (Rules of Decorum for Meetings) of the La Puente City Municipal Code to Permit the City Council Amend the Rules of Decorum for Addressing the Council through Resolution; and (3) provide direction to Staff regarding the allotted speaker time to be included in the Resolution.

ATTACHMENTS

Attachment “A”: Ordinance No. 22-978