CITY OF LA PUENTE
PLANNING COMMISSION MEETINGS

How to Listen Live to the Meeting

The Planning Commission meeting will be audio-streamed live on the Internet. To listen to the meeting on your computer, go to https://lapuente.org/, drop down the "About" menu and click on "City Commissions". Select "Planning Commission" then click on "View Event" below for the current meeting to listen live. You may also copy and paste the direct link in your browser https://lapuente.org/city-commissions/planning-commission/.

We appreciate your patience as we may experience technical difficulties or streaming delays.

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 Planning Commission meetings.

In Person: Public comments may be provided in-person at City Hall, 15900 E. Main Street.

In Writing: To provide public comment by email, you may send your comment to the Administrative Assistant at nramirez@lapuente.org. If you wish to have your comment read into the record, type "PUBLIC COMMENT" in the subject line of your email. Please email your comment to the Administrative Assistant no later than 2 hours prior to the meeting start time.

AGENDA
REGULAR MEETING OF THE
LA PUENTE PLANNING COMMISSION
COUNCIL CHAMBERS
15900 EAST MAIN STREET, LA PUENTE
MAY 5, 2026 AT 7:00 PM

CALL TO ORDER

ROLL CALL

COMMISSIONERS: Maes, Dudley, Hernandez, Penson, Paz

PLEDGE OF ALLEGIANCE

ORAL COMMUNICATIONS

If you wish to address the Planning Commission on an item other than public hearing matter, please complete the Request for Oral Presentation form and submit it to the Administrative Assistant no later than prior to the conclusion of the first speaker's remarks.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS

A.1 READ AND APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING OF MARCH 3, 2026

Staff Recommendation: It is recommended that the Planning Commission waive the reading and approve the Minutes of the Planning Commission meeting of March 3, 2026.

B. UNFINISHED BUSINESS OF THE PLANNING COMMISSION

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION

C.1 GENERAL PLAN AMENDMENT NO. 26-01
MUNICIPAL CODE AMENDMENT NO. 26-01
LOCATION: CITYWIDE

Staff Recommendation: It is recommended that the Planning Commission: (1) Adopt Resolution No. 26-1596, recommending that the City Council approve General Plan Amendment No. 26-01 to the Land Use and Housing Elements; (2) Recommend that the City Council adopt an Ordinance approving Municipal Code Amendment No. 26-01 amending Title 10 (Zoning) of the La Puente Municipal Code to establish Chapter 10.21 (Religious Congregational Sites Overlay), Chapter 10.51 (Replacement Housing Units), and Chapter 10.52 (Housing Element Sites) to implement 6th Cycle Housing Element Programs 3a, 3b, and 3c; (3) Recommend that the City Council adopt an Ordinance to update the Official Zoning Map, applying the Religious Congregational Site and Housing Reuse Overlays to the specific parcels identified; and (4) Recommend that the City Council adopt the CEQA Addendum to the 6th Cycle Housing Element Negative Declaration and direct staff to file a Notice of Determination regarding the same.

C.2 MUNICIPAL CODE AMENDMENT NO. 26-02
LOCATION: CITYWIDE

Staff Recommendation: It is recommended that the Planning Commission: (1) adopt Resolution No. 26-1597, recommending that the City Council adopt an ordinance establishing citywide objective design standards for multifamily and mixed-use residential development projects in accordance with State law; and (2) direct staff to file a Notice of Exemption for the project.

D. NEW BUSINESS TO BE CONSIDERED BY THE PLANNING COMMISSION

ORAL COMMENTS FROM PLANNING COMMISSION

ORAL COMMENTS FROM STAFF

ADJOURNMENT

AVAILABILITY
Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located at 15900 E. Main Street, La Puente, during normal business hours. In addition, such writings and documents will be posted on the City's website at http://www.lapuente.org.

AMERICANS WITH DISABILITIES
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Planning Commission meeting or other services offered by the City, please contact the Administrative Assistant 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.

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 May 1, 2026.
_____/s/_____
Abraham Tellez, Planning Commission Secretary

MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
MARCH 3, 2026

Per *Robert's Rules of Order Newly Revised 10th 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.lapuente.org

A Regular meeting of the Planning Commission of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, March 3, 2026, at 7:00 p.m.

CALL TO ORDER:

Chairman Maes called the meeting to order at 7:00 p.m.

ROLL CALL: Commissioners: Maes, Dudley, Hernandez, Paz and Penson.

Commissioners present:	Maes, Dudley, Hernandez and Paz.
Commissioners absent:	Penson.
Staff present:	Development Services Director Tellez, Senior Planner Galvan, Assistant Planner Iñiguez, Administrative Assistant Ramirez and Associate Attorney De Leon.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Maes.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSON: None

A. MINUTES OF THE PREVIOUS PLANNING COMMISSION:

A-1 READ AND APPROVE THE MINUTES OF THE REGUALR PLANNING COMMISSION MEETING OF FEBRUARY 3, 2026.

A motion was made by Chairman Maes to waive the reading and approve the Minutes of the Regular meeting of February 3, 2026, as presented: Seconded by Commissioner Paz. The motion carried with the following roll call vote:

AYES	Maes, Dudley, Hernandez, and Paz
NOES:	None.
ABSTAIN:	None.
ABSENT:	Penson.

B UNFINISHED BUSINESS OF THE PLANNING COMMISSION: None.

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION: None

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION:

D-1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 25-81 FOR FAÇADE IMPROVEMENTS TO AN EXISTING COMMERCIAL BUILDING AT 1445 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Tellez introduced the Application and Assistant Planner Iñiguez who then presented the staff report and PowerPoint presentation.

Assistant Planner Iñiguez asked the Commission if they had any questions, with no questions;

A Motion was made by Chairman Maes to adopt Resolution No. 26-1595 approving Site Plan and Design Review Application 25-81, for façade improvements to an existing commercial building at 1445 North Hacienda Boulevard and adopting a Notice of Exemption regarding same. Seconded by Commissioner Hernandez. The motion carried with the following roll call vote:

AYES	Maes, Dudley, Hernandez and Paz.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Penson.

ORAL COMMENTS FROM COMMISSION: None

ORAL COMMENTS FROM STAFF:

Director of Development Services Tellez stated that he would like to thank Reliable Properties, the applicant and Windchime Properties, the property owner for bringing this project forward to enhance the properties. This is the same area where Dutch Brothers Coffee is opening, which the Commission approved at last meeting. There will be no meeting for April. However, there will be a meeting for May addressing State housing regulations and updates to our Code. In June or July, we will be updating our Code to include Mixed-Use Development regulations. Mr. Tellez then gave an update on upcoming city events such as the Little League Parade, the Easter Egg Hunt, the Annual Carnival and Car Show and lastly the Annual Spring Clean-up will be the first week in April.

ADJOURNMENT:

With no further business before the Planning Commission, Chairman Maes adjourned the meeting at 7:30 p.m.

_____ _____

Chairman, Allen Maes Planning Secretary, Abraham Tellez

Agenda Item No. C.1

City of La Puente
Planning Commission
Agenda Report

To: Chairperson and Planning Commission — For meeting of: May 5, 2026

From: Abraham Tellez, Director of Development Services
Juan Galvan, Senior Planner

Subject: GENERAL PLAN AMENDMENT NO. 26-01
MUNICIPAL CODE AMENDMENT NO. 26-01
LOCATION: CITYWIDE

CONSIDERATION

Consideration of a Resolution of the Planning Commission of the City of La Puente recommending that the City Council:

1. Adopt General Plan Amendment No. 26-01 amending the Land Use and Housing Elements to implement 6th Cycle Housing Element Programs 3a, 3b, and 3c; and
2. Adopt an Ordinance approving Municipal Code Amendment No. 26-01, amending Title 10 (Zoning) of the La Puente Municipal Code to establish the Religious Congregational Sites (RCS) Overlay, Housing Reuse Site Overlay, and Replacement Housing Unit requirements to ensure consistency with the General Plan and State Housing Law.
3. Adopt an Ordinance to update the Official Zoning Map, applying the Religious Congregational Site and Housing Reuse Overlays to the specific parcels identified; and
4. Adopt the CEQA Addendum to the 6th Cycle Housing Element Negative Declaration and direct staff to file a Notice of Determination regarding the same.

PUBLIC HEARING NOTICE

The public hearing notice was published in accordance with Section 10.116.020 of the La Puente Municipal Code ("Code"). On April 20, 2026, the hearing notice was submitted to the San Gabriel Valley Tribune for publication on April 23, 2026. The notice was also posted on April 23, 2026, at the subject property, City Hall, the Community Center, and the Los Angeles County Public Library.

DESCRIPTION OF PROPERTY AND IMPROVEMENT

The proposed ordinance applies citywide to Housing Element–identified sites and implements Programs 3a, 3b, and 3c by establishing a religious sites overlay, requiring replacement housing on redevelopment sites, and providing ministerial approval for qualifying affordable housing consistent with State law.

ANALYSIS

Background

On October 7, 2022, the California Department of Housing and Community Development (HCD) certified the City of La Puente's 6th Cycle Housing Element. A key component of certification is the commitment to "Programs" that remove barriers to housing production.

Specifically, Programs 3a, 3b, and 3c require the City to update its Zoning Code to:

Program 3a: Establish a Religious Congregational Sites Overlay applicable to Housing Element-identified religious institution-owned sites to allow by-right development of affordable housing, consistent with California Government Code Section 65583.2. The overlay provides objective standards and shall prevail over conflicting provisions of the underlying zoning district, thereby eliminating regulatory barriers and enabling streamlined project approval.

Program 3b: Require the replacement of existing residential units on nonvacant sites as a condition of redevelopment, consistent with AB 1397 and State Density Bonus Law. This update ensures that any housing development on sites with existing units preserves affordability by replacing units at the same or lower income level, thereby preventing the net loss of affordable housing and maintaining consistency with State Housing Element requirements.

Program 3c: Require by-right approval of housing developments that include at least 20 percent of units affordable to lower-income households on Housing Element-identified reuse sites. This amendment implements State law by establishing a ministerial approval process for qualifying projects, thereby reducing discretionary barriers and facilitating timely housing production on sites used to meet the City's 6th Cycle RHNA.

To maintain internal consistency as required by Government Code Section 65300.5, the City must ensure the Land Use Element of the General Plan aligns with the programs identified in the certified 6th Cycle Housing Element. General Plan Amendment No. 26-01 updates the Land Use classifications and the Land Use Map to formally recognize the Religious Congregational Sites (RCS) Overlay and the Housing Reuse Site Overlay. These updates provide the policy framework for the ministerial (by-right) approval processes and density standards required by Programs 3a and 3c, while also codifying the City's commitment to "No Net Loss" policies under Program 3b.

DISCUSSION

GENERAL PLAN AND ZONING ORDINANCE TEXT AMENDMENT

The proposed project involves a nested series of amendments to the City's primary planning documents to fulfill the "Programs" committed to in the certified 6th Cycle Housing Element.

I. General Plan Amendment (GPA No. 26-01)

The GPA provides the policy "umbrella" required to support the subsequent Zoning Code changes.

- Land Use Element Updates: Establishes two new Overlay Land Use Designations: The Religious Congregational Sites (RCS) Overlay and the Housing Reuse Site Overlay. The Land Use Map is amended to apply these to specific parcels in West Puente Valley, Valinda, and Central La Puente.

- Housing Element Policy Updates: Formalizes the City's commitment to State mandates by updating Policy H-1.6 (By-Right Processing for Reuse Sites), Policy H-1.7 (No Net Loss/Tenant Protections), and Policy H-3.4 (Religious Site Integration).

II. Zoning Ordinance Text Amendments (MCA No. 26-01)

To implement the policies of the 6th Cycle Housing Element and ensure consistency with the concurrently proposed General Plan Amendment (GPA No. 26-01), the following specific amendments to Title 10 of the La Puente Municipal Code (LPMC) are proposed:

A. PROGRAM 3A: RELIGIOUS CONGREGATIONAL SITES (RCS) OVERLAY

To implement this, qualifying affordable housing projects will be processed through a ministerial review, replacing discretionary Conditional Use Permits with a streamlined evaluation based on objective design standards. To facilitate the production of lower-income housing on these institutional sites, the overlay establishes a minimum density of 20 units per acre (up to 30 units per acre). Furthermore, the code update introduces modified development standards specifically for the RCS Overlay, including maximum building heights of 40 feet and reduced yard setbacks, ensuring that physical site constraints do not prevent the realization of the higher densities now permitted by the General Plan.

- Code Section: Add Chapter 10.21(Religious Congregational Sites Overlay Zone).
- Purpose: Establish procedures to implement State Housing Element Law related to the Religious Congregational Sites Overlay identified as Program 3a of the City of La Puente 2021-2029 Sixth Cycle Housing Element of the General Plan. It is the intent of these regulations to ensure full compliance with California Government Code Sections 65583.2(h) and (i) through facilitating affordable-housing development on properties owned or controlled by religious institutions or affiliated nonprofits.
- Key Standards:
    - Permitted Density: Minimum of 20 units per acre (up to 30 units per acre)
    - Ministerial Review: Projects are subject to objective design standards rather than discretionary Conditional Use Permits.
    - Development Standards: Includes modified height limits 40 feet and reduced setbacks to accommodate high-density multi-family structures.

B. PROGRAM 3B: REPLACEMENT HOUSING AND TENANT PROTECTIONS

The City is updating Title 10 to strengthen resident protections, ensuring alignment with State Housing Element Law and SB 330. To prevent the loss of affordable housing stock during redevelopment, the City is adding Chapter 10.51 (Replacement Housing Units). This chapter mandates a one-for-one replacement of any demolished residential units. "Protected Units" those occupied by lower-income households within the last five years—must be replaced with units restricted to the same or lower income levels for 55 years. The ordinance also codifies existing tenant protections and relocation requirements, including a 6-month notice of displacement, relocation assistance, and a right of first refusal for displaced tenants to return to the new development. The ordinance also establishes requirements for the timing, location, and long-term affordability

of replacement units, including regulatory agreements to ensure compliance.

- Code Section: Add Chapter 10.51 (Replacement Housing Units).
- Purpose: Implements Government Code §§ 65583.2(g)(3), 65915(c)(3), and 66300(d) to prevent the loss of affordable housing stock during redevelopment.
- Key Provisions:
    - One-for-One Replacement (§ 10.51.030.A): Requires all demolished residential units to be replaced with units of equal or greater bedroom counts.
    - Affordability Protections (§ 10.51.030.B): "Protected Units" must be replaced with units affordable to the same income levels for 55 years (rental) or 45 years (ownership).
    - Existing Occupant Protections (§ 10.51.030.C): Mandates a 6-month notice of displacement, relocation assistance (up to 42 months of rent differential), and a right of first refusal for displaced tenants to return to the new project.

C. PROGRAM 3C: BY-RIGHT APPROVAL FOR HOUSING ELEMENT SITES

To implement Housing Element Program 3c and facilitate housing production on designated sites (Housing Element Sites, including reuse sites, prior-cycle sites, and Downtown sites) the City is adding Section 10.52 (Housing Element Sites). In accordance with Government Code § 65583.2, housing developments on identified "Reuse Sites" (non-vacant sites from the 5th Cycle and vacant sites from the 4th/5th Cycles) shall be granted by-right (ministerial) status. To trigger this pathway, a project must dedicate at least 20% of its total units to lower-income households.

The amendment replaces subjective discretionary reviews (such as CUPs or traditional Design Review) with a "checklist" based on Objective Development Standards. These clear, measurable criteria provide applicants with a predictable approval path and are not subject to discretionary CEQA review, as the approval is non-discretionary. This ensures qualifying projects move from application to construction within state-mandated timelines of 90 to 180 days.

- Code Section: Add Chapter 10.52
- Purpose: Implements Government Code Sections 65583.2 and 65589.5 for sites identified in current and prior Housing Element cycles.
- Key Provisions:
    - By-Right Trigger: Projects on identified "Reuse Sites" that include at least 20% affordable units for lower-income households shall be processed ministerially.
    - Streamlined Review: Eliminates the requirement for a Conditional Use Permit (CUP) or other discretionary actions, limiting review to objective code compliance to ensure a predictable development timeline.

Summary Table of Proposed Amendments

Program	Code Action	Primary Change
3a	Add Chapter 10.21	20-30 du/ac "By-Right" on Religious Sites
3b	Add Chapter 10.51	1-for-1 replacement & tenant protection
3c	Add Chapter 10.52	Ministerial review for 20% affordable housing on Housing Element sites

III. Rezone Sites for Overlay

This amendment involves the strategic rezoning of specific parcels to ensure the City's Zoning Map remains consistent with the updated Land Use Element. These overlays do not remove existing rights but provide an accelerated development pathway for housing.

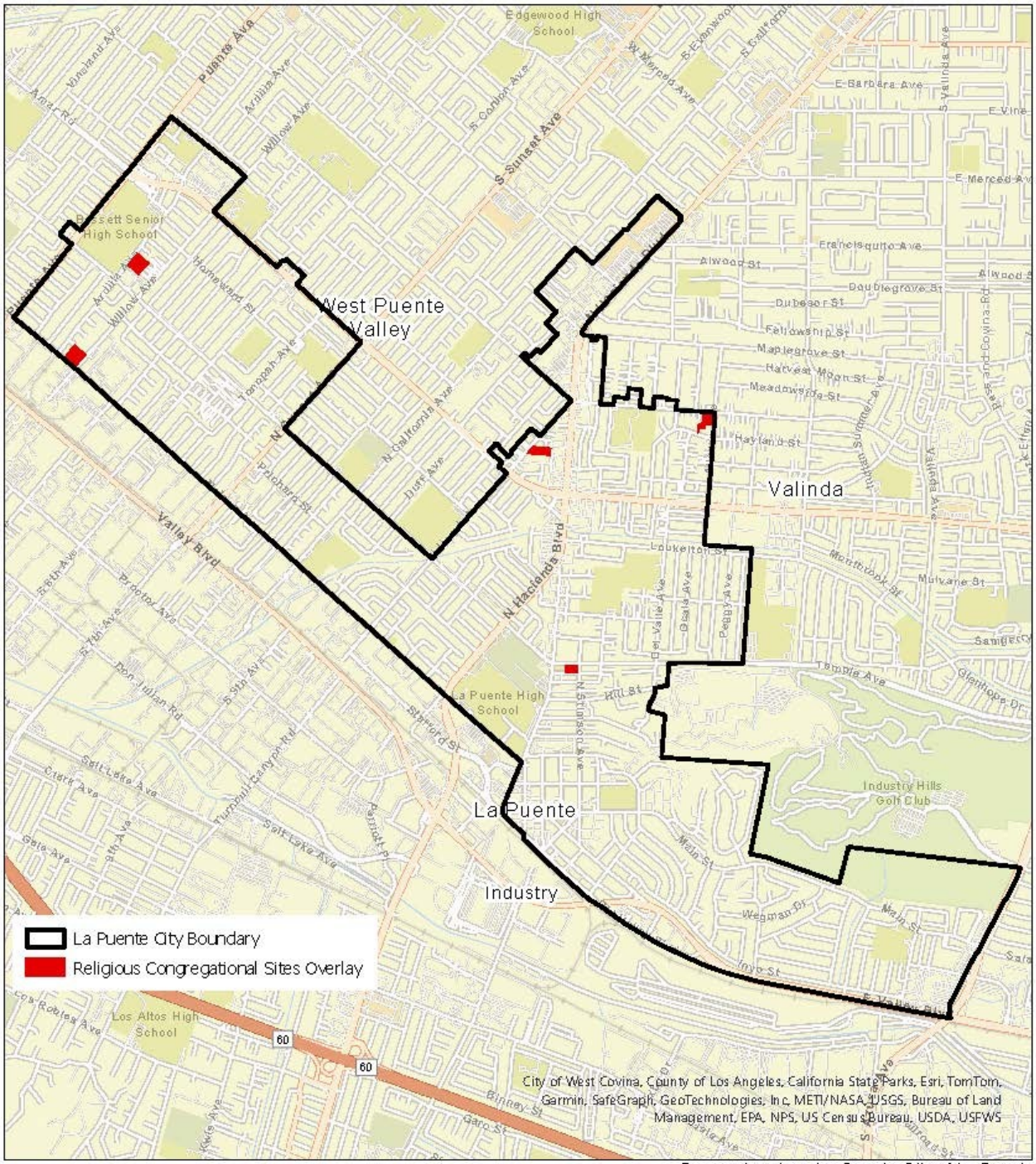
Rezone Site for Program 3a

Per Program 3a, the City will amend the Zoning Code to establish a Religious Congregational Sites Overlay program to allow by-right development of affordable housing to be developed at 20 du/ac minimum; 30 du/ac maximum to be integrated on site with existing religious facilities. Five sites were identified for the RCS overlay in the Housing Element, those sites are listed in **Table 1** and mapped in **Figure 1**.

Table 1: Parcels Identified for Religious Congregational Site Overlay

Assessor Parcel Number	Size	General Plan Designation	Zoning Designation	Max. Density Allowed (units/acre) Current	Min. Density Allowed (units/acre) Overlay	Max. Density Allowed (units/acre) Overlay
8201-027-007	1.97	LDR	R1	7	20	30
8472-037-030	1.41	HDR	R4	30	20	30
8252-009-038	1.31	MHDR	R3	18	20	30
8251-016-042	1.51	LDR	R1	7	20	30
8201-009-001	3.86	MDR	R1	14	20	30

Figure 1: RCS Sites



Source: Los Angeles County, City of La Puente

SGVCOG | La Puente | Harris & Associates

N

0 0.5 1 Miles

Religious Congregational Sites Overlay (Program 3a)

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

Rezone Sites for Program 3c

Reuse site requirements apply to any parcel that was identified in the City's previous Housing Element as "Used in Prior Housing Element – Non-Vacant" and "and "Used in Two Consecutive Prior Housing Elements – Vacant" and being carried forward to meet the current RHNA. In addition, the City would like to maximize the opportunity for development in the Downtown Business District (DBD) and include all sites identified in the Housing Element in the DBD as subject to by-right (ministerial) approval for any housing development that includes at least 20% of units affordable to lower-income households. As identified in **Table 2**, 97 parcels have been selected for the Housing Reuse Site Overlay, see **Table 2** and Mapped in **Figure 2**.

Table 2: Parcels Identified for Reuse Site Overlay

Assessor's Parcel Number	Size	General Plan Designation	Current Zoning	Identified in Last/Last Two Planning Cycle(s)
8471-018-021	0.47	LDR	R1	Used in Two Consecutive Prior Housing Elements - Vacant
8214-016-020	0.47	LDR	R1	Used in Prior Housing Element - Non-Vacant
8201-026-012	0.95	LDR	R1	Used in Prior Housing Element - Non-Vacant
8201-027-007	0.9	LDR	R1	Used in Prior Housing Element - Non-Vacant
8201-008-019	0.4	MDR	R2	Used in Prior Housing Element - Non-Vacant
8201-009-001	1.11	MDR	R1	Used in Prior Housing Element - Non-Vacant
8203-018-006	0.35	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8203-030-012	0.34	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8251-014-048	1.52	LDR	R1	Used in Prior Housing Element - Non-Vacant
8251-014-047	0.37	LDR	R1	Used in Prior Housing Element - Non-Vacant

8254-013-011	0.33	MDR	R2	Used in Prior Housing Element - Non-Vacant
8254-013-040	0.18	MDR	R2	Used in Prior Housing Element - Non-Vacant
8254-015-033	0.32	MDR	R2	Used in Prior Housing Element - Non-Vacant
8472-034-015	0.35	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-002-012	0.28	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-004-018	0.35	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-053	0.24	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-012-006	0.28	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-012-010	0.29	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-012-002	0.28	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-002-015	0.39	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-025	0.15	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-008	0.4	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-016	0.44	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-026	0.5	MDR	R2	Used in Prior Housing Element - Non-Vacant

8251-017-038	0.59	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-009-022	0.27	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-009-031	0.21	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-010-030	0.22	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-011-004	0.22	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-009-005	0.29	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-009-019	0.3	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-011-009	0.36	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-011-013	0.36	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8251-004-029	0.26	HDR	R4	Used in Prior Housing Element - Non-Vacant
8251-004-030	0.38	HDR	R4	Used in Prior Housing Element - Non-Vacant
8247-002-034	0.57	LDR	R1	Used in Prior Housing Element - Non-Vacant
8246-002-031	0.64	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-001-026	0.76	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-002-035	0.75	LDR	R1	Used in Prior Housing Element - Non-Vacant

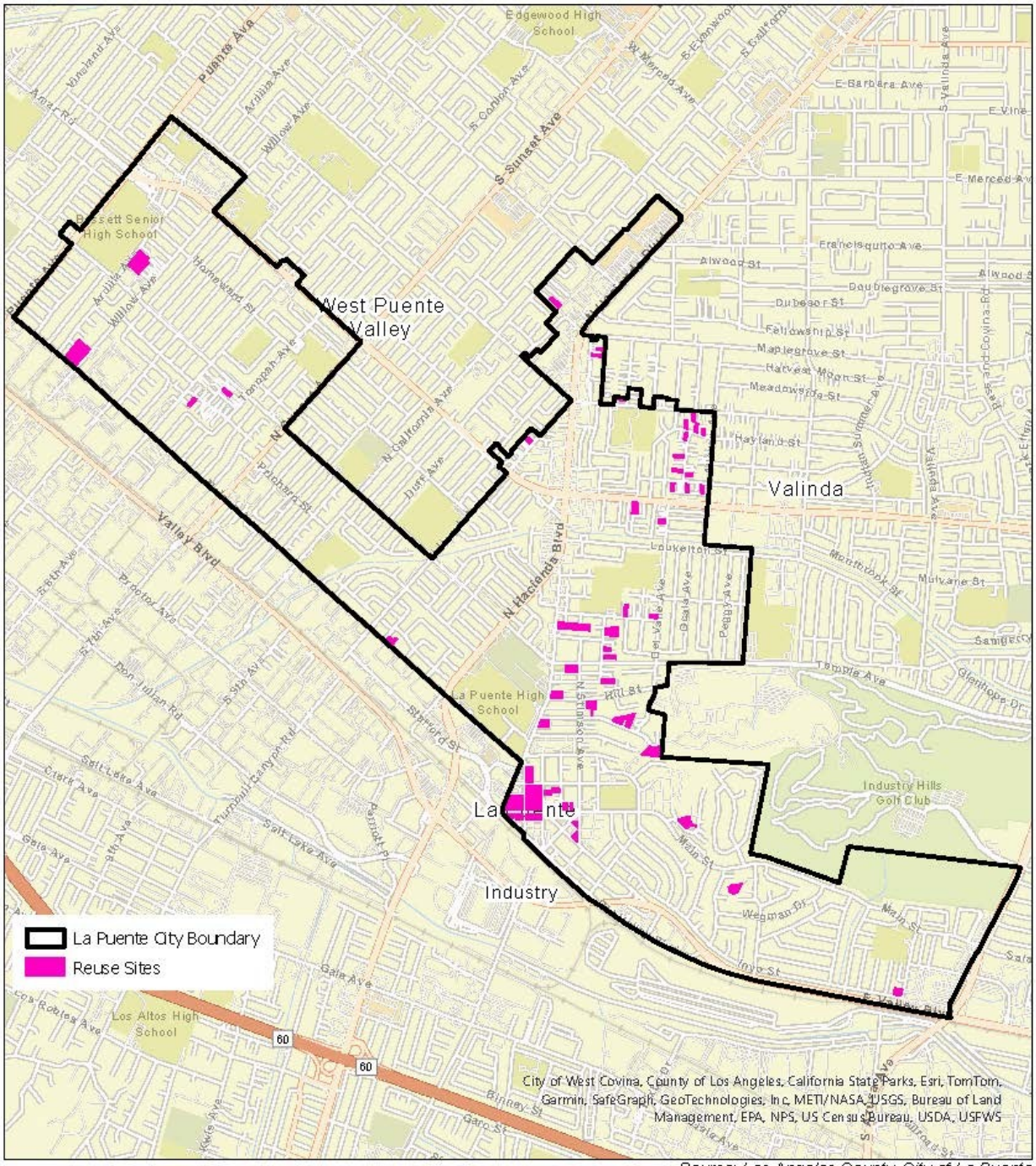
8247-015-003	0.8	LDR	R1	Used in Prior Housing Element - Non-Vacant
8251-016-003	0.72	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-007-020	1	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-004-016	1.54	LDR	R1	Used in Prior Housing Element - Non-Vacant
8251-016-042	0.81	LDR	R1	Used in Prior Housing Element - Non-Vacant
8246-008-804	0.69	MDR	R2	Used in Prior Housing Element - Non-Vacant
8263-003-037	0.54	HDR	R4	Used in Prior Housing Element - Non-Vacant
8246-010-003	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-015	0.13	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-012	0.3	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-008	0.06	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-007	0.12	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-005	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-016	0.64	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-009	0.12	MU	DBD	Used in Prior Housing Element - Non-Vacant

8246-009-002	0.52	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-001	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-007	0.22	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-010	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-012	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-800	0.52	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-900	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-016	0.34	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-015	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-011	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-901	0.15	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-007-013	0.15	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-007-012	0.15	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-007-010	0.15	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-018	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant

8246-004-015	0.34	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-017	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-014	0.16	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-016	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-016-015	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-016-016	0.08	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-016-014	0.16	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-016-013	0.16	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-017	0.55	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-013-019	0.1	MU	DBD	Not Used in Prior Housing Element
8246-013-021	0.07	MU	DBD	Not Used in Prior Housing Element
8246-013-018	0.06	MU	DBD	Not Used in Prior Housing Element
8246-013-015	0.14	MU	DBD	Not Used in Prior Housing Element
8246-013-016	0.1	MU	DBD	Not Used in Prior Housing Element
8246-013-020	0.11	MU	DBD	Not Used in Prior Housing Element

8246-013-023	0.05	MU	DBD	Not Used in Prior Housing Element
8246-013-902	0.031	MU	DBD	Not Used in Prior Housing Element
8246-013-904	0.055	MU	DBD	Not Used in Prior Housing Element
8246-013-900	0.05	MU	DBD	Not Used in Prior Housing Element
8246-014-003	0.15	MU	DBD	Not Used in Prior Housing Element
8246-014-004	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-001	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-002	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-006	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-005	0.16	MU	DBD	Not Used in Prior Housing Element
8246-010-004	0.17	MU	DBD	Not Used in Prior Housing Element
8246-010-006	0.15	MU	DBD	Not Used in Prior Housing Element

Figure 2: Reuse Sites



Source: Los Angeles County, City of La Puente

SGVCOG | La Puente | Harris & Associates

N

0 0.5 1 Miles

By-Right Approval for Reuse Sites (Program 3c)

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

ENVIRONMENTAL ANALYSIS

Pursuant to the California Environmental Quality Act (CEQA), the City has evaluated the proposed General Plan Amendment and Zoning Ordinance Text Amendments (the "Project") to determine the appropriate level of environmental review.

1. Consistency with Previous Environmental Analysis
   The Planning Commission recommends the City Council find that the Project is consistent with the analysis and conclusions contained in the Initial Study/Negative Declaration (IS/ND) previously adopted for the City's 6th Cycle Housing Element Update. The IS/ND analyzed the environmental impacts of implementing the Housing Element's goals and programs, including the high-density residential developments and regulatory changes required to meet the City's Regional Housing Needs Allocation (RHNA).

2. Preparation of an Addendum (CEQA Guidelines §15164)
   In accordance with CEQA Guidelines Section 15164, the City has prepared an Addendum to the adopted Negative Declaration. The City finds that an Addendum is the appropriate environmental document because:

   - The Project consists of refinements and implementing regulations consistent with previously analyzed Housing Element programs.
   - None of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent Negative Declaration or Environmental Impact Report (EIR) have occurred.

3. No New Significant Impacts
   The Planning Commission recommends that the City Council finds, based on the whole of the record and the analysis in the Addendum, that the proposed amendments will not result in any new significant environmental impacts or a substantial increase in the severity of previously identified effects. There have been no substantial changes in the Project's circumstances or new information of substantial importance that would require major revisions to the previous environmental documentation.

4. Independent Judgment
   The Addendum reflects the City's independent judgment and analysis. The documents and other materials that constitute the record of proceedings upon which the City's decision is based are located at La Puente City Hall, 15900 East Main Street, La Puente, CA 91744.

RECOMMENDATION

It is recommended that the Planning Commission: (1) Adopt Resolution No. 26-1596, recommending that the City Council approve General Plan Amendment No. 26-01 to the Land Use and Housing Elements; (2) Recommend that the City Council adopt an Ordinance approving Municipal Code Amendment No. 26-01 amending Title 10 (Zoning) of the La Puente Municipal Code to establish Chapter 10.21 (Religious Congregational Sites Overlay), Chapter 10.51 (Replacement Housing Units), and Chapter 10.52 (Housing Element Sites) to implement 6th Cycle Housing Element Programs 3a, 3b, and 3c; (3) Recommend that the City Council adopt an Ordinance to update the Official Zoning Map, applying the Religious Congregational Site and Housing Reuse Overlays to the specific parcels identified; and (4) Recommend that the City Council adopt the CEQA Addendum to the 6th Cycle Housing Element Negative Declaration and direct staff to file a Notice of

Determination regarding the same.

ATTACHMENTS

A. Planning Commission Resolution No. 26-1596
B. General Plan Amendment No. 26-01
C. Municipal Code Amendment No. 26-01
D. Updated Official Zoning Map
E. CEQA Addendum

RESOLUTION NO. 26-1596

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 26-01 AND AN ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT ("MCA") NO. 26-01, AMENDING TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO IMPLEMENT THE 6TH CYCLE HOUSING ELEMENT PROGRAMS 3A, 3B, AND 3C IN COMPLIANCE WITH STATE HOUSING LAW.

WHEREAS, the City of La Puente ("City") is required by State law to adopt and maintain a Housing Element that identifies and analyzes existing and projected housing needs and provides a program for the preservation, improvement, and development of housing; and

WHEREAS, on October 7, 2022, the California Department of Housing and Community Development (HCD) certified the City's 6th Cycle Housing Element (2021–2029), which includes specific programs to remove governmental constraints and facilitate housing production; and

WHEREAS, Programs 3a, 3b, and 3c of the certified Housing Element require the City to amend its Zoning Code to implement ministerial approval processes, ensure no net loss of housing, and facilitate housing development on identified sites; and

WHEREAS, Program 3a requires the establishment of a Religious Congregational Sites (RCS) Overlay to facilitate affordable housing development on properties owned or controlled by religious institutions, consistent with Government Code Sections 65583.2(h) and (i); and

WHEREAS, Program 3b requires the adoption of replacement housing requirements and tenant protections to ensure no net loss of existing housing units and to protect displaced residents, consistent with Government Code Sections 65583.2(g)(3), 65915(c)(3), and 66300(d), and the Housing Crisis Act (SB 330); and

WHEREAS, Program 3c requires the implementation of ministerial ("by-right") approval processes for qualifying housing developments on Housing Element sites, including reuse sites, prior-cycle sites, and designated Downtown sites, consistent with Government Code Section 65583.2 and related State housing laws; and

WHEREAS, General Plan Amendment (GPA) No. 26-01 is necessary to ensure internal consistency between the Land Use and Housing Elements pursuant to Government Code Section 65300.5, including the establishment of overlay land use designations and policies supporting ministerial housing development; and

WHEREAS, Municipal Code Amendment (MCA) No. 26-01 proposes amendments to Title 10 of the La Puente Municipal Code including the:

- Addition of Chapter 10.21 (Religious Congregational Sites Overlay Zone);
- Addition of Chapter 10.51 (Replacement Housing Units); and

- Addition of Chapter 10.52 (Housing Element Sites);

all of which are intended to implement Programs 3a, 3b, and 3c of the Housing Element; and

WHEREAS, the proposed amendments also include updates to the Official Zoning Map to apply the Religious Congregational Sites Overlay and Housing Element Sites provisions to identified parcels; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on May 5 to consider the proposed General Plan Amendment, Municipal Code Amendment to Title 10 (Zoning), Zoning Map amendments, and associated environmental documentation; and

WHEREAS, the City has prepared an Addendum to the 6th Cycle Housing Element Initial Study/Negative Declaration in accordance with CEQA Guidelines Section 15164, and has determined that the proposed project will not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts.

WHEREAS, notice of the Planning Commission's May 5, 2026, public hearing on GPA No. 26-01 and MCA No. 26-01 was published in the San Gabriel Valley Tribune on April 24, 2026, in compliance with the City Code and Government Code Section 65091; and

WHEREAS, the Planning Commission held a public hearing on May 5, 2026, for the purpose of recommending that the City Council approve the proposed General Plan and Municipal Code amendments; and

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA PUENTE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS. All of the facts set forth in the Recitals above are true and correct, and incorporated herein by reference.

SECTION 2. PUBLIC HEARING NOTICES AND PUBLIC PARTICIPATION. 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 ("Code").

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. The Planning Commission recommends that the City Council find that the proposed project is consistent with the previously adopted 6th Cycle Housing Element Initial Study/Negative Declaration and that the Addendum prepared pursuant to CEQA Guidelines Section 15164 adequately addresses the environmental effects of the project. The Planning Commission further recommends that the City Council find that none of the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent environmental document have occurred.

SECTION 4. GENERAL PLAN AMENDMENT FINDINGS. The Planning Commission finds that General Plan Amendment No. 26-01:

1. Is consistent with the goals, objectives, and policies of the La Puente General Plan;
2. Maintains internal consistency between the Land Use Element and Housing Element pursuant to Government Code Section 65300.5; and
3. Is necessary to implement the programs of the certified 6th Cycle Housing Element and maintain compliance with State Housing Element Law (Government Code Section 65580 et seq.).

SECTION 5. MUNICIPAL CODE AMENDMENT FINDINGS. The Planning Commission finds that Municipal Code Amendment No. 26-01:

1. Are consistent with the General Plan, as amended;
2. Implement Programs 3a, 3b, and 3c of the City's certified Housing Element;
3. Facilitate ministerial approval processes and remove constraints to housing development consistent with Government Code Section 65583.2; and
4. Establish standards to prevent the net loss of housing and protect tenants consistent with State Housing Law, including SB 330 and related statutes.

SECTION 6. VALIDITY. If any section, subsection, sentence, clause, or phrase of this Resolution or the documents incorporated herein is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions.

SECTION 7. SEVERABILITY. The provisions of this Resolution are severable. If any portion is held invalid, such invalidity shall not affect other provisions that can be given effect without the invalid portion.

SECTION 8. RECOMMENDATION. Based on the findings set forth herein and the evidence in the administrative record, the Planning Commission hereby recommends that the City Council:

1. Approve General Plan Amendment No. 26-01;
2. Adopt Municipal Code Amendment No. 26-01, amending Title 10 of the La Puente Municipal Code to add Chapter 10.21 (Religious Congregational Sites Overlay Zone), Chapter 10.51 (Replacement Housing Units), and Chapter 10.52 (Housing Element Sites);
3. Adopt an Ordinance amending the Official Zoning Map to apply the overlay and Housing Element site provisions to identified parcels; and
4. Adopt the CEQA Addendum and direct staff to file a Notice of Determination.

SECTION 9 . ADOPTION DATE. The Planning Commission Secretary shall certify the adoption of this Resolution. Upon such certification, this Resolution shall be in full force and effect.

VOTES ON FOLLOWING PAGE

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of La Puente at a regular meeting held on May 5, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Gary Dudley, Planning Commission Chair

_____
Abraham Tellez, Planning Commission Secretary

EXHIBIT B-1
City of La Puente General Plan Amendment No. 2026-01

GENERAL PLAN AMENDMENT NO. 2026-01

CITY OF LA PUENTE, CALIFORNIA

I. Purpose and Introduction

The purpose of this amendment is to update the Land Use and Housing Elements of the La Puente General Plan to implement three critical, state-mandated programs from the 6th Cycle Housing Element. These programs collectively address the City's Regional Housing Needs Allocation (RHNA) shortfall by:

1. Establishing a Religious Congregational Sites Overlay (**Program 3a**).
2. Ensuring the one-for-one replacement of affordable housing stock (**Program 3b**).
3. Providing ministerial "by-right" approval for previously identified housing sites (**Program 3c**).

These amendments are necessary to maintain internal consistency with the adopted Housing Element and to ensure continued compliance with State Housing Element Law (Gov. Code §65580 et seq.).

II. Amendments to the Land Use Element

A. Creation of New Land Use Classifications

Add the following to the **"Land Use Designations"** section:

1. **Religious Congregational Sites (RCS) Overlay (Program 3a):** This overlay is applied to parcels currently occupied by religious facilities. It permits ministerial (by-right) residential development integrated with institutional uses at a minimum density of 20 units per acre.
2. **Replacement Housing Policy (Program 3b):** All residential and mixed-use land designations are subject to the Replacement Housing Policy outlined in the Housing Element.
3. **Housing Reuse Site Overlay (Program 3c):** This overlay identifies vacant and underutilized parcels from previous Housing Element cycles. It allows ministerial (by-right) approval for residential projects that include at least 20% affordable units for lower-income households.

B. Land Use Map Amendment

The General Plan Land Use Map is hereby amended to reflect the application of the RCS and Reuse Site Overlays to the parcels identified in the **Program 3a and 3c Implementation Maps (Exhibits A and B)** including areas in West Puente Valley, Valinda, and Central La Puente.

DRAFT

EXHIBIT B-1
City of La Puente General Plan Amendment No. 2026-01

III. Amendments to the Housing Element

A. Policy Updates

- **Policy 1.6: By-Right Processing for Reuse Sites (Program 3c).** In accordance with Gov. Code § 65583.2(i), the City shall provide ministerial review for qualifying housing projects on identified reuse sites to ensure no net loss of the RHNA inventory.
- **Policy 1.7: No Net Loss and Tenant Protections (Program 3b).** The City shall require that housing development projects involving the demolition or conversion of existing residential units comply with State replacement housing requirements, including one-for-one replacement of units, replacement at equivalent affordability levels for Protected Units, provision of relocation assistance, and a right of first refusal for displaced lower-income households, consistent with Government Code § 66300(d) and related provisions.
- **Policy 3.4: Religious Site Integration (Program 3a).** The City shall facilitate partnerships for affordable housing on religious lands by utilizing objective development standards and removing discretionary review.

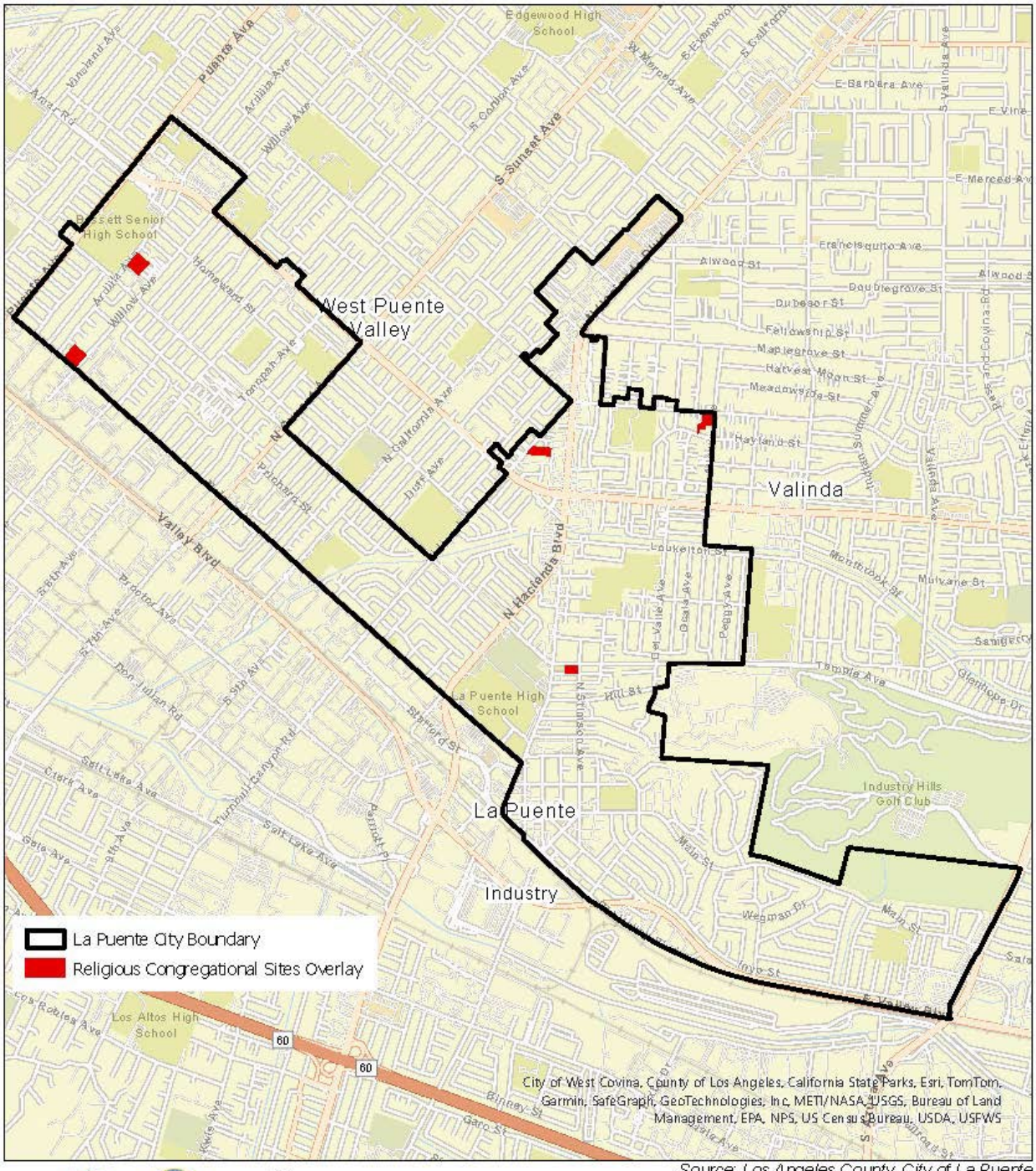
IV. CEQA and Statutory Findings

- **CEQA Addendum:** This amendment is consistent with the analysis contained in the adopted 6th Cycle Housing Element Negative Declaration. An Addendum has been prepared in accordance with CEQA Guidelines Section 15164, and the City Council finds that no new significant environmental impacts would result from the amendments.
- **General Plan Consistency:** This amendment maintains internal consistency between the Land Use and Housing Elements, as required by Government Code Section 65300.5.
- **State Law Compliance:** This amendment ensures the City's compliance with SB 4 (2023), SB 330 (2019), and AB 1397 (2017).

DRAFT

EXHIBIT B-1
City of La Puente General Plan Amendment No. 2026-01

Exhibit A: Program 3A Implementation Map



Source: Los Angeles County, City of La Puente

SGVCOG · La Puente · Harris & Associates

N

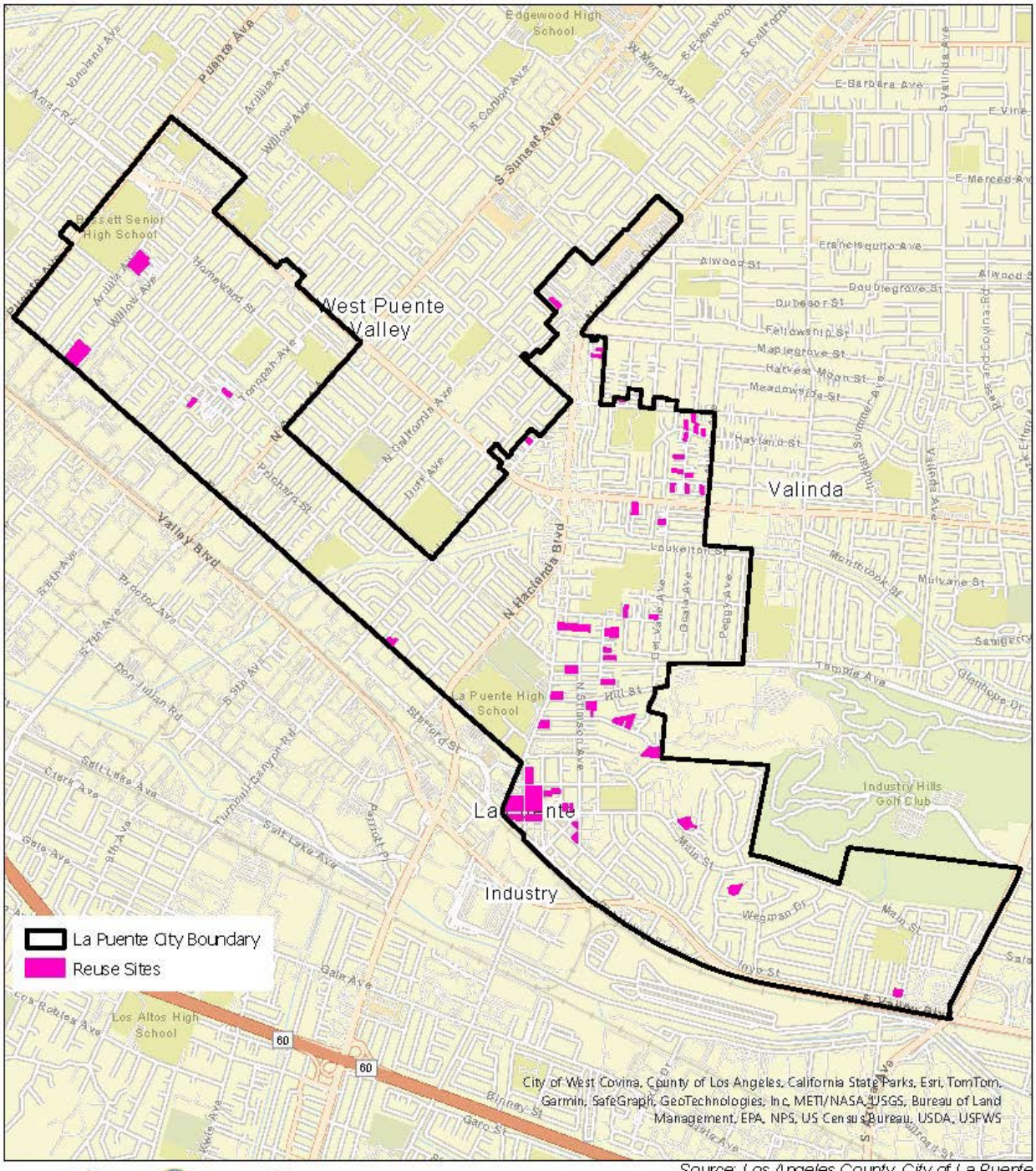
0 0.5 1 Miles

Religious Congregational Sites Overlay (Program 3a)

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

EXHIBIT B-1
City of La Puente General Plan Amendment No. 2026-01

Exhibit B: Program 3c Implementation Map



Source: Los Angeles County, City of La Puente

SGVCOG | La Puente | Harris & Associates

N

0 0.5 1 Miles

By-Right Approval for Reuse Sites (Program 3c)

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

The Community Development Element guides physical change over the long term by establishing the type and distribution of planned land uses in La Puente. The Element also provides a framework for all other General Plan elements, since the manner in which the community develops affects the design of the circulation system (Circulation and Infrastructure Element), the way urban services are provided to residents and businesses (Community Safety Element), and how open space and recreation resources are allocated (Community Resources Element).

Community Development Themes

Community development weaves together three themes established in La Puente's Community Vision: balanced land use, a positive community image, and economic development. Land use refers to the general location, type, and intensity of development and the physical relationships among various uses. Community image describes how the streetscape, scale and design of buildings, and neighborhood appearance define how residents, businesses, and visitors regard La Puente. Economic development refers to how land use decisions create a demand for services and affect the ability to pay for services.

This Element supports the community's desire to retain the features of La Puente that are considered unique and special: a historic Downtown, diverse residential neighborhoods, and popular commercial districts. Community development policies also address the housing and recreation needs of a changing population, economic and social well-being of City residents, concerns within the business community, and the long-range fiscal stability of the City.

Land Use Plan

The Land Use Plan identifies how private and public redevelopment efforts will change, intensify, or otherwise modify uses of property in La Puente over the next 20 years. Land uses are classified and mapped, showing where the City anticipates residential, commercial, and business park development, and identifying areas set aside for community purposes, such as parks, schools, and open spaces.

The City's long-range objectives with respect to land use are:

DRAFT

- To revitalize Downtown La Puente as a vibrant mixed-use district providing many opportunities for new commercial, office and residential development

- To create opportunities for new commercial business growth in shopping centers that are not functioning to their full potential

- To preserve and enhance the quality of the City's infrastructure and its residential neighborhoods

- To accommodate and attract industrial businesses that employ skilled workers

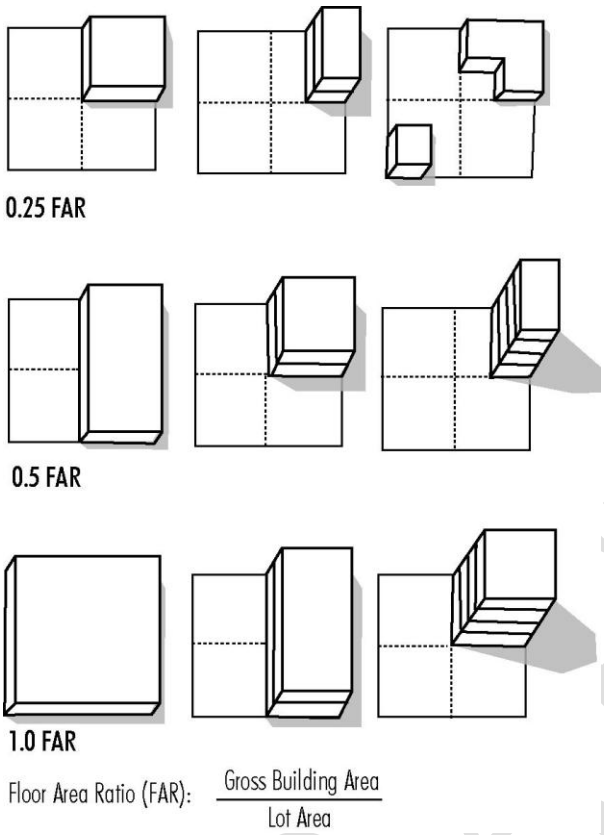
Measuring Density and Intensity

While people generally understand terms like "residential", "commercial", and "industrial", State law requires a clear and concise description of these categories. In addition, population and intensity standards must be specified. To describe the intensity of use – how much development exists on a property – land use planners have developed quantitative measures called *density* and *intensity*.

The term *density* describes the population and development capacity of residential land. The General Plan describes density in terms of dwelling units per net acre of land (du/ac), exclusive of present or planned streets and other public rights-of-way.

Development *intensity* refers to the extent of development on a parcel of land or lot. Intensity may be calculated using several measures, such as the total building floor area, building height, floor area ratio, or the percent of lot coverage. The General Plan uses floor-area ratio as a measure of non-residential intensity. *Floor-area ratio (FAR)* is the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. This measure does not include area within parking structures.

DRAFT



This diagram illustrates how FAR controls the intensity of use on a lot. FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields an FAR of 0.5:1. A 0.5:1 FAR allows a single-story building which covers half the lot, or a two-story building with reduced lot coverage.

Land Use Policy Map

The Land Use Policy Map provides a two-dimensional description of land use policy, indicating the preferred location and types of permitted uses throughout the Planning Area. The land use patterns shown on the Land Use Policy Map (Figure CD-1) recognize the benefits and disadvantages of the City's past and present development practices, and respond to potential safety concerns, limitations of current infrastructure, and the nature and character of current development. Implementing the Land Use Policy Map will adjust or reverse development trends within La Puente that are inconsistent with the Community Vision. The Planning Commission, City Council and City staff will accomplish this objective through day-to-day evaluation of development and redevelopment projects against the City's Zoning Ordinance and Map.

Land Use Categories

The text on the following pages identifies the categories of different land uses within the Planning Area. Four residential categories allow a range

of housing types, ranging from low-density single-family developments to high-density multiple-family projects. Two commercial and one business/employment category address business land uses. A mixed commercial and residential use category encourages flexible combinations of commercial, office and residential uses in the Downtown area. The Land Use Policy Map (Figure CD-1) graphically illustrates the type, nature, and location of future development and redevelopment permitted in La Puente.

Table CD-1 summarizes the density and intensity associated with each land use category. The maximum density/intensity listed in Table CD-1 sets forth the maximum development potential of any individual parcel. However, not every parcel develops to the maximum due to public right-of-way needs, placement of buildings, zoning requirements, and other factors. Average densities and intensities identified in Table CD-1 correspond to the level of development of each type of land use generally present in La Puente. These measures determine the probable buildout capacity within the Planning Area in terms of population, housing units and non-residential square feet. The average densities and intensities are for planning purposes only. Any development proposal involving a density/intensity in excess of the average but below the maximum does not require a General Plan Amendment.

DRAFT

Figure CD-1: Land Use Policy Map
(11x17)

DRAFT

Back Page – Figure CD-1

DRAFT

Table CD-1
Land Use Classification System

Land Use Categories		Maximum DUs/Net Acre or FAR	Average DUs/Net Acre or FAR
Residential Categories			
LDR	Low Density Residential	7 DU/Acre	6.5 DU/Acre
MDR	Medium Density Residential	14 DU/Acre	13 DU/Acre
MHDR	Medium High Density Residential	18 DU/Acre	17 DU/Acre
HDR	High Density Residential	26 DU/Acre	25 DU/Acre
Commercial / Business Categories			
NC	Neighborhood Commercial	0.5:1 FAR	0.25:1 FAR
GC	General Commercial		
	Hacienda Corridor and Amar Road	0.75:1 FAR	0.3:1 FAR
	Neighborhood Commercial Centers	1.0:1 FAR	0.5:1 FAR
BE	Business / Employment	1.0:1 FAR	0.25:1 FAR
Mixed Use Category			
MU	Mixed-Use	Per Downtown Business District Specific Plan	10 DU/Acre and 0.5:1 FAR
Public/Institutional Category			
PI	Public/Institutional	0.4:1 FAR	0.3:1 FAR
Open Space Categories			
OSPU	Public Open Space	N/A	N/A
OSPR	Private Open Space	N/A	N/A

Residential Categories

Five land use categories allow for a range of housing types and densities. Preservation and enhancement of single-family residential neighborhoods is a key goal. New development must be compatible with and complement established residential neighborhoods. The City also permits accessory units, group homes, and religious and charitable organizations in these areas, consistent with State law and Zoning Ordinance requirements. All residential and mixed-use land designations are subject to the Replacement Housing Policy (Program 3b) outlined in the Housing Element.

DRAFT

LDR — Low Density Residential

Maximum Density: 7 dwelling units per net acre

Population Density: approximately 30 persons per net acre

This category preserves low-density residential neighborhoods consisting primarily of detached single-family dwellings on individual lots. New housing within Low Density Residential areas must be compatible and similar in character to present residential uses.

Low Density Residential land uses consist primarily of single-family, detached, single-story homes on individual lots.

MDR — Medium Density Residential

Maximum Density: 14 dwelling units per net acre

Population Density: approximately 60 persons per net acre

This category accommodates small-lot detached single-family homes, duplexes, triplexes, and the use of innovative techniques for garden apartments, planned developments, and townhomes consistent with a medium-density setting.

Medium Density Residential land uses include small-lot single-family homes, duplexes and apartments.

DRAFT

MHDR

Medium High Density Residential

Maximum Density: 18 dwelling units per net acre

Population Density: approximately 80 persons per net acre

This category allows moderate-density apartments, townhomes, condominiums, and planned unit developments. Suitable locations include, but are not limited to, arterial highways, locations near business districts, and similar activity centers.

Medium High Density Residential land uses consist primarily of apartments, townhomes and condominiums.

HDR

High Density Residential

Maximum Density: 26 dwelling units per net acre

Population Density: approximately 120 persons per net acre

This category accommodates higher-intensity multiple-family dwellings where adequate support infrastructure exists. Housing units consist typically of apartments, planned unit developments, condominiums and townhomes. High-quality landscaping and common open space areas enhance High Density Residential areas.

High Density Residential land uses consist largely of multiple-family apartments and condominiums.

DRAFT

Commercial Categories

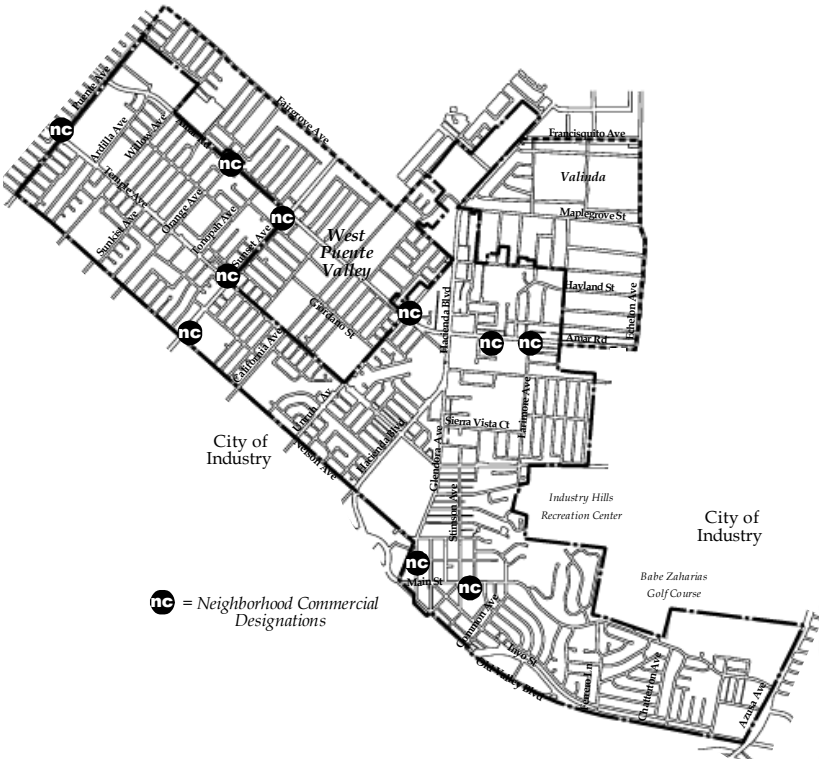
Businesses in La Puente's commercial areas provide important services to residents and constitute a strong tax revenue base for the City. The following commercial land use designations are designed to support business activity and provide tools to improve areas that function below their economic potential.

NC — Neighborhood Commercial

Maximum Intensity: 0.5:1 FAR

This category provides for convenience commercial clusters that provide essential goods and services to a population within a one-mile radius. Corner locations are preferable to minimize disruption within residential neighborhoods. Site development standards encourage smaller projects providing appropriate setbacks, parking, landscaping, buffering from residential land use areas, and other features that contribute to well-designed, attractive projects. Senior housing is also permitted in Neighborhood Commercial areas,

Neighborhood Commercial land uses consist primarily of corner stores located at major roadway intersections near residential areas.



provided a property is located near needed services and the surrounding area can support such a use.

DRAFT

GC

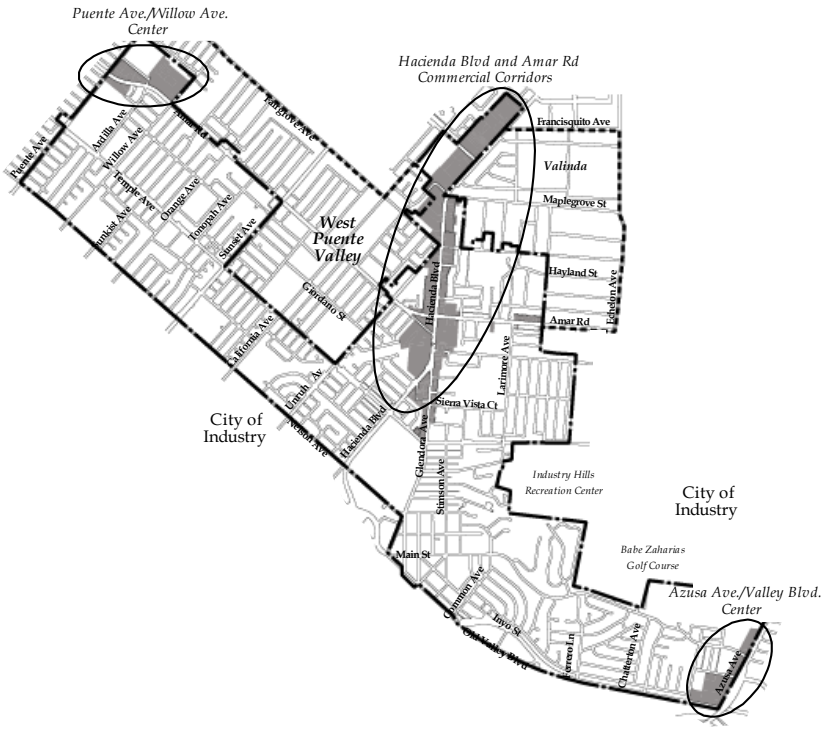
General Commercial

Maximum Intensity:

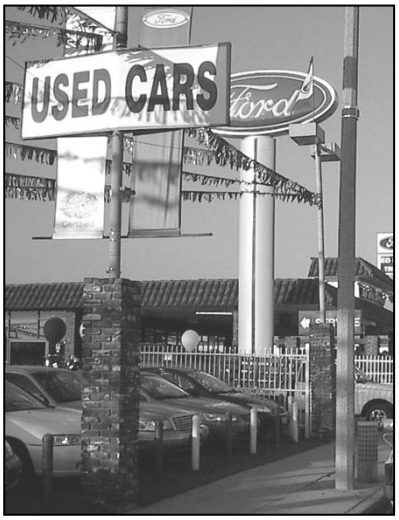
Hacienda/Glendora Corridor and Amar Road: 0.75:1 FAR

Neighborhood Centers at North Puente/Amar and Valley/Azusa: 1.0:1 FAR

The General Commercial category permits a wide range of retail, wholesale and service uses, as well as shopping and office professional complexes. General Commercial uses tend to be large scale and highway oriented. This category is appropriate for areas adjacent to major thoroughfares. Senior housing may also locate in General Commercial areas, provided the site be safely and suitably located near services, including public transit routes.



General Commercial areas include the Hacienda/ Glendora and Amar Road commercial corridors and shopping districts at Puente/Willow and Azusa/Valley.



Automobile sales and service uses within General Commercial areas contribute to the City's fiscal stability.

Development intensities within this designation vary by location. Within the Hacienda/Glendora and Amar Road Corridors, maintaining moderate development intensities and enhancing economic viability are the main objectives. For commercial centers located near residential neighborhoods, such as at Puente/Amar and Azusa/Valley, intensifying and revitalizing these older centers anchoring each end of the community are important goals. Maximum

intensities at these locations are higher than intensities within the corridor commercial areas of the City.

DRAFT

BE **Business/Employment**

Maximum Intensity: 1.0:1 FAR

Business/Employment areas are primarily located along Old Valley Boulevard near the south end of Downtown.

Land uses within Business/Employment areas help the City achieve both fiscal and employment objectives. New businesses have the potential to create jobs for La Puente residents and augment the City's tax base. The City's location adjacent to the City of Industry is a significant advantage for attracting new businesses.

This land use category permits a variety of light industrial, manufacturing, and office uses. Business/Employment areas should be visually attractive, reflect high quality development standards, provide adequate buffering from less-intensive land uses, and be located adjacent to transportation corridors.

Mixed-Use Land Use Category

MU **Mixed-Use**

Maximum Density:
As specified within the Downtown Business District Specific Plan
Maximum Intensity:
As specified within the Downtown Business District Specific Plan

This category provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or side by side within the same area. Such use stimulates activity, encourages pedestrian patronage, and encourages the preservation, re-use and redevelopment of structures and areas. Permitted residential uses include apartments, condominiums and single-room occupancy units above the first floor of a commercial use, and multiple-family residential uses in subareas established by the Downtown Business District Specific Plan.

Mixed-Use areas are located primarily in Downtown. Within these areas, residential units are encouraged above retail and office uses.

Public/Institutional Category

DRAFT

One category accommodates public and semi-public facility uses.

PI Public/Institutional

Maximum Intensity: 1.0:1 FAR

This category allows public and semi-public facilities other than parks, including but not limited to, schools, City Hall, public libraries, police and fire stations, and community use centers such general community centers or senior centers.

City Hall is one of several Public/ Institutional buildings located in Downtown La Puente.

Open Space Categories

Two categories of open space are used to identify areas that are open to the public or that have restricted access.

OSPU Public Open Space

This category provides for a variety of diversified recreational interests on public lands, including parks, baseball/soccer fields, and picnicking areas. Up to five percent lot coverage is permitted and buildings are not permitted to exceed 30 feet in height.

La Puente Park is the largest Public Open Space area in the City.

DRAFT

OSPR Private Open Space

This category includes land owned by private entities reserved for open space uses, primarily consisting of private golf courses and open space areas within planned unit developments.

Babe Zaharias Golf Course is among the Private Open Space amenities located within the City.

DRAFT

Community Development Focus Areas

The City's well-established land use pattern appears to offer limited opportunities for new development. However, urban design and economic issues continue to shape how property is developed and redeveloped over time in the following five focus areas:

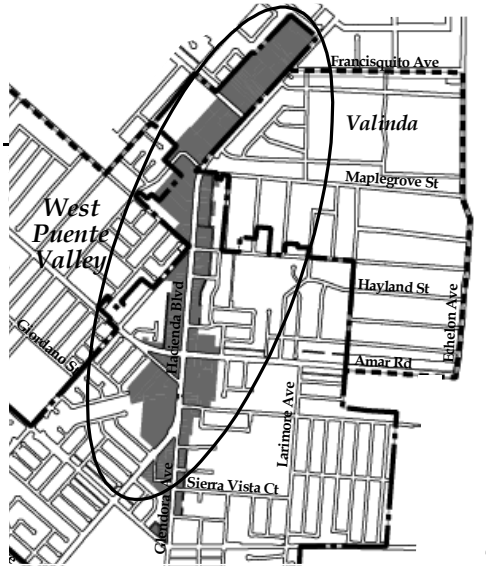
- The Hacienda/Glendora Commercial Corridor
- Downtown La Puente
- Shopping Centers throughout the City
- La Puente's Industrial/Manufacturing Cluster
- Residential Neighborhoods

Hacienda/Glendora Commercial Corridor

Originally a strip commercial corridor of locally serving businesses, Hacienda Boulevard has transformed into the primary commercial corridor in La Puente, offering 1.5 million square feet of floor space to more than 350 businesses. Businesses continue to relocate along Hacienda Corridor to take advantage of the strategic location along one of the most heavily traveled arterials in the east San Gabriel Valley. Hacienda Boulevard is home to a range of retail uses, from automobile dealers to hardware stores to major retailers. Specialty stores catering to the Latino population have also emerged. Smaller shopping centers complement larger anchor businesses by providing both goods and personal services to residents and people working in La Puente.

DRAFT

Hacienda Blvd. and Glendora Blvd.
Commercial Corridor



DRAFT

Economic Development

Quality of life depends on a healthy local economy. The Hacienda/Glendora Corridor is La Puente's economic engine, generating more than 85 percent of all sales tax revenues within the City. These revenues support the maintenance of infrastructure, fire and police services, community services, and public facilities. Given that the City is largely built out and few commercial development opportunities remain outside this corridor, La Puente's long-term fiscal stability depends on the continued stable financial performance of the Corridor. Preserving, retaining, and building the City's sales tax base through the Hacienda Corridor allows La Puente to continue to provide a high level of public services, and to construct public improvements that enhance the community.

Adding retail stores selling household goods will boost La Puente's tax base.

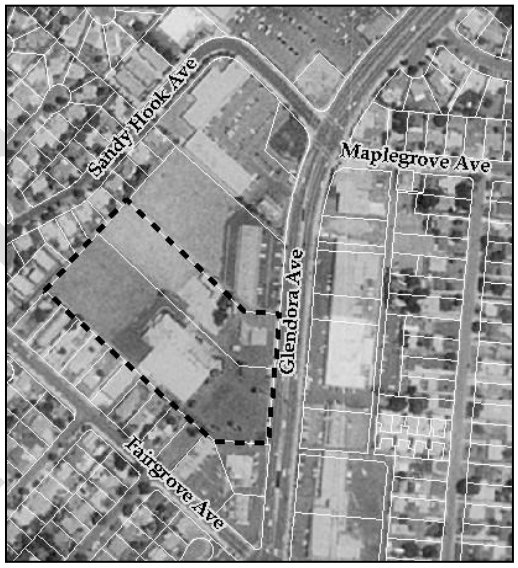
The City will promote economic strategies that build upon the assets of the Corridor. A large portion of taxable sales within the City originate from automobile sales, auto supply stores and service stations, restaurants, and food markets. However, La Puente residents also purchase household supplies, clothing, furniture and appliances at regional malls in West Covina and Puente Hills, as well as retail stores (Target, Mervyn's, WalMart, Ikea, Best Buy) located along SR-60 in the City of Industry. Establishment of a regional department store, such as Target or La Curacao, would increase potential for residents to shop in La Puente. Adding high-quality eating and drinking establishments to the mix of businesses located within the Hacienda Corridor would also attract residents and regional customers to La Puente.

The City will employ a creative mix of land use policy, business attraction and retention strategies, and local revenue enhancement within the Hacienda/Glendora Corridor to achieve long-term fiscal security. This strategy recognizes that building fiscal strength will require incremental investment from both the public and private sectors.

DRAFT

Among the Corridor's greatest assets is the presence of several large underdeveloped or undeveloped parcels, including the La Puente Lanes site.

The community has considered several options for this site, including retail, housing, and mixed-use development. Taking into account the site's location along a busy arterial, the role of Hacienda Boulevard in providing revenue for the City, and the types of businesses that are desired in the community, the community desires that this site be used for either a large commercial store, as an entertainment complex, or as some combination of the two uses. As a General Commercial land use located on Hacienda Boulevard, upwards of 200,000 square feet of commercial and/or entertainment uses can be achieved at this location. Innovative site planning techniques and redevelopment tools will help ensure the best use of this large parcel for the community's benefit.



The 6.2-acre La Puente Lanes site is the City's best opportunity for new

Redevelopment

The City supports future development of several large parcels within the Hacienda/Glendora Corridor that can accommodate new stores, services, or entertainment offering diversity and strength to both the Corridor and the City's tax base. Although the Corridor does have additional buildable land, some of the smaller sites are irregularly shaped and individually do not present significant opportunities. Lot consolidation, development incentives, and financing tools can create additional commercial development opportunities.

Redevelopment is a key tool to enhance quality of life for residents and businesses. California redevelopment law equips the City with the means to establish a separate Redevelopment Agency for the purposes of fostering employment opportunities, financing public and private improvements, reversing negative business trends, and maximizing the use of property.

Redevelopment also provides a built-in financing mechanism called *tax increment financing*. When an Agency adopts a redevelopment plan, the assessed property values within a Redevelopment Project Area become fixed. As property values within the project area rise over time, the Agency can use the additional tax revenues or even issue bonds guaranteed by future tax increment to make public improvements within the City that

DRAFT

benefit businesses located within project areas. Redevelopment authority also allows an Agency to acquire properties, to consolidate neighboring parcels into larger lots more attractive to developers, and set aside a portion of increment revenues to encourage affordable housing within the City.

Designating the Hacienda/Glendora Corridor as a Redevelopment Project Area will encourage consolidation of irregularly shaped parcels into larger sites suitable for development. With prime development sites and a coordinated economic strategy, the City can attract businesses that will maintain the competitiveness of the Hacienda/Glendora Corridor for years to come.

Design Strategies

Ensuring high-quality design on Hacienda Boulevard is especially important to promote lively activity while providing the community with diverse commercial, retail, and service uses. The Hacienda/Glendora Corridor should be a lively, consumer-friendly area that creates a statement when entering La Puente. Large shopping centers should balance and accommodate automobiles and pedestrians using landscaped roadways and entrances and enhanced crosswalks.

The appearance of the corridor should offer an attractively landscaped environment. The architectural heritage of La Puente should be recalled. The following design strategies address vehicular access, pedestrian access, sidewalk dedication, building orientation, visual aesthetics, landscaping, and signs. These strategies are further defined and implemented within the City's Design Guidelines and Zoning Ordinance.

DRAFT

Design Strategies

Hacienda/Glendora Commercial Corridor - "Gateway into La Puente"

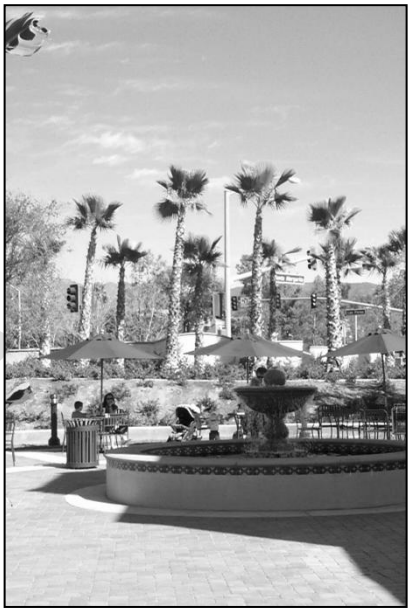
- Identify the City at prominent entrances on Hacienda Boulevard. Distinctive public art pieces, signage, and/or graphics that express the history and character of the community are recommended at City gateways.

- Provide generous medians and parkways that support extensive plantings. In addition, medians should accommodate distinctive gateways at La Puente's boundaries.

- Reduce the visual and environmental impacts of expansive parking lots. Numerous trees and plantings should provide shade within parking areas and define circulation routes. For public safety purposes, views of parking lots from adjacent properties and Hacienda Boulevard should be preserved.

- Use landscape treatments to define Hacienda Boulevard.

- Minimize expansive, unbroken wall planes, and provide highly visible public entrances to all buildings and uses. In particular, public entrances and heavily trafficked outdoor areas should incorporate human-scaled details such as canopies and window displays.



Pedestrian amenities in large shopping centers should include large street trees, seating areas with shade umbrellas, decorative trash receptacles, fountains, decorative paving, and landscaping.

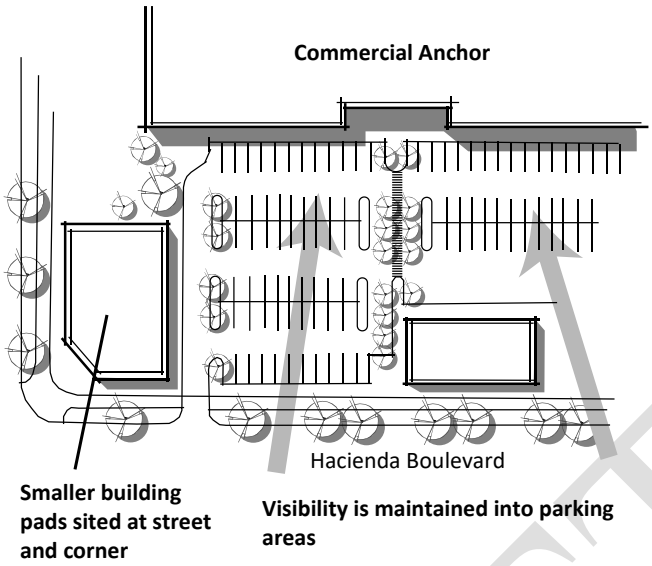
- Provide well-marked and comfortable pedestrian walkways, including pedestrian circulation within parking lots with connections to adjacent sidewalks and safe access from parking areas. Pedestrian circulation routes within parking lots should be clearly delineated and pedestrian amenities in the form of courtyards, plazas, vine-covered trellises, and covered walks are encouraged to provide shade and human scale elements.

- Give large shopping centers a unified architectural character. A common design theme that reflects La Puente's history and character for all buildings, signs, and landscape treatments is encouraged. Design themes that draw upon the Puente Valley agricultural heritage of citrus, walnut, and avocado crops are strongly encouraged.

DRAFT

- Generate visual interest along outdoor passages and paseos with pedestrian amenities such as lighting, landscaping, and street furniture. Building façades should be varied and articulated to provide visual interest.

DRAFT



Buildings oriented to the street help define the street edge. Landscaping such as hedges, grass, and street trees provide a comfortable walking atmosphere for pedestrians.

- Provide logical transitions between higher intensity development along Hacienda Boulevard and nearby single-family neighborhoods; scale, massing, and the location of services should respond sensitively to adjacent residential uses.
- Plant street trees appropriate to the scale and function of the street. Flowering trees and shrubs may be included to increase color interest and to augment the appearance of the street, particularly at intersections and street corners.
- Improve pedestrian access throughout the Corridor. Continuous sidewalks and on-site paths that connect adjacent uses, buildings, off-site pedestrian walkways, outdoor spaces, and parking are strongly encouraged.
- Automobile dealerships should have a unifying architectural theme, attractive automobile displays, pleasant landscaping and trees, and unsightly automotive bays and repair areas should be screened from the public right-of-way.
- Automobile dealerships should create pedestrian-friendly street frontages using landscaping and other pedestrian amenities.

Figure CD-2 illustrates how the City will apply these strategies within the Hacienda/Glendora Corridor. La Puente's Zoning Ordinance reinforces these strategies through development requirements applicable within the Corridor.

DRAFT

Figure CD-2 (8.5 x 11)
Hacienda Boulevard Commercial Corridor Conceptual Plan

DRAFT

GOAL 1

An economically viable Hacienda Corridor that generates tax revenue, provides a variety of shopping and commercial activities, and ensures the long-term fiscal health of La Puente.

Policy 1.1 Attract and retain a wide range of businesses along Hacienda Boulevard that offer goods and services to the local market.

Policy 1.2 Encourage and facilitate the recycling of underutilized commercial properties along Hacienda Boulevard through redevelopment, lot mergers, and City financial assistance, as feasible.

Policy 1.3 Vigorously enforce City codes, including building and safety, zoning and land use regulations, and property maintenance codes, to improve the visual appearance of Hacienda Corridor.

Policy 1.4 Develop a streetscape enhancement plan for Hacienda Boulevard that includes street trees, landscaped medians, sidewalk improvements, signage regulations, and other features to encourage residents and visitors to stop and shop.

Policy 1.5 Develop and implement a coordinated marketing strategy to define the Corridor's image, identity, and market position to enhance opportunities for businesses, to attract chain stores, and to increase commercial activity.

Policy 1.6 Explore the establishment of Redevelopment Project Areas within the Hacienda Corridor to ensure the Corridor remains competitive with nearby communities, provides desired businesses, and maximizes tax revenue.

Policy 1.7 Establish development standards for commercial structures that incorporate definitive design guidelines, architectural styles, regulate signage, and require adequate parking and access.

Policy 1.8 Monitor traffic conditions along Hacienda Boulevard, and complete intersection and roadway improvements to support economic activity within the Corridor.

Policy 1.9 Redefine the role of the Glendora Corridor concurrent with economic enhancement activities along Hacienda Boulevard.

DRAFT

Downtown La Puente

The Downtown Business District is part of the original Town of La Puente subdivision recorded in 1886. From the community's earliest agricultural days, Downtown has served as the heart of La Puente, offering a central location for retail, commercial, and service activities. The City's oldest residential neighborhoods surround Downtown. Over the past fifty years, Downtown's role has evolved into more of a civic and cultural center. As home to City Hall, the Library, and Senior Center, Downtown hosts City parades, civic meetings, and community gatherings.

Main Street La Puente, 1930.

Downtown preservation and enhancement remain important City objectives. Downtown La Puente offers additional 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. To achieve these objectives, the City Council adopted a Downtown Business District Specific Plan in 1994, proposing a combination of land uses (retail, office, residential, and public uses), design guidelines, and public/private investment strategies to revitalize Downtown and preserve the neighborhood's small town charm.

DRAFT

Main Street La Puente, 2003.

Strengthening and preserving the role of Downtown La Puente requires a creative and multi-faceted strategy comprised of land use policy, focused housing development, infrastructure investments, and marketing strategies. The City's long-term strategy for Downtown requires incremental investment from both the public and private sectors.

Economic Development

Economic development plays an important role in the continuing gradual transformation of Downtown. Migration of major businesses to the Hacienda/Glendora Corridor underscores the need to attract new businesses suitable to Downtown. Downtown has the potential to become an even stronger local service center comprised of clusters of retail tenants, small firms, and business professionals who can work from Downtown offices and service spaces.

Mixed-Use Development

The City encourages residential uses in Downtown to revitalize the area. The Downtown Business District Specific Plan provides for mixed-use districts within portions of Downtown. All residential and mixed-use land designations are subject to the Replacement Housing Policy outlined in the Housing Element –Mixed residential and commercial uses have several tangible 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.

DRAFT

- Mixed use helps streets, public spaces and commercial areas again become places where people meet and interact.

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.

Design Strategies

Visual attractiveness of Downtown is a key component in maintaining the small-town charm of La Puente. Downtown La Puente is challenged by aging buildings, a remote location within the City, and deferred maintenance, all of which deter private investment. To assist in the revitalization of Downtown, the City's Commercial Rehabilitation Grant Program assists property owners and tenants to rehabilitate exterior portions of commercial buildings. The Downtown Business District Specific Plan also provides land use direction to create a diverse pedestrian activity district that serves the needs of residents and business owners and provides additional residential opportunities.

The following design strategies create a place consistent with a lively "Historic Main Street" downtown area, complemented by residential, civic, and other pubic uses. These strategies are further defined and implemented within the City's Design Guidelines, Zoning Ordinance, and Downtown Business District Specific Plan.

Design Strategies

Downtown La Puente – "Historic Main Street"

DRAFT

- Encourage façade improvements that reinforce classic American storefront architecture, such as decorative elements, new colors, appropriate sign features, awnings, detailed lighting elements, and use of decorative paving treatments that can add a fresh look to older commercial buildings. The architectural features should also reflect the history and heritage of the downtown La Puente area.

- Build a strong relationship between buildings and the street, especially along Main Street and First Street. Building configurations should maintain a continuous edge along the sidewalk and clearly define public space.

- Support a street-oriented development pattern, with buildings sited at or near the sidewalk edge. Mixed-use structures should be a component of "main street" commercial development and other areas where pedestrian activity is strongly encouraged.

Awnings, attractive windows, and decorative architectural elements are examples of façade improvements that give a building character and presence.

- Provide a frequent and consistent rhythm of shop entrances along Main Street and First Street. Recessed entries are encouraged.

- Encourage the creative expression of individual storefronts, and use shop windows to help animate and sustain attention on Main Street and First Street. Generous street level windows predominantly of transparent glass are strongly encouraged.

- Emphasize design elements such as separate storefronts, display windows, shop entrances, exterior light fixtures, awnings, overhangs, and pedestrian-oriented signs. These features will add interest and give a human dimension to street-level façades.

- Within mixed-use projects, require commercial uses on the ground-floor level and office and residential uses on upper floors.

- Rely on ground-floor commercial space with frequent sidewalk entrances to promote pedestrian activity along the street. In particular, ground-floor commercial uses should offer shops and services appealing to La Puente residents.

Significant landscaping can improve the look of buildings and streetscape. Trees, clinging vines, planters, potted plants, and other landscaping elements soften otherwise harsh building frontages.

DRAFT

- Make ground-floor commercial uses visually distinct from the residential space above. Dwelling units should exhibit a residential character, and residential entrances should read differently from entrances to ground floor commercial uses.

- Incorporate upper floor balconies, bays and windows that overlook the street and improve the street elevation. These will also communicate the residential function of upper levels.

- Add significant landscaping such as trees, shrubs, potted plants and trees, vines, ground cover, and perennial and annual plant species to soften commercial sites lacking landscaping.

DRAFT

GOAL 2 **A Downtown Business District serving as the symbolic center of La Puente, and providing a vibrant mix of residential, commercial, and public land uses in an attractive, pedestrian-oriented setting.**

Policy 2.1 Encourage and facilitate a balanced mix of residential, commercial, office, civic, and entertainment uses that foster a vibrant and pedestrian-oriented environment.

Policy 2.2 Strengthen the Downtown Business District's role as the civic, social, and cultural hub of La Puente, with functions at the City Hall, Senior Center, Library, and other gathering places.

Policy 2.3 Encourage improvement of residential neighborhoods through land use tools, redevelopment, intensification, City financial assistance, infrastructure improvements, and aggressive enforcement of City codes and standards.

Policy 2.4 Establish public open spaces within the Downtown Business District, including but not limited to a small park, plaza, town square, or other place designed to accommodate public events.

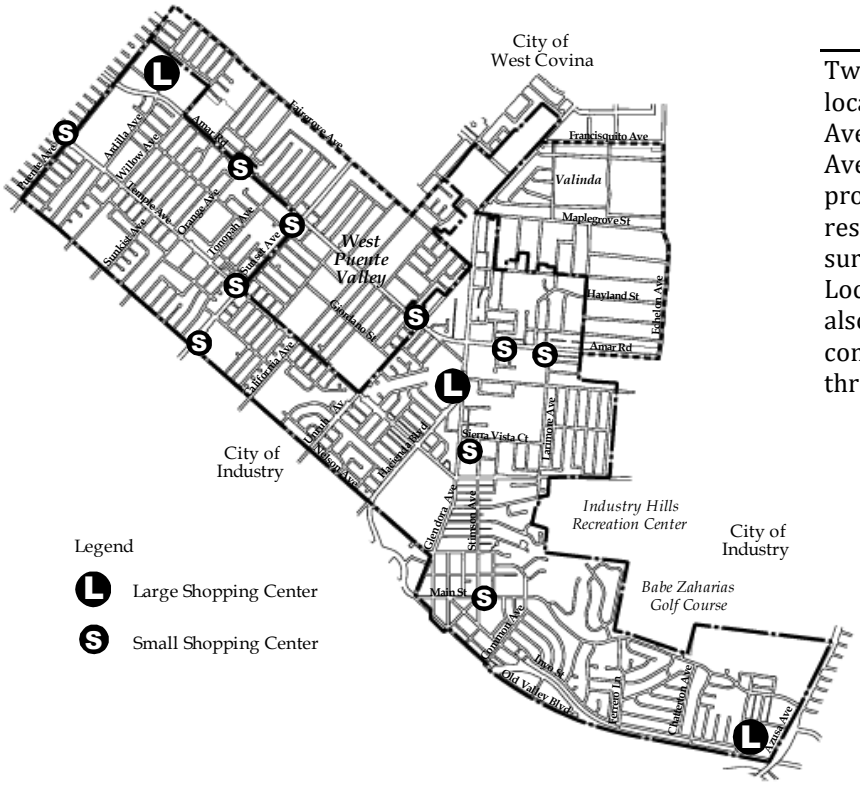
Policy 2.5 Promote high-quality, attractive, and functional site planning and architecture for commercial, office, and multi-family residential development in the Downtown Business District.

Policy 2.6 Consider establishing a Redevelopment Project Area within the Downtown Business District to initiate revitalization efforts and to improve and gradually replace the area's aging historic buildings.

DRAFT

Shopping Centers

Shopping centers in La Puente supplement regional commercial activity on Hacienda Boulevard. Hacienda Boulevard serves residents citywide and caters to regional customers that travel through La Puente. Neighborhood shopping centers, on the other hand, provide goods and services for residents and local businesses in the immediate surrounding neighborhoods. These shopping centers provide a significant variety of goods and services. La Puente's two main neighborhood-level shopping districts are located at Amar Road/Willow Avenue and Azusa



Two large shopping districts located at Amar Road/Willow Avenue and Azusa Avenue/Valley Boulevard provide goods and services for residents and businesses in surrounding neighborhoods. Local residents and businesses also support several smaller commercial centers located throughout the City.

Avenue/Valley Boulevard. Tenants include locally owned restaurants, personal services, retailers, dry cleaners, and automotive services.

In addition to the larger Amar Road/Willow Avenue and Azusa Avenue/Valley Boulevard shopping districts, smaller shopping centers located throughout the City provide a variety of personal goods and services to residential neighborhoods and businesses. Smaller shopping centers provide a more limited number of convenience stores and shops than do the larger shopping centers. Residents will continue to maintain relationships with businesses in these centers. The City's residential densities and traffic on arterial highways will continue to provide the City's shopping centers with a strong customer base.

La Puente shopping centers can benefit from high-quality building standards, site design considerations, and City financial assistance. Land use planning will ensure that shopping centers provide appropriate services and are designed and operated in a manner compatible with adjacent land uses.

Economic Development

Proactive economic development strategies will facilitate and encourage the revitalization of shopping centers. Revitalization activities include strengthening the type and mix of tenants and including a varied mix of recognizable retailers. Examples of potential tenants include brand-name pharmacies, food markets, shoe stores and media stores. Working with brokers to highlight the assets of these neighborhood shopping centers and finding long-term tenants that can establish roots within the community remain strong City priorities.

One of the most significant assets that the larger shopping centers, located at Amar/Willow and Azusa/Valley, have is a lack of nearby competition. While these retail centers primarily serve the residential neighborhoods near them, they have the potential to significantly expand and capture business from surrounding unincorporated communities with appropriate revitalization and marketing efforts. However, high tenant turnover, inadequate product and service offerings, and the need for modernization have kept these centers from realizing their full economic potential. The City recognizes these limitations and proposes creative efforts to revitalize these shopping centers.

Successful revitalization requires increased cooperation among property owners and tenants, significant private investment, and public financial assistance. The City will continue to offer financial assistance to property owners and tenants to renovate the exterior faces of commercial structures. The City also has created development incentives for the Amar/Willow and Valley/Azusa districts by allowing increased floor-area ratios, creating flexible development standards, and encouraging tenant composition improvements to encourage the highest and best future use of these centers.

Design Strategies

Shopping center design is both an aesthetic and economic development concern. Site design, good visibility, property maintenance, and landscaping all improve the economic performance and attractiveness of shopping centers. Deferred maintenance, the proliferation of truck parking, and poor storefront presentations give neighborhood shopping centers a barren and unattractive character. Improvements in these areas can help revitalize La Puente's shopping centers.

DRAFT

The City supports rehabilitation and revitalization efforts through creative site planning, site reconfiguration, design strategies and building standards. The General Plan sets increased intensity standards at the Amar/Willow and Azusa/Valley shopping districts relative to other commercial uses in the City. These increased standards will allow for greater lot coverage and increased flexibility in terms of design and appearance. Using these tools, renovated shopping centers can incorporate more modern designs, increase visibility, improve landscaping, and a create a more pleasant shopping environment.

The following design strategies will help create comfortable, well designed, and attractive neighborhood centers with uses that meet the needs of local residents. These strategies are further defined and implemented within the City's Design Guidelines and Zoning Ordinance.

Design Strategies

Shopping Centers - "Providing Commercial Needs and Services Safely and Attractively"

- For public safety purposes, on-site parking should be visible from sidewalks, roadways, and adjacent properties. Trees and plantings may be used in moderation to provide shade and screen undesireable views.

- Create a street-level environment that includes many pedestrian amenities, such as potted plants or flowers, decorative paving treatments, detailed lighting elements, benches, or outdoor seating along the street frontage.

- Respond to adjacent residential uses with sensitive transitions in scale and massing. For example, building mass should be broken down using height step backs, articulated sub-volumes, and horizontal and vertical façade articulation.

DRAFT

- Incorporate functional pedestrian connections to adjacent uses. Nearby residential uses should benefit from convenient access to local shopping and services.

- Encourage high-quality façade improvements such as arcades, canopies, awnings, transparent windows, window displays, and new colors to add a new look to existing commercial buildings and to promote long-term maintenance.

Signage, landscaping, and good architectural design together can really create an attractive shopping center building.

- Architectural design and sytle of shopping centers should communicate a scale and common design theme that does not overwhelm the neighborhood or adjacent residential uses. A design theme that reflects La Puente's history and character for all buildings, signs, and landscape treatments is encouraged.

GOAL 3

Attractive shopping centers that provide an appropriate mix of quality goods and services for adjacent residential neighborhoods.

Policy 3.1 Encourage and facilitate a balanced mix of residential, commercial, shopping, and services at neighborhood shopping centers.

Policy 3.2 Encourage the rehabilitation or renovation of neighborhood shopping centers through facade improvements, property maintenance, and financial assistance.

Policy 3.3 Consider designating the Amar/Willow and Azusa/Valley shopping districts as Redevelopment Project Areas as a means to revitalize and renovate the districts.

Policy 3.4 Establish architectural and design standards for neighborhood shopping centers to ensure consistency and quality of building design, facades, signage, and landscaping.

Policy 3.5 Encourage the reconfiguration and development of neighborhood shopping centers by offering modified development standards, more intense floor-area ratios, and other tools.

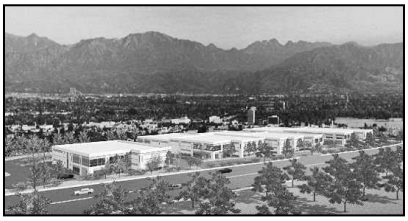
Policy 3.6 Aggressively enforce commercial property standards, including maintenance of buildings, landscaping, parking areas, lighting, and health and safety standards.

DRAFT

DRAFT

Business/Employment Corridor

A skilled, well-paid population base will strengthen the City's overall economic health and improve the community's quality of life. Spending money locally increases the success of local businesses and employers, and improves private investment in the community. La Puente's Business/Employment corridor, located along Old Valley Boulevard and Valley Boulevard, has the potential to attract new businesses, create skilled jobs, and revitalize the tax base. City revitalization efforts and circulation improvements have improved the corridor, and completion of the Valley Business Center has enhanced a major entry point to Downtown La Puente, creating additional employment opportunities and increased tax revenue.



The Valley Business Center is the centerpiece of La Puente's Business/Employment Corridor.

Economic Development

The Business/Employment corridor's close proximity to numerous industrial properties within the City of Industry is a significant advantage in attracting new tenants to available industrial properties. Underutilized sites offer the potential for new or expanded industrial businesses. Although many parcels are not located along a major highway and cannot accommodate large manufacturing processes, several sites offer good access to regional highways and freeways. The City supports efforts to reuse underutilized sites in this corridor, and seeks to capitalize on new business opportunities resulting from completion of the Alameda Corridor East project.

GOAL 4 **A vibrant industrial corridor providing high-quality development, employment opportunities, and tax revenue, and serving as a gateway to Downtown.**

Policy 4.1 Facilitate continued recycling of underutilized properties along Old Valley Boulevard to high-quality, clean light industrial uses where appropriate.

Policy 4.2 Develop focused economic enhancement strategies for the Valley/Old Valley Boulevard to leverage opportunities from the Alameda Corridor East project.

DRAFT

Residential Neighborhoods

La Puente's residential neighborhoods provide housing choices to meet varied needs. Older, established neighborhoods consist primarily of single-family residences. Newer areas also offer townhomes and planned unit developments. Apartments and senior housing are available throughout the City. Providing a wide range of housing opportunities allows residents of all incomes to live in La Puente.

Most of La Puente's residential neighborhoods and housing stock date from the Post-World War II building boom.

Long-time residents and newcomers to the community value the range of housing choices available, and well-maintained neighborhoods exhibit the pride people place in calling La Puente home. Over time, the housing stock and residential neighborhoods have gradually changed, challenging the City to maintain and improve quality of life for La Puente residents.

In some neighborhoods, apartments and townhomes have replaced older single-family residences dating to the 1950s or earlier. This transition has generally improved neighborhoods with the introduction of higher-quality housing. However, it has also created neighborhoods where single-family residences are directly adjacent to apartments and condominiums. In these areas, the City will promote the creation of more uniform and compatible neighborhoods.

Maintaining housing conditions and protecting the privacy of single-story homes are key challenges in established single-family residential neighborhoods. House sizes and heights have increased over time, leading to inconsistency within neighborhoods when newer homes are constructed adjacent to or between older homes. Many of the larger, taller homes have a line of sight that faces down and into an adjacent home or backyard. The

City is committed to preserving established single-family neighborhoods by regulating development and encouraging both property maintenance and rehabilitation.

Constructing new parks and recreation areas, safe and well-maintained roadways, and ensuring high levels of public safety can also enhance residential neighborhoods. The City is committed to increasing recreational opportunities through a variety of means, as they become available, including site acquisition, park development, and joint-use agreements with school districts.

Maintaining privacy of single-story homes is one of the City's primary concerns in residential neighborhoods.

Design Strategies

Maintaining neighborhood character and ensuring quality design in all residential areas strengthens neighborhoods. If not thoughtfully designed, new housing development can adversely affect neighborhood character.

High-quality single-family and multi-family dwelling units should protect the privacy of adjacent residential units and complement other housing units within the same block. The following residential design guidelines will be applied to protect and enhance the quality of all neighborhoods. These strategies are further defined and implemented within the City's Design Guidelines and Zoning Ordinance.

Design Strategies

Single-Family Residential Development – "Protecting Neighborhoods"

- Ensure that new single-family residential buildings or additions are designed and constructed with sensitivity for the privacy of adjacent residential properties and the value and quality of existing homes.
- Integrate residential developments with their built surroundings. In particular, encourage a strong relationship between dwelling and the street.
- The bulk and mass of new single-family residential buildings or additions should not be overbearing or out of place in existing residential neighborhoods.
- Communicate the single-family residential function of a building by encouraging the design of visually appealing residential dwellings that feature varied facades and pleasing compositions.

Single-family dwelling units should contain architectural elements oriented toward the street.

Design Strategies

Multiple-Family Residential Development - "Creating Quality Homes"

DRAFT

- Reduce the bulk of multi-family buildings using scale transitions near adjacent single-family dwellings. Articulate building facades to portray a domestic scale and give identity to individual dwelling units.

- Provide attractive, communal open space with functional amenities. The amount of open space should increase with the size of a multi-family development to meet the social and recreational needs of residents.

High-quality design elements for multi-family buildings can include such features as a landscaped trellis to define the entrance, or private ground-level entries for individual units.

DRAFT

- Incorporate well-designed and adequately sized private open spaces, such as balconies, patios and porches, into multi-family development projects to improve the quality of the project and to create usable and pleasant outdoor private spaces for residents to enjoy.

- Provide well-designed, safe parking areas. Maximize security and surveillance, and provide efficient access to building entrances.

- Incorporate trees, shrubs, groundcover, and grass areas within multi-family development projects to create a lush and comfortable environment for residents and those viewing from public areas.

- Encourage lot consolidation to produce larger sites and greater project amenities

Building forms employing a variety of roof shapes, articulation, height variation, and inconsistent setbacks provide a visually attractive building, unlike large, box-like buildings with blank walls.

GOAL 5

Safe and attractive neighborhoods providing a range of quality housing, parks, community services, and public facilities.

Policy 5.1 Facilitate and encourage a diversity in housing types and prices to address changing needs in La Puente.

Policy 5.2 Encourage property maintenance and rehabilitation and housing replacement activities, where appropriate, to improve neighborhood conditions.

Policy 5.3 Establish residential development standards addressing useable open space, building features (e.g., scale, height, size, and articulation), landscaping, and adequate parking.

Policy 5.4 Ensure adjacent residential neighborhoods are buffered from potentially incompatible land uses.

Policy 5.5 Pursue the creation of additional pocket parks through lot consolidation, recycling of underutilized parcels, and City financial assistance as available.

Policy 5.6 Develop a streetscape enhancement plan that addresses street trees, signage, and other landscaped amenities within residential neighborhoods.

Policy 5.7 Enforce the City's Noise Ordinance to reduce periodic noise nuisances including but not limited to noisy parties and loud music.

Economic and Employment Development

A healthy local economy consists of a trained and educated workforce, diversified businesses, accessibility to housing, financial assistance to businesses, and infrastructure ready to serve technologically advanced businesses. Several sections in the Community Development Element have addressed these issues. The following section discusses the major economic development and employment challenges that affect the economic vitality of the community and it identifies goals and policies designed to address these challenges.

Economic Development

Although the City of La Puente occupies only 3.5 square miles and has 42,000 residents, its market area effectively includes the adjoining unincorporated areas of Valinda, Bassett, and Avocado Heights and a total population of about 105,000. The City captures commuter pass-through business along its commercial "corridors of convenience", principally Hacienda Boulevard and Amar Road. These corridors also serve the local population, employees and businesses. To its disadvantage, the City has no freeway frontage or visibility and relies heavily on its convenience retail and service businesses for sales tax generation. The City of La Puente also faces economic competition from its neighbors. It has no large, high value general merchandise stores such as those found in the regional retail

DRAFT

centers of the nearby communities of Covina, West Covina, Industry and Hacienda Heights. As a result, the City experiences substantial sales "leakage" to these surrounding communities. In addition to the retail centers along Hacienda Boulevard and Amar Road, the City's smaller retail centers have the potential to significantly expand and capture business from surrounding unincorporated communities with appropriate revitalization and marketing efforts. Supporting economic development means making space for both existing businesses to expand and for new businesses to locate in La Puente. New and existing businesses seek not only spaces to establish their businesses, but also adequate access and infrastructure in an attractive setting with sufficient amenities, resources and local government cooperation.

Employment Development

Employment development is crucial to La Puente's future economic health. The City has a larger proportion of residents 19 years of age or younger than Los Angeles County as a whole. This portion of the population will be entering the workforce during the timeframe of this General Plan. According to a jobs-housing balance analysis performed in 2003, there is a substantial imbalance between the number of jobs in the City (8,285) and the number of employed residents (16,760). The average household in the City (4.4 persons/household) is significantly larger that the average for the County as a whole (3.0 persons/household), and there is an average of 1.77 persons per household that are employed. To achieve a balance of at least one job per household in the City, 2,200 additional jobs would have to be created.

Economic growth can bring many benefits to the community, including jobs, housing, and new revenue. New growth will lead to higher tax revenue, thus benefiting residents and the community directly by enhancing many of the public services the City provides. The City will collaborate with the business community to facilitate growth, development, and infrastructure improvements that benefit residents and businesses alike. To achieve balance between the labor force and jobs and to insure and enhance the economic vitality of the community, the City will support economic development in two primary areas: business retention and business expansion/attraction.

DRAFT

GOAL 6

Retain local businesses

Policy 6.1 Provide technical assistance to the business community.

Policy 6.2 Provide information and training resources for start-up businesses

Policy 6.3 Provide commercial and industrial building rehabilitation assistance in concentrated areas to maximize visual impact.

GOAL 7

Attract new businesses and expand existing businesses

Policy 7.1 Provide marketing assistance for multi-tenant districts/shopping centers.

Policy 7.2 Market the City to prospective businesses

Policy 7.3 Provide incentives to developers and brokers to help bring in new businesses and jobs to La Puente.

Policy 7.4 Prioritize economic development issues and activities.

Policy 7.5 Support existing business and attract new businesses by upgrading right of way improvements (signs, landscaping, street furniture, etc.)

DRAFT

Zoning and Community Development

The City's zoning ordinance serves as the primary tool to implement General Plan land use policies. Under California law, the zoning ordinance must be consistent with the General Plan, meaning that each land use category must have one or more corresponding zone districts, and development standards and land use regulations in the Zoning

Ordinance must reflect the policies in the General Plan. In addition to the zoning districts, two zoning overlay designations, (the Religious Congregational Sites (RCS) Overlay and Housing Reuse Site Overlay), provide additional development standards and allowances that address the 6th Cycle Housing Element.

Zoning Overlays

Two zoning overlays are used to implement the state-mandated programs from the 6th Cycle Housing Element. These overlays are necessary to maintain internal consistency with the adopted Housing Element and to ensure continued compliance with State Housing Element Law (Gov. Code §65580 et seq.). These programs collectively address the City's Regional Housing Needs Allocation (RHNA) shortfall by:

1. Establishing a Religious Congregational Sites Overlay (**Program 3a**).
2. Providing ministerial "by-right" approval for previously identified housing sites (**Program 3c**).

RCS Religious Congregational Site Overlay

This overlay applies to parcels currently occupied by religious facilities. It permits –ministerial (by-right) residential development integrated with institutional uses at a minimum density of 20 units per acre.

HRS Housing Reuse Site Overlay

DRAFT

This overlay identifies vacant and underutilized parcels from previous Housing Element cycles. It allows ministerial ("by-right)" approval for residential projects that include at least 20% affordable units for lower-income households.

While General Plan discussion of permitted land uses and development intensities is by nature somewhat general, the Zoning Ordinance provides the specificity property owners and developers seek in identifying how particular properties can be used and developed. Table CD-2 identifies the relationships between land use categories and zone districts in La Puente.

In addition to the base zoning districts identified in Table CD-2, the City applies overlay zones to specific properties to implement targeted Housing Element programs. Overlay zones modify or supplement the underlying zoning by providing additional development standards, allowances, and approval processes. Table CD-3 summarizes the purpose and key provisions of each overlay.

Development Capacity

As property owners redevelop sites and as changes in land use or intensity occur, the overall distribution of land uses will shift. Table CD-3 summarizes the distribution of land use and the corresponding level of development anticipated to result from implementation of land use goals and policies contained in this Element. As shown in the Table CD-~~3~~4, La Puente, including unincorporated County areas within its sphere of influence has capacity for a population of approximately 62,333 persons in 14,156 housing units. Of these, approximately 44,071 persons in 10,008 housing units are within the corporate limits (as of year 2004) of the City of La Puente.

Table CD-2
General Plan and Zoning Ordinance Consistency

	General Plan Land Use Category	Corresponding Zone Districts
LDR	Low Density Residential	R-1-5,000, R-1-7,200 PUD
MDR	Medium Density Residential	R-VL R-2 PUD
MHDR	Medium High Density Residential	R-3 PUD

DRAFT

Table CD-2
General Plan and Zoning Ordinance Consistency

	General Plan Land Use Category	Corresponding Zone Districts	
HDR	High Density Residential		R-4 PUD
NC	Neighborhood Commercial		C-1 DBD
GC	General Commercial		C-2
BE	Business/Employment		DBD O-BP C-M
MU	Mixed Use		DBD
PI	Public/Institutional	R-1-5,000 R-1-7,200 R-VL R-2 R-3	R-4 PUD DBD OS
OSPU	Public Open Space	R-1-5,000 R-1-7,200 R-VL R-2	R-3 R-4 OS
OSPR	Private Open Space	R-1-5,000 R-1-7,200 R-VL R-2	R-3 R-4 PUD OS

Table CD-3
Zoning Overlay Designations

Overlay Designation	Applicable Sites	Applicable GP Land Use Categories	Applicable Base Zoning Districts	Key Provisions
RCS	Parcels occupied by religious or institutional uses identified in the 6th Cycle Housing Element sites inventory	LDR -MDR -MHDR	R1 -R3 -R4	• Allows residential development integrated with institutional uses • Ministerial ("by-right") approval when objective standards are met • Minimum density of 20 units per acre

DRAFT

Overlay Designation	Applicable Sites	Applicable GP Land Use Categories	Applicable Base Zoning Districts	Key Provisions
HRS	Vacant and underutilized sites identified in the 6th Cycle Housing Element from prior Housing Element cycles and in specified DBD parcels	LDR -MDR -MHDR- -MU	R1 -R2 -R3 -R4 -DBD	• Requires ministerial ("by-right") approval for qualifying projects • Projects must include at least 20% of units affordable to lower-income households • Applies objective development standards consistent with State law

DRAFT

Table CD-~~4~~ ~~3~~
Land Use Capacity and Population Projections

DRAFT

Land Use Category	City Subtotal					Sphere of Influence					Planning Area Total			
	Net Acres	Avg Density/ FAR	Potential Dwelling Units	Potential Square Feet (KSF)	Population*	Net Acres	Avg Density / FAR	Potential Dwelling Units	Potential Square Feet (KSF)	Population*	Net Acres	Potential Dwelling Units	Potential Square Feet (KSF)**	Population*
Residential Categories														
Low Density Residential (LDR)	952	6.5 du/ac	6,191		27,260	663	6.25 du/ac	4,148		18,261	1,615	10,339		45,521
Medium Density Residential (MDR)	107	13 du/ac	1,433		6,309						107	1,433		6,309
Medium High Density Residential (MHDR)	51	17 du/ac	872		3,838						51	872		3,838
High Density Residential (HDR)	74	25 du/ac	1,855		8,170						74	1,855		8,170
Commercial/Business Categories														
Neighborhood Commercial (NC)	13	0.25:1 FAR		143							13		143	
General Commercial (C)														
Along Hacienda Boulevard and East Amar Road	123	0.3:1 FAR		1,601		9	0.3:1 FAR		124		132		1,725	
Puente/Amar and Azusa/Valley Centers	45	0.5:1 FAR		977							45		977	
Business/Employment (BE)	25	0.25:1 FAR		272							25		272	25
Public/Institutional Categories														
Public / Institutional (PI)	222	0.3:1 FAR		2,902		63	0.3:1 FAR		826		285		3,729	
Open Space Categories														
Open Space - Public (OS-Pu)	23	N/A				5					29			
Open Space - Private (OS-Pr)	73	N/A									73			
Mixed-Use Category														
Mixed Use (MIX)	11	10 du/ac and 0.5:1 FAR	108	236	477						11	108	236	477
TOTAL	1,720		10,459	6,132	46,054	741		4,148	949	18,261	2,461	14,607	7,082	64,340

* The build-out population projections presented in this table are based on the projected number of dwelling units that can be accommodated, and the California Department of Finance (DOF) 2003 persons per household (PPH) factor for La Puente, which is 4.496. A residential vacancy rate of 2.06 percent is also assumed, per DOF 2003. The 2003 DOF population of La Puente was 42,641. The Southern California Association of Governments has projected La Puente's population to be 47,789 persons in 2020. ** Thousand square feet.

DRAFT

DRAFT

Implementation

The following actions put into practice the Community Development Element policies and plans for City elected officials, staff and the public. Implementation actions are organized into subsections that correspond to various areas and levels of City responsibility. Each action relates directly to one or more policies. The responsible agencies or City departments for each action are identified in the Implementation Summary attached as an appendix to the General Plan, along with a recommended timeframe and primary potential funding source.

CITY PLANS AND ORDINANCES

Action CD-1: Update the Zoning Ordinance

Update the Zoning Ordinance to establish permitted densities, intensities and uses consistent with the General Plan. The updated Zoning Ordinance will incorporate and replace long-standing development requirements and will accomplish the following objectives:

- Specifically identify permitted land uses, intensity of uses and development and performance standards applicable to specific areas and parcels within the City.
- Establish consistent requirements for residential development that protect the character of established neighborhoods.
- Create an attractive and lively Downtown by designating a new zoning district that defers to the Downtown Business District Specific Plan for development requirements.
- Modify development standards for the Amar/Willow and Azusa/Valley shopping districts to offer tools such as more intense floor-area ratios to improve the performance and attractiveness of these districts.
- Encourage lot consolidation in certain neighborhoods for higher-quality residential development and the development of pocket parks.
- Include specific criteria for signs within commercial corridors, neighborhood shopping centers and residential neighborhoods.

DRAFT

- Require buffers to improve compatibility in areas where residential and non-residential uses abut each other.

- Establish development requirements to implement the design strategies identified in the Community Development Element and the City Design Guidelines.

Related Policies: 2.3, 3.4, 3.5, 5.3, 5.4

Action CD-2: Initiate Redevelopment

Establish a redevelopment project area or areas to include the Hacienda Boulevard Corridor, the Azusa/Valley Shopping Center, Downtown La Puente and other appropriate locations. Formulate and submit preliminary redevelopment plans along with the base-year assessment roll to be used for the allocation of taxes.

Prepare an Affordable Housing Implementation Plan pursuant to the requirements of Section 33490 of the California Health and Safety Code, and begin using redevelopment set-aside funds to improve affordable housing options.

Related Policies: 1.2, 1.6, 2.6, 5.1

Action CD-3: Adopt a Streetscape Enhancement Plan

Assess the need for improvements to medians, sidewalks, lighting and public signs on streets, and establish a Streetscape Enhancement Plan. Within the Plan, identify roadways that need streetscape improvements, with an emphasis on improvements to roadways in regional commercial areas such as Hacienda Boulevard and in residential neighborhoods.

Research available funding opportunities, including public/private partnerships and State and federal grants.

Related Policies: 1.4, 5.6

DRAFT

Action CD-4: Enforce City Codes

Continue to aggressively enforce and strictly require compliance with City codes that will improve the visual appearance of residential neighborhoods, commercial centers, and the Downtown Business District.

Related Policies: 1.3, 2.3, 3.2, 5.7

DEVELOPMENT CONDITIONS AND REQUIREMENTS

Action CD-5: Apply Design Strategies and Guidelines

Implement the design policies outlined in the General Plan, the City Urban Design Guidelines and the Downtown Business District Specific Plan. Apply the design guidelines to new development and redevelopment projects to establish a unique visual identity for the City's neighborhoods and commercial and civic areas, and to promote high- quality site planning and architecture.

Require rehabilitation of established structures and new developments to be consistent with these guidelines in order to ensure high-quality, consistent development.

Related Policies: 1.4, 2.5, 3.4

PLANNING AND OUTREACH INITIATIVES

Action CD-6: Promote Rehabilitation Grants and Loans

Continue to encourage and support improvement and rehabilitation of homes and businesses through the City's residential and commercial loan and grants programs. Increase publicity for these programs by making bilingual brochures and flyers available at City-sponsored events and including articles and advertisements in City publications such as *Spotlight La Puente*. Encourage the use of the program in concentrated, high traffic commercial areas. Expand these programs to include industrial properties in concentrated areas to maximize visual impact, as funding is available.

Related Policies: 1.2, 2.3, 3.2, 5.2, 6.3

DRAFT

Action CD-7: Investigate the Potential to Create Park Development Incentives

Investigate the potential to create an incentive program to encourage new park development.

Related Policies: 5.5, 1.4

Action CD-8: Make Downtown La Puente More Visible

Hold and promote City-sponsored community events at venues located within the Downtown Business District (DBD).

Encourage the use of Downtown venues by community groups and schools.

Use the City's website to post available venues and requirements for reserving and staging events. Assign a City staff person to field inquires and streamline the process for using DBD venues.

Encourage the establishment of new public open spaces in the DBD to accommodate future public events.

Related Policies: 2.2, 2.4

Action CD-9: Attract and Retain Businesses

Identify specific high-quality businesses or business types that can better serve the local market and fill anticipated service and retail needs.

Encourage City staff, current business owners and the Puente Hills Area Chamber of Commerce to solicit and retain a range of businesses that maintain and enhance the commercial and business characteristics of Downtown La Puente, the Hacienda Corridor, and shopping centers throughout the City.

Develop a marketing strategy to target businesses and increase the City's visibility in the commercial real estate market.

Related Policies: 1.1, 1.5, 2.1, 3.1, 6.1, 6.2, 7.1

DRAFT

Action CD-10: Work with Developers to Identify Development Opportunity Sites

Work with developers to identify vacant and underutilized development sites for key development opportunities. In cooperation with interested developers, build a database that prioritizes sites and identifies the types of opportunities that may be feasible and desirable on each site, and identify the type of funding/investment levels needed. Database can be made available to interested developers. Focus on:

- Identifying sites within commercial and industrial areas that are good candidates to be recycled into cleaner, high quality, productive uses
- Identifying sites within residential neighborhoods appropriate for lot consolidation, in order to facilitate higher quality residential or pocket park developments

Identify State, federal and private funding opportunities.

Related Policies: 1.2, 4.1

Program CD-11: Expand Affordable Housing Options

Assist in the development of new housing units through the following actions:

- Encourage housing development and provision of open space amenities within multi-family projects through density bonus incentives
- Continue to allow for development of second units, pursuant to State law
- Pursue additional funding for affordable housing development through the Los Angeles County Community Development Commission and the federal department of Housing and Urban Development (HUD) , when available

DRAFT

- Utilize redevelopment set-aside funds to create new affordable housing options consistent with the City's Affordable Housing Implementation Plan

- Apply for affordable housing assistance from the City of Industry set-aside program

Related Policy: 5.1

Program CD-12: Improve Economic Development Resources and Assistance Provided to Businesses

Assist new and existing businesses in the City through the following actions:

- Provide "ombudsman" services for one-on-one contact with business community.
- Utilize economic development assistance resources already available from outside agencies, e.g. LA County Economic Development Corporation, Small Business Development Center, etc.
- Assist in the formation of a Business Improvement District where there is support among potentially affected businesses.

- Create a small business incubator to help first-time entrepreneurs.

Related Policy: 6.1, 6.2

Program CD-13: Adopt a Financial Incentives Program

Incentives should be offered only to those that make long-term commitments in capital investment and plan to create jobs with salaries high enough to sustain families. Recipient businesses shall be considered based on a positive cost/benefit analysis. Incentives shall be only used for gap financing and if used for a desired new business, incentives will only be used to attract those that would not otherwise locate into the City.

The Financial Incentives Program will offer:

- Performance based incentives
- Same incentives to in-town as well as outside developers considering locations in town

DRAFT

- Offset building and development fees for commitments for number of jobs to be created, types of jobs created, investment per job created, and/or gross revenues, etc.

Related Policy: 7.3

Program CD-14: Prioritize Economic Development Issues and Activities

- Seek out advice of local business organizations on implementation of economic development activities.
- Dedicate a Staff position(s) to economic development programs to give it the attention it needs.
- Create economic development review committee within City structure to help solve technical and regulatory barriers to new development.

Related Policy: 4.2, 7.3

INTER-JURISDICTIONAL COORDINATION

Action CD-15: Monitor the Alameda Corridor East

Identify economic enhancement strategies and projects for the Valley/Old Valley area that can benefit from the Alameda Corridor East construction. Prioritize projects and research funding opportunities from State, federal and private agencies. Coordinate with the City of Industry and other neighboring jurisdictions, when appropriate.

Related Policy: 4.2

DRAFT

EXHIBIT B-2
City of La Puente General Plan Amendment No. 2026-01
Community Development Element (Redline/Tracked Changes), May 2026

DRAFT

EXHIBIT B-3
La Puente General Plan Amendment No. 2026- 01
Housing Element (Redline/Tracked Changes), May 2026

2021-2029 Housing Element

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

CITY COUNCIL ADOPTED
February 2022

(Revised to reflect changes made in response to 4/25/22 HCD letter)

DRAFT

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
Morse Planning Group

DRAFT

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 6m 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 ofretail-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 Dran 2021-2029 6th Cycle Housing Element Update ("Project"), which was made available for a 30-day public review beginning on November 10, 2021;and

DRAFT

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 (A11icle 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 envirom11ental 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 Plmming 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

\1/HEP□ft1S, all legal prerequisites to the adoption of this resolution have occtnTed.

DRAFT

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 Govermnent 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.

DRAFT

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 attaclunents, as well as the findings and conclusions set forth herein, the City Council adopts the Plaiming 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: K.linakis, Argudo, Mendoza, Quinones
NOES:	COUNCILMEMBERS: None
ABSTAIN:	COUNCILMEMBERS: None
ABSENT:	COUNCILMEMBERS: Munoz

Charlie K.linakis, Mayor

ATTEST:

Sheryl Garcia, City Clerk

DRAFT

TABLE OF CONTENTS

Housing Element **1**
1. Introduction **1**
- Purpose and Organization of the Housing Element 1
- State Requirements 1
- Relationship to Other General Plan Elements 2
- Community Outreach and Input 3

2. Needs Assessment **5**
- Population Trends 5
- Household Characteristics 7
- Income Characteristics 8
- Employment Trends 10
- Particular Needs Groups 10
- Housing Profile 16
- Affirmatively Furthering Fair Housing 23

3. Constraints Analysis **25**
- Market Constraints 25
- Governmental Constraints 27

4. Housing Resources **46**
- Availability of Sites for Housing 46
- Financial Resources 62
- Administrative Resources 63
- Opportunities for Energy Conservation 64

5. Housing Plan **67**
- Housing Goals, Policies, and Programs 67
- Summary of Quantified Objectives 82

Appendices

Appendix A Review of Past Accomplishments
Appendix B Public Participation
Appendix C Inventory of Housing Sites
Appendix D Affirmatively Furthering Fair Housing

DRAFT

LIST OF TABLES

Table 1. Population Growth: La Puente and Surrounding Cities, 1990-2019 5
Table 2. Age Distribution 6
Table 3. Race and Ethnicity 7
Table 4. Household Composition 8
Table 5. Household by Income Category 9
Table 6. Employment by Occupation 10
Table 7. Senior Households by Tenure 11
Table 8. Disabilities by Age Group 12
Table 9. Large Households by Tenure 14
Table 10. Family Household Type by Tenure 14
Table 11. Housing Type 2015-2021 16
Table 12. Age of Housing Stock 17
Table 13. Overcrowding by Tenure 18
Table 14. Income Categories and Affordable Housing Costs 19
Table 15. Cost Burden by Housing Tenure (Renter) 20
Table 16. Cost Burden by Housing Tenure (Owner) 20
Table 17. Subsidized Dwelling Units 21
Table 18. Regional Housing Needs Allocation 2021-2029 23
Table 19. Disposition of Home Purchase and Improvement Loan Applications (2019) 27
Table 20. Residential Land Use Designations 29
Table 21. Residential Development Standards 30
Table 22. Parking Requirements 31
Table 23. Mixed-Use Development Standards 33
Table 24. Permitted Uses in Residential Zones 35
Table 25. Underutilized Properties in the CM Zone 38
Table 26. Planning and Development Fees 41
Table 27. Development Review Procedures 43
Table 28. Capacity Adjustment Factors 47
Table 29. Actual Residential Density – City of La Puente 48
Table 30. Vacant Residential Sites 49
Table 31. Religious Congregational Sites 54
Table 32. Mixed-Use Zoning Program Opportunity Areas 55
Table 33. Redevelopment/Recycling Trends on Non-vacant Site – City of La Puente 57
Table 34. Lot Consolidation Trends - City of Rosemead and El Monte 59
Table 35. Comparison of Sites Inventory and RHNA 61
Table 36. Summary of 2021-2029 Quantified Objectives 82

LIST OF FIGURES

Figure 1. Household Income Distribution 8

DRAFT

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.

DRAFT

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's 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's 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's housing goal, provided such a determination is compatible with the State's 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 (HCD) 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. Noise is addressed in the community safety element, while open space/conservation is addressed in the community resources element. 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

DRAFT

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 Plan 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.lapuente.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

DRAFT

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 households 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.

DRAFT

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 for 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 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

DRAFT

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 boomer" 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

	La Puente		Los Angeles County	
Age Group	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/Latino (of any race) 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.

DRAFT

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 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 1 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.

DRAFT

Table 4. Household Composition

Household Type	La Puente		Los Angeles 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	–

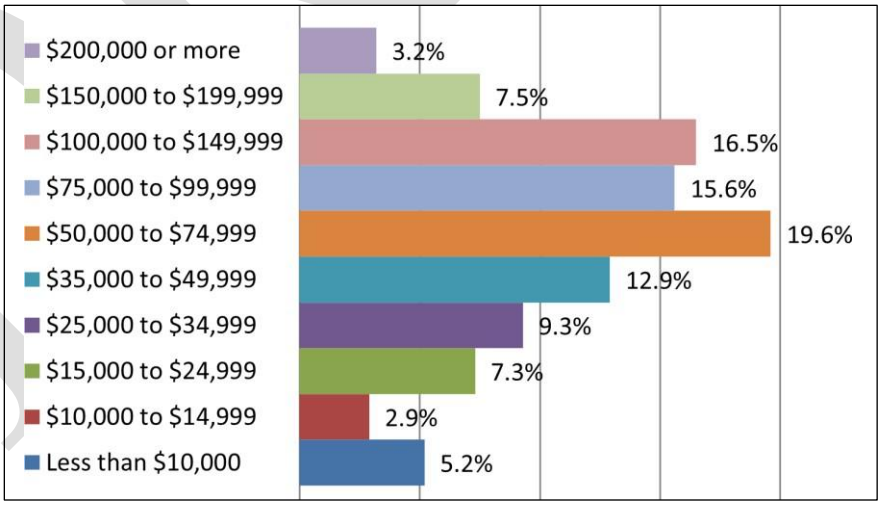
Source: 2015-2019 American Communities Survey (ACS)

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)

DRAFT

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

	La Puente		Los Angeles County	
Income Category	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 U.S. 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

DRAFT

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.

DRAFT

Seniors

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. Senior Households by Tenure

	Owner		Renter	
Householder Age	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 seniors 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 one licensed residential care facility for seniors 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.

DRAFT

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 Bureau 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

DRAFT

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) (https://www.sgprc.org/) located in Pomona 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**).

DRAFT

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 meaningful 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 provides 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.

DRAFT

Farmworkers

La Puente is a fully urbanized City with no significant agricultural operations. The 2015-2019 ACS reports 139 residents of La Puente are 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 La Puente 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 2019[1]. 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 provides 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 Homes 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

	2015		2021		Growth	
Structure Type	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 is 3.7 percent compared to 6.4 percent for Los Angeles County as a whole.

DRAFT

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. Based on Code Enforcement records and field observations, 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

	La Puente		Los Angeles County	
Year Built	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.

DRAFT

Table 13. Overcrowding by Tenure

Occupants per Room	La Puente		Los Angeles 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 percent or less of AMI), very low (31-50 percent of AMI), low (51-80 percent of AMI), moderate (81-120 percent of AMI) and above moderate (over 120 percent 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.

DRAFT

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 statistics[2] 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 survey[3] 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 extremely low- and very 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 extremely low-income level is about $1,066 per month, while the gap at the very low-income level is about $475 per month thereby making many of the rental apartments and homes in the City out of reach for these groups. To increase housing opportunities available to extremely low- and very low-income residents, the City is committed to facilitating the development of various housing types suitable to these groups including single room occupancy units, accessory dwelling units, employee housing units, and the development of affordable housing on religious properties, as well as continued participation in the housing voucher program administered through Los Angeles County. These actions are further described in Programs 3a, 7, 8, 11, and 12 of the Housing Element. Conversely, at the low-income and moderate-income levels, residents are likely to find affordable rentals in La Puente.

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

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

DRAFT

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.

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.

DRAFT

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.

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-

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.

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
- 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 public or private 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 public or private organization with sufficient administrative capacity to manage the property. To identify entities with the legal and managerial capacity to acquire and preserve at-risk units like the Los Angeles Development Authority, the City will utilize HCD's List of Qualified Entities that serve the Los Angeles region.

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

DRAFT

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 on-going 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 D.

DRAFT

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 Terner 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 Terner 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.

DRAFT

The cost increases reported by Terner 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.

The City has made efforts to help property owners achieve maximum densities. However, achieving maximum densities are typically restricted by other development standards such as setbacks, height, private open space, common open space, and parking. For example, 15616 Amar Road is allowed a maximum density of 17 units. When a developer recently proposed a project with 11 units, they were informed that the minimum density requirement for the site was 12 units. However, due to the existing development standards, including parking, the project was almost abandoned. City staff worked closely with the developer to employ creative planning strategies to accommodate 12 units on the property. Smaller housing developers with multiple investors, like the one described above, tend to be the more common type to build in La Puente. These smaller developers also tend to have more flexibility that result in residential projects being constructed. Furthermore, over the past years, in discussions with larger housing developers like The Olson Company and City Ventures, the City has recognized that these groups have a "sweet spot" to get their underwriters to facilitate a residential project. In La Puente, larger housing developers seek properties with a minimum 2 acres in development size and a density around 20 units/acre. If these developers are dominating the housing construction market, their "sweet spot" leaves little room for other types of housing. Fortunately, the City has a fairly reliable cadre of smaller developers that are willing to construct regardless of minimum lot size or other development restrictions. As a result of the 6th cycle Housing Element update, the City will implement tools and changes to development standards that will facilitate in achieving the maximum density (Program 11).

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.

DRAFT

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 precent 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	1,230	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

DRAFT

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**).

DRAFT

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.

DRAFT

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 Setbacks	Front	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.

DRAFT

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.

However, during public outreach for the Housing Element update process, parking for mixed-use developments was identified as a challenge for increasing housing production. For example, a developer recently proposed a 34-unit mixed-use development in the downtown area. The parking requirements for the Downtown Business District-Specific Plan (DBD-SP) residential subareas are different than standard multi-family requirements. Staff created a parking calculator to generate the required parking count based on the quantity of certain types of units. Ultimately, the developer was unable to provide adequate parking per the requirements; however, the City considered and approved a variance as the mixed-use proposal provided sufficient parking at a ratio of 1 space per bedroom. A "guest" parking requirement is not specified for the DBD-SP, but it includes fractional spaces per unit type that provide for the guest (e.g.: bachelor = 1.25, one-bed = 1.5, and two or more beds = 2.5). An "additional" parking requirement is included in the DBD-SP at 1 space per 8 units for projects with more than 8 units. Staff's parking calculator along with a downtown parking study allowed the City to analyze the demand of the project and ultimately make findings to support the variance. The mixed-use proposal was also located in a Transit Priority Area (TPA) and within a half mile of a Park and Ride. In comparing the DBD-SP residential parking requirement with the City's multi-family parking requirements, the City found that the multi-family requirements are slightly more restrictive even though they are comparable to the typical standards utilized by other jurisdictions. A bachelor unit in the multi-family zones requires 1.5 spaces as opposed to the 1.25 in the DBD-SP and a one-bedroom unit in the multi-family zones requires 2.5 spaces (the 0.5 for guest) as opposed to 1.5 in the DBD-SP.

Given the discussion above, the City acknowledges residential parking requirements may pose as a constraint to providing additional housing supply. Therefore, the City is committed to comprehensively examining parking requirements as part of Programs 4 and 11 including reducing

the one-bed parking requirement to 1.5 spaces in multi-family zones to match the DBD-SP and to ensure that any new parking ratios do not negatively impact multi-family zones that are already experiencing parking shortages.

The Planning Division hosts 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 AB 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.

DRAFT

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.

DRAFT

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 Zoning Program 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.

DRAFT

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 cities 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. 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.

DRAFT

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 AB 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.

DRAFT

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

DRAFT

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 contain shuttered 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 La Puente 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.

DRAFT

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 266)**. 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.

DRAFT

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.

DRAFT

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's 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 is used for all types of projects including commercial and residential expansion and new construction. According to the city code, the level of review (Director vs. Planning Commission) for a residential project is based on the type of project and number of units. Multi-family expansion up to a maximum of 25 percent of the existing floor area will require only a Director level review. Expansions greater than 25 percent require Planning Commission review. New construction, multi-family projects of no more than 2 units require only Director level review and those with 3 or more units require Planning Commission. These applicability standards provide increased flexibility. However, the primary benefit of the Site Plan and Design Review process is the elimination of the Design Review Committee (DRC) review and recommendation process. Removing the DRC process prior to action by the Planning Commission has resulted in significantly reducing application processing time. Pursuant to city code, the Site Plan and Design Review process for residential projects only requires a public hearing for all projects that are two stories or taller. However, the level of review is the same regardless of a 2-story development.

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;*

DRAFT

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. However, the findings, process, and review authority will be augmented/amended with the establishment of objective design standards and their applicability to multi-family and mixed-use residential developments in accordance with Senate Bill 35 as part of the implementation of Program 11.

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 substantially 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 pose a 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

DRAFT

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, has arguably increased the cost of housing statewide. 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 facilitating housing development and other 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.

DRAFT

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

DRAFT

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 288** 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% (R-1 Zone) 79% (R-2 Zone) 75% (R-3 Zone) 71% (R-4 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

Table 29 provides actual densities of approved or constructed housing projects in the various zoning districts that allow residential and mixed-use development which is used as a basis to calculate realistic capacity

DRAFT

Table 29. Actual Residential Density – City of La Puente

RE Zone (4.4 units/acre)	R-1 Zone (7 units/acre)
174 Pleasantonhome Dr – 4.1 units/acre 264 Pleasantonhome Dr. - 4.1 unit/acre 154 Banbridge Ave. – 4.2 units/acre	335 Willow Ave. – 5.3 units/acre 658 Del Valle Ave. - 7.0 units/acre
R-2 Zone (14 units/acre)	**R-3 Zone (18 units/acre)**
15921 Sierra Vista Ct. – 10.5 units/acre 16149 Abbey St. – 11.4 units/acre	1067 Larimore Ave. – 13.9 units/acre 1111 Larimore Ave. – 13.8 units/acre 14317 Beckner St. – 16.6 units/acre
R-4 Zone (30 units/acre)	**DBDSP (unlimited density)**
15616 Amar Rd. - 21.2 units/acre	15861 Main St. – 61 units/acre 8449 Garvey Ave.[1] - 41 units/acre 7419 Garvey Ave.[1] - 103 units/acre 3862 Rosemead Blvd.[1] – 37 units/acre SE Corner of Ramona Blvd./Tyler Ave.[2] – 60 units/acre SW Valley Blvd./La Madera Ave.[2] - 30 units/acre NW Garvey Ave. /La Madera Ave.[2] - 71 units/acre

Notes:
1. *Example from City of Rosemead*
2. *Example from City of El Monte*

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 Los Angeles 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 30** totals just under 4 acres. These vacant sites have the potential to yield 30 units.

Table 30. 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, expect 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 A: 10 parcels, totaling 6.3 acres, with the potential to accommodate 21 net new above moderate-income units
- Focus Area B: 37 parcels, totaling 13.5 acres, with the potential to accommodate 90 net new above moderate-income units
- Focus Area C: 17 parcels, totaling 13.2 acres, with the potential to accommodate 45 net new units (10 lower income units and 35 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.

DRAFT

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.

DRAFT

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 permitted in 2018, followed by 26 in 2019, and 17 in 2020. Based on the average ADU production from 2018 to 2020, the City projects 21 ADUs to be permitted each year through the 2021-

2029 planning period. This equates to 168 ADUs over the 8-year planning period. 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). Furthermore, despite City staffing levels being extremely low, the City is committed to regular monitoring of ADU development on an annual basis to ensure ADU assumptions are meeting RHNA targets. If ADU construction is not meeting the projected goals, the City will amend the Housing Element within six months to adjust development assumptions in compliance with State law "no net loss" provisions.

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 31**. Understanding the importance of providing diverse housing opportunities citywide, La Puente 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 minimum development standards and incentives 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.

DRAFT

Table 31. 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 32)**. 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

DRAFT

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 32)**, ensuring compatibility with existing one- and two-story developments that predominantly fill the City.

Table 32. 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 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 R-1, R-2, R-3, 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 Sunkist and Bodega Ranch Market 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.

DRAFT

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.

In selecting sites for meeting the RHNA, the following criteria are used:

1. Property contains structures/site improvements 40 years old or more.
2. Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards.
3. Property contains existing non-residential uses that may likely be converting to mixed-use residential developments due to the continued decline of existing retail-only uses.
4. Existing use of site is non-conforming to current zoning requirements.
5. Property contains structures/site that is considered underutilized (i.e., buildings that have existing FAR lower than 0.4 which is the average of similar uses being redeveloped in the same area).
6. Property owner or developer interest to redevelop.
7. Property can be consolidated with adjacent properties and may feature common or government ownership allowing for land assemblage to occur easily.
8. Property is vacant, devoid of structures/site improvements, or an established use.

Sites that meet any of the criteria #1 through 8 are included in the sites inventory (Appendix D) due to redevelopment/recycling trends exhibited in the City, as shown in Table 33.

DRAFT

Table 33. Redevelopment/Recycling Trends on Non-vacant Site – City of La Puente

Location	Previous Use	FAR	Year Built	Building Sq. Ft.	Criteria	Existing/ Proposed Use
1040 Unruh Ave.	2 single-family dwellings	0.12	1951	5,662	• Property contains structures/site improvements 40 years old or more. • Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards. • Property contains structures/site that is considered underutilized • Property owner or developer interest to redevelop. • Property can be consolidated with adjacent properties and may feature common or government ownership allowing for land assemblage to occur easily.	74 affordable units for seniors aged 62 and older
147 1st St.	Discontinued movie theater	0.18	1947	7,854	• Property contains structures/site improvements 40 years old or more. • Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards. • Property contains structures/site that is considered underutilized • Property owner or developer interest to redevelop. • Property contains a discontinued use.	22 multifamily units
15921 Sierra Vista Ct.	1 single-family dwelling	0.15	1960	3,221	• Property contains structures/site improvements 40 years old or more. • Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards. • Property contains structures/site that is considered underutilized. • Property owner or developer interest to redevelop.	5 single-family units
747 Del Valle Ave.	Institutional use	0.03	1957	5,987	• Property contains structures/site improvements 40 years old or more. • Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards. • Property contains structures/site that is considered underutilized. • Property owner or developer interest to redevelop. • Property can be consolidated with adjacent properties and may feature common or government ownership allowing for land • assemblage to occur easily.	45 single-family units

Moreover, over the last eight years, the City experienced an increase in housing production primarily 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 the potential RHNA 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 selection criteria 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. However, during the prior planning period, lot consolidation of property to spur development has been successful in other neighboring San Gabriel Valley cities such as Rosemead and El Monte as shown in Table 34. La Puente maintains lower property values when compared to other nearby San Gabriel Valley cities which makes it more 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.

DRAFT

Table 34. Lot Consolidation Trends - City of Rosemead and El Monte

Jurisdiction	Location	Parcel Sizes of Consolidated Lots	Previous use	Number of Residential Units (current/proposed)	Common Ownership Present
Rosemead	7867-8001 Garvey Ave., 7924 Virginia St., 7938 Virginia St., 3033 Denton Ave.	13.48 AC 0.2 AC 0.21 AC 0.19 AC 0.66 AC 0.2 AC 0.22 AC 0.21 AC 0.21 AC 0.21 AC (15.58 AC TOTAL)	Vacant land, auto auction, and parking lot	219	Yes
Rosemead	8002-8026 Garvey Ave., 2742-2746 Kelburn Ave., 2743 Falling Leaf Ave.	0.1 AC 0.15 AC 0.15 AC 0.14 AC 0.14 AC 0.05 AC 0.11 AC 0.1 AC 0.1 AC 0.21 AC 0.08 AC (1.33 AC TOTAL)	Vacant parking lot and residential	109	Yes
Rosemead	7801-7825 Garvey Ave., 3012 Del Mar Ave., 3017 Brighton Ave.	0.17 AC 0.17 AC 0.34 AC 0.11 AC 0.11 AC 0.13 AC (1.03 AC TOTAL)	Vacant land, bar/restaurant, office, car dealership, and residential	92	Yes
El Monte	10819 Valley Blvd., 3637-3645 El Monte Ave.	0.19 AC 0.17 AC 0.18 AC (0.54 AC TOTAL)	Vacant	85	Yes
El Monte	Ramona Blvd./Tyler Ave.	0.15 AC 0.32 AC 0.23 AC (0.70 AC TOTAL)	Retail, vacant	50 (100% affordable)	Yes

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:

DRAFT

- **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 35**). 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.

DRAFT

Table 35. Comparison of Sites Inventory and RHNA

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
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**
6th 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 grant 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), as well as Program 8 of the Housing Element. 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

DRAFT

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

DRAFT

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

DRAFT

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

DRAFT

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.

DRAFT

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.

DRAFT

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.
Policy 1.6:	By-Right Processing for Reuse Sites (Program 3c). In accordance with Gov. Code § 65583.2(i), the City shall provide ministerial review for qualifying housing projects on identified reuse sites to ensure no net loss of the RHNA inventory.
Policy 1.7:	No Net Loss and Tenant Protections (Program 3b). The City shall require that housing development projects involving the demolition or conversion of existing residential units comply with State replacement housing requirements, including one-for-one replacement of units, replacement at equivalent affordability levels for Protected Units, provision of relocation assistance, and a right of first refusal for displaced lower-income households, consistent with Government Code § 66300(d) and related provisions.

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

DRAFT

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 throughout the community during the 2021-2029 planning period

DRAFT

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 throughout the community
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

DRAFT

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 on site with existing religious facilities. Housing will be developed in accordance with standards stipulated in California Government Code Section 65583.2, subdivisions (h) and (i) related to acreage, allowable density, and minimum number of units.
- 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 36**
Responsible Agency: Development Services Department
Funding: Department Budget
Schedule: Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197

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.

DRAFT

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: Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197

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.

DRAFT

- 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 36**
Responsible Agencies:	Development Services Department
Funding:	Department Budget
Schedule:	Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197

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.

DRAFT

Objective:	1,929 new units during 2021-2029 distributed among income categories shown in **Table 36**.
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:	Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197

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, and 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 1,929-unit RHNA allocation distributed among income categories shown in **Table 36**
Responsible Agencies:	Development Services Department
Funding:	Department budget, State funds
Schedule:	Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197

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.

DRAFT

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.
Policy 3.4	Religious Site Integration (Program 3a). The City shall facilitate partnerships for affordable housing on religious lands by utilizing objective development standards and removing discretionary review.

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 throughout the community while specifically targeting Census Tracts 406901, 407102, 407601, 407701, and 407702 by directing eligible households to County-provide resources through referrals and the City's website.
- Continue to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.
- Through these steps, the City's goal will be to increase participation in the voucher program by at least 25 percent.

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.

DRAFT

- 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 throughout the community. 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 throughout the community.

Objective: Facilitate development of affordable units throughout the community
Responsible Agencies: Development Services and Public Works Departments
Funding: Department budgets, federal and 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 scheduled 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, twelve months, and six months of the affordability expiration dates.

Objective: Preservation of 82 at-risk affordable housing units

DRAFT

Responsible Agency:	Development Services Department; federal, State, and county agencies
Funding:	State and federal funds
Schedule:	Develop educational material by December 2023 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.

DRAFT

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 existing regulations encourage single room occupancy (SRO) housing and amend where appropriate.
- Review off-street parking requirements in all residential zoning districts and if they are found to be an unreasonable constraint, amend the zoning code as appropriate.
- 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.
- Amend 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.
- Amend residential development standards to further facilitate infill residential development in all appropriate zoning districts.
- 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 SB 9 – Small Lot Subdivisions in Single-family Zones, and SB 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:	Complete 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. If ADU construction is not meeting the projected goals, the City will amend the Housing Element within six months to adjust development assumptions in compliance with State law "no net loss" provisions.

Objective:	21 accessory dwelling unit per year (168 total)
Responsible Agency:	Development Services Department
Funding:	Department budget, State funds
Schedule:	Compete Zoning Code amendments 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.

DRAFT

Goal 5	**Promote fair housing 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.

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 senior and disabled persons throughout the community while specifically targeting Census Tract 407701 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's 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:

DRAFT

Fair Housing Issue(s)	Contributing Factors	Priority	Meaningful Actions
• 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	High	• Continue to provide financial and technical assistance for single-family residential additions to eliminate overcrowding conditions, specifically targeting census tracts 407101, 407102, 4072, and 407701. Through these steps, the City's goal will be to reduce overcrowded conditions by 20 percent in targeted areas by increasing housing supply. • By October 2022 or within three years of the statutory housing element deadline, whichever is applicable, City will 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. Through these steps, the City's goal will be increase housing capacity in line with RHNA projections. • By end of 2024, establish provisions for Low Barrier Navigation Centers (LBNC) consistent with State law. • Continue to enforce City codes to eliminate and prevent unsightly or hazardous conditions in residential areas throughout the community while specifically targeting census tracts adjacent to the City of Industry Also see: ➢ Program 2 – Code Enforcement ➢ Program 3a - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss ➢ Program 3b - Replacement Housing Requirement ➢ Program 3c - By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites ➢ Program 4 - Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan ➢ Program 5 - Facilitate Redevelopment of Underutilized Properties ➢ Program 6 - Establish a Mixed-Use Zoning Program ➢ Program 11 - Zoning Code Amendments ➢ Program 12 - Accessory Dwelling Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs
• 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	Medium	• Use residential rehabilitation programs for residential improvement loans and grants, as well as to provide barrier-free housing for handicapped or persons with disabilities throughout the community while specifically targeting census tract 407701. Through these steps, the City's goal will be to facilitate rehabilitation of 200 units during the 2021-2029 planning period. • Continue to monitor and facilitate the preservation of all 82 at-risk affordable housing units • Continue to facilitate reasonable accommodation request to ensure equal housing opportunities throughout the community while specifically targeting census tract

DRAFT

Fair Housing Issue(s)	Contributing Factors	Priority	Meaningful Actions
			407701. Through this step, the City's goal will be to approve 100% of reasonable accommodation request received. • Continue to support new housing developments accessible to the elderly and disabled persons throughout the community while specifically targeting census tract 407701. Also see: ➢ Program 1 - Residential Rehabilitation Program ➢ Program 9 - Preservation of Affordable Housing ➢ Program 11 - Zoning Code Amendments ➢ Program 12 - Accessory Dwelling Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs
• Displacement • Integration and Segregation • Outreach	• Lack of information on affordable housing, fair housing, and ADA laws	Medium	• Continue to provide outreach material on fair housing laws on the City's website and in public facilities, and direct housing discrimination to the appropriate enforcement agencies. Through these steps, the City's goal will be to increase community awareness of housing laws by at least 25 percent. • Support County housing agencies efforts to maintain, and possibly increase, housing vouchers to fund rental assistance for lower income households throughout the community while specifically targeting census tracts 406901, 407102, 407601, 407701, and 407702. Through these steps, the City's goal will be to increase participate in the voucher program by at least 25 percent. • Continue to promote activities and programs with cooperation with other agencies and organizations to meet the needs of the homeless population throughout the community. Through these actions, the City's goal will be to reduce the homeless population by at least 20 percent from the most recent County point-in-time survey. Also see: ➢ Program 7 – Section 8 Rental Assistance ➢ Program 8 - Affordable Housing Development with Priority for Extremely-Low-Income Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs

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

DRAFT

SUMMARY OF QUANTIFIED OBJECTIVES

Table 36 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 36. Summary of 2021-2029 Quantified Objectives

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

DRAFT

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's 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				
	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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.	

DRAFT

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

DRAFT

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 at the conclusion of the study session. The study session was properly noticed, agendized, 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.

DRAFT

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

DRAFT

Figure B-1. Housing Element Website

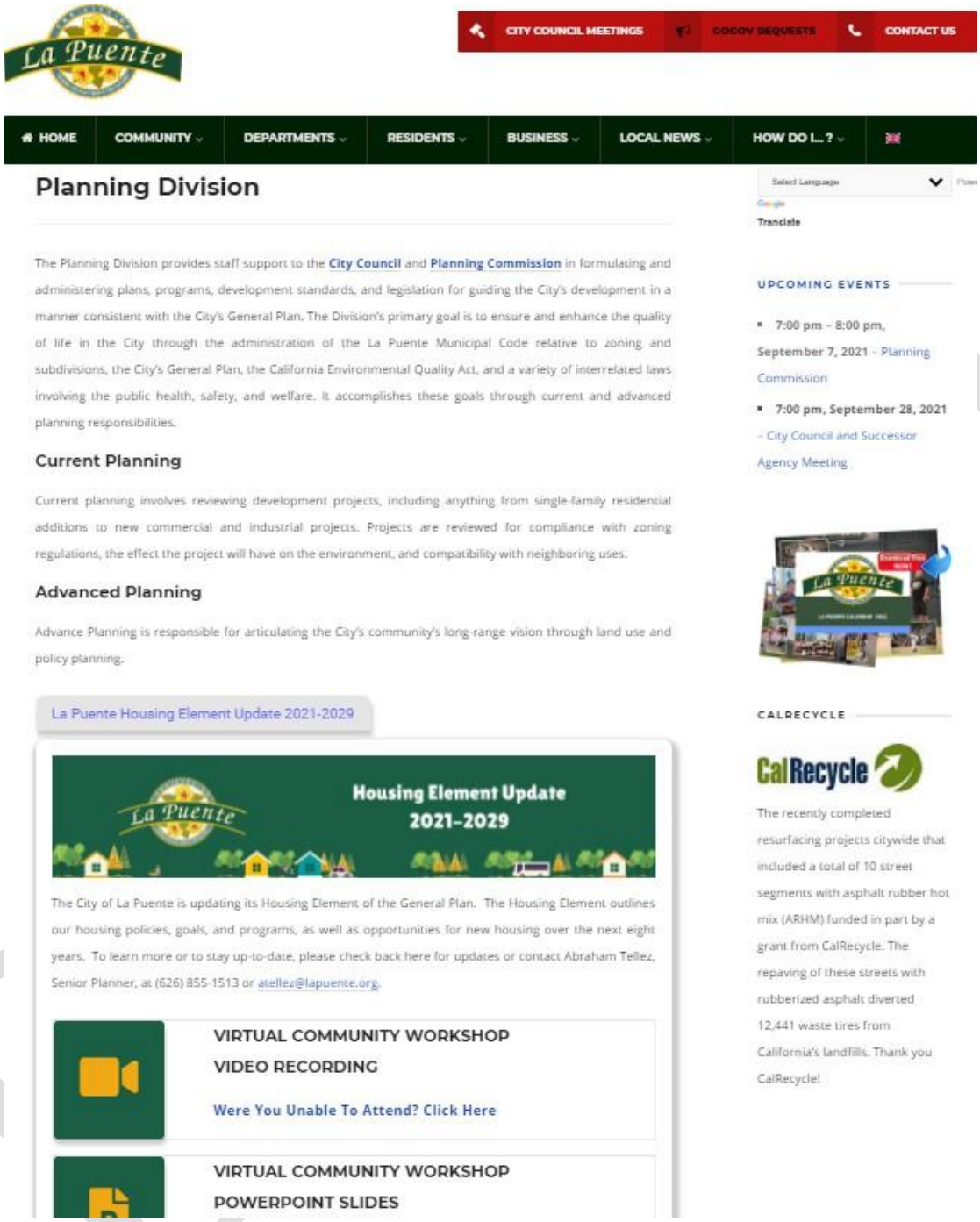
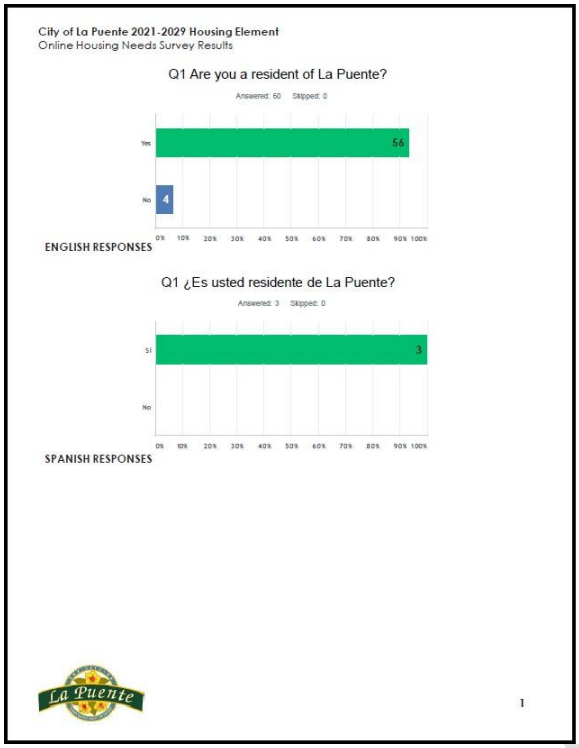
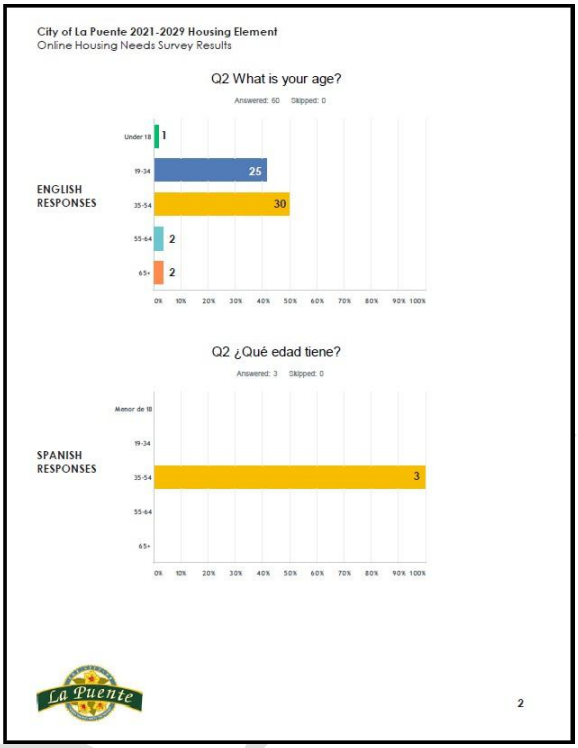
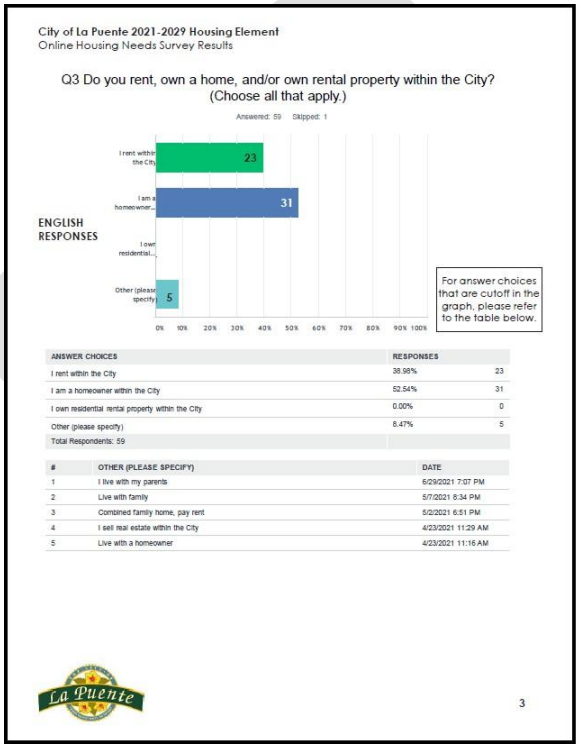
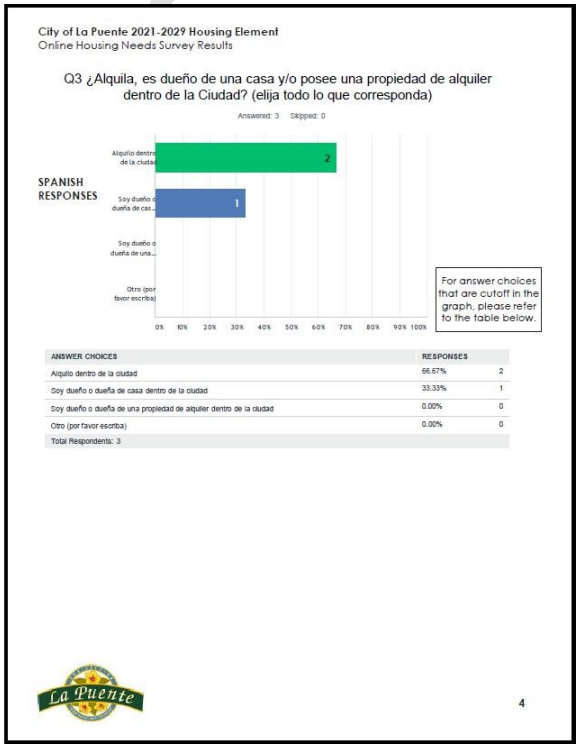


Figure B-2. Online Housing Needs Survey Responses





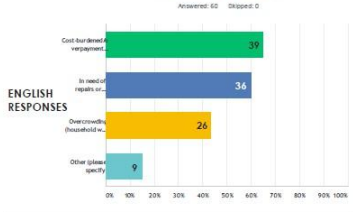




City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q4 What are the main housing challenges in the City of La Puente?
(Choose all that apply.)

Answered: 60 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

ANSWER CHOICES	RESPONSES	
Cost-burdened/overpayment (housing costs that exceed 30% of household income)	65.00%	39
In need of repairs or outdated electrical/heating/plumbing systems	60.00%	36
Overcrowding (household with more than 2 persons per bedroom plus 1 extra person)	43.33%	26
Other (please specify)	15.00%	9
Total Respondents: 60		

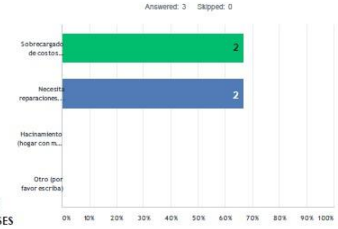
#	OTHER (PLEASE SPECIFY)	DATE
1	Crime	5/22/2021 4:43 PM
2	Parking, graffiti, general crime	5/8/2021 1:38 AM
3	Empty/abandoned lots call for dumping trash	5/7/2021 8:55 PM
4	Low income rffaff	5/7/2021 1:04 PM
5	Too Many Illegals in one house. Theres never any parking.	4/30/2021 6:51 PM
6	no parking	4/30/2021 3:26 PM
7	HVAC needed in older homes or a better way to install AC in whdows but keep them accessible in case of emergency. I'd like to add this to the second option since it includes heating. We live in California where the heat is usually more unbearable than the cold.	4/23/2021 9:12 PM
8	Lack of affordable housing and more density, less single-family housing	4/23/2021 11:26 AM
9	Neighbors converting their homes into for profit boarding houses, every room in the house is rented out, including garage. Streets are congested, people come park their cars in front of our home and play their music very loud. (Note, list of boarding houses below in our community) ~16173 Bainbridge Ave, La Puente, CA 91744 (Play loud music constantly) ~16166 Bainbridge Ave., La Puente, CA 91744 ~16142 Bainbridge Ave, La Puente, CA 91744	4/22/2021 10:57 AM

5

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

Q4 ¿Cuáles son los principales desafíos de vivienda en la ciudad de La Puente? (elija todo lo que corresponda)

Answered: 3 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

ANSWER CHOICES	RESPONSES	
Sobrecargado de costos (costos de vivienda que exceden el 30% de los ingresos del hogar)	66.67%	2
Necesita reparaciones o tiene sistemas eléctricos / de calefacción / plomería obsoletos	66.67%	2
Hacinamiento (hogar con más de 2 personas por habitación más 1 persona extra)	0.00%	0
Otro (por favor escriba)	0.00%	0
Total Respondents: 3		

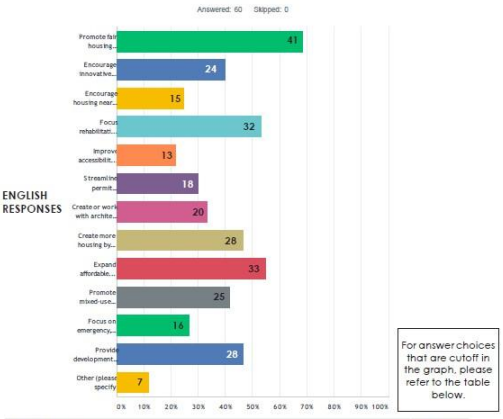
#	OTRO (POR FAVOR ESCRIBA)	DATE
	There are no responses.	

6

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

Q5 What types of housing-related programs and/or activities believe the City should concentrate on over the next eight (8) (Please select the top three priorities.)

Answered: 60 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

ANSWER CHOICES	RESPONSES	
Promote fair housing services to address fraud, displacement, or discrimination	68.33%	41
Encourage innovative design with emphasis on community and amenities	40.00%	24
Encourage housing near bus stops or other transportation options	25.00%	15
Focus rehabilitation efforts of existing housing	53.33%	32
Improve accessibility in units and range of accessibility features for persons with disabilities	21.67%	13
Streamline permit processes	30.00%	18

7

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

Create or work with architects to refine City-approved ADU (accessory/second units) prototypes	33.33%	20
Create more housing by allowing greater density in existing and new housing developments (for existing developments, Accessory Dwelling Units or ADUs may increase current density)	46.67%	28
Expand affordable housing inventory	55.00%	33
Promote mixed-use development with both commercial and residential components	41.67%	25
Focus on emergency, transitional, or supportive housing (affordable and special housing needs linked to supportive services), particulary for persons experiencing homelessness or with disabilities	26.67%	16
Provide development incentives that include low-income or affordable units	46.67%	28
Other (please specify)	11.67%	7
Total Respondents: 60		

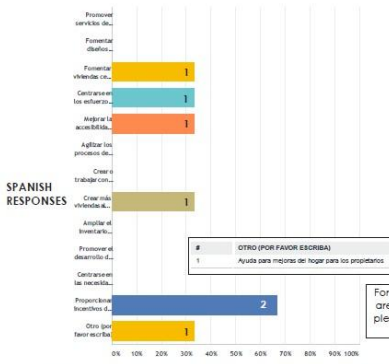
#	OTHER (PLEASE SPECIFY)	DATE
1	None	5/6/2021 10:23 PM
2	Better businesses... Starbucks and little caesars were great additions to that part of the city	5/6/2021 1:38 AM
3	Provide housing for young families who don't have the income to afford $500,000 homes	5/7/2021 8:34 PM
4	Do not build the Rorimer, La Seda units	4/30/2021 3:26 PM
5	Regarding the point that says to create more housing by allowing greater density in existing & new housing. Please take into account that more families with school-aged kids because the enrollment in our district is failing drastically.	4/23/2021 9:12 PM
6	No new housing needed city is overcrowded.	4/23/2021 8:59 PM
7	Eco-villages and community land trusts	4/23/2021 11:16 AM

8

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

Q5 ¿En qué tipos de programas y/o actividades relacionadas con la vivienda cree que la Ciudad debería concentrarse durante los próximos ocho (8) años? (Seleccione las tres prioridades principales.)

Answered: 3 Skipped: 0



#	OTRO (POR FAVOR ESCRIBA)
1	Ayuda para mejoras del hogar para los propietarios

For answer choices that are cutoff in the graph, please refer to the table below.

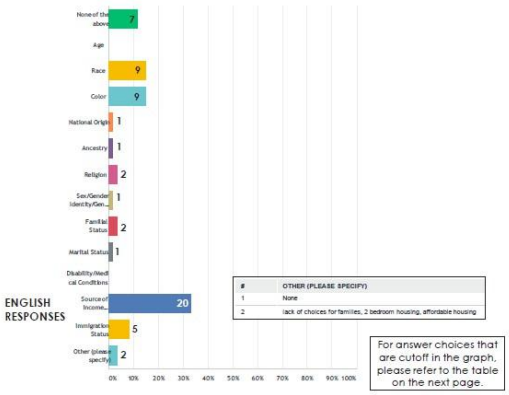
ANSWER CHOICES	RESPONSES	
Promover servicios de vivienda justa para abordar el fraude, el desplazamiento o la discriminación	0.00%	0
Fomentar diseños innovadores con énfasis en la comunidad y las comodidades	0.00%	0
Fomentar viviendas cerca de paradas de autobús u otras opciones de transporte	33.33%	1
Centrarse en los esfuerzos de rehabilitación de viviendas existentes	33.33%	1
Mejorar la accesibilidad en las unidades y la variedad de funciones de accesibilidad	33.33%	1
Agilizar los procesos de permisos	0.00%	0
Crear o trabajar con arquitectos para perfeccionar los prototipos de ADU (viviendas accesorias / viviendas secundarias) aprobados por la ciudad	0.00%	0
Crear más viviendas al permitir una mayor densidad en desarrollos de vivienda nuevos y existentes (para desarrollos existentes, las Unidades de Vivienda Accesoria o ADU pueden aumentar la densidad de contarla)	33.33%	1
Ampliar el inventario viviendas económicas	0.00%	0
Promover el desarrollo de uso mixto con componentes comerciales y residenciales	0.00%	0

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

Centrarse en las necesidades de vivienda de transición, de apoyo, de emergencia y / o de viviendas de necesidades especiales	0.00%	0
Proporcionar incentivos de desarrollo que incluyan unidades económicas o de bajos ingresos	66.67%	2
Otro (por favor escriba)	33.33%	1

Q6 State and federal Fair Housing laws prohibit discrimination in the sale, rental, and financing of housing against the protected classes. Of those, which do you think is the most prevalent factor in housing discrimination in the City? (Please select one.)

Answered: 60 Skipped: 0



#	OTHER (PLEASE SPECIFY)
1	None
2	lack of choices for families, 2 bedroom housing, affordable housing

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

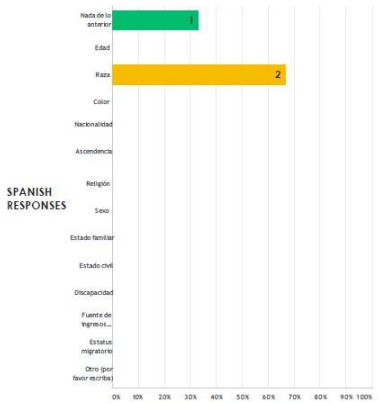
City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

ANSWER CHOICES	RESPONSES	
None of the above	11.67%	7
Age	0.00%	0
Race	15.00%	9
Color	15.00%	9
National Origin	1.67%	1
Ancestry	1.67%	1
Religion	3.33%	2
Sex/Gender Identity/Gender Expression	1.67%	1
Familial Status	3.33%	2
Marital Status	1.67%	1
Disability/Medical Conditions	0.00%	0
Source of Income (including using public assistance for housing payments)	33.33%	20
Immigration Status	8.33%	5
Other (please specify)	3.33%	2
TOTAL		60

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

Q6 Las leyes estatales y federales de vivienda justa prohíben la discriminación en la venta, alquiler y financiamiento de viviendas contra las clases protegidas. De ellos, ¿cuál cree que es el factor más prevalente en la discriminación de la vivienda en la ciudad? (Por favor seleccione uno)

Answered: 3 Skipped: 0



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

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

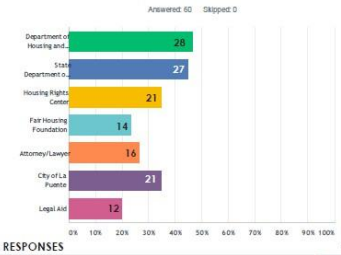
ANSWER CHOICES	RESPONSES	
Nada de lo anterior	33.33%	1
Edad	0.00%	0
Raza	66.67%	2
Color	0.00%	0
Nacionalidad	0.00%	0
Ascendencia	0.00%	0
Religión	0.00%	0
Sexo	0.00%	0
Estado familiar	0.00%	0
Estado civil	0.00%	0
Discapacidad	0.00%	0
Fuente de ingresos (incluido el uso de asistencia pública para el pago de vivienda)	0.00%	0
Estatus migratorio	0.00%	0
Otro (por favor escriba)	0.00%	0
TOTAL		3

13

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

Q7 Where would you or where would you refer someone to report if fair housing rights had been violated? (Choose all that apply.)

Answered: 60 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

ENGLISH RESPONSES

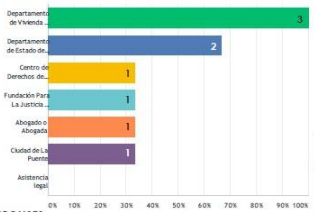
ANSWER CHOICES	RESPONSES	
Department of Housing and Urban Development (HUD)	46.67%	28
State Department of Fair Employment and Housing (DFEH)	45.00%	27
Housing Rights Center	35.00%	21
Fair Housing Foundation	23.33%	14
Attorney/Lawyer	26.67%	16
City of La Puente	35.00%	21
Legal Aid	20.00%	12
Total Respondents: 60		

14

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

Q7 ¿Dónde recomendaría a alguien para informar si se han violado los derechos de vivienda justa? (elija todo lo que corresponda)

Answered: 3 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

SPANISH RESPONSES

ANSWER CHOICES	RESPONSES	
Departamento de Vivienda y Desarrollo Urbano (HUD)	100.00%	3
Departamento de Estado de Vivienda y Empleo Justo (DFEH)	66.67%	2
Centro de Derechos de Vivienda	33.33%	1
Fundación Para La Justicia en Viviendas	33.33%	1
Abogado o Abogada	33.33%	1
Ciudad de La Puente	33.33%	1
Asistencia legal	0.00%	0
Total Respondents: 3		

15

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

Q8 Please write in below where new housing opportunities should be located in the City.

Answered: 44 Skipped: 16

ENGLISH RESPONSES

#	RESPONSES	DATE
1	the downtown district	6/29/2021 7:07 PM
2	Around schools and parks	6/6/2021 10:23 PM
3	Unsure of what is available. Do not want more density than we have now.	5/23/2021 10:25 AM
4	All those empty lots near the city hall	5/22/2021 4:43 PM
5	north	5/18/2021 7:03 PM
6	THE CITY OF LA PUENTE	5/18/2021 6:43 AM
7	Less populated areas and suburbs	5/18/2021 1:36 AM
8	Maine	5/15/2021 6:07 PM
9	North	5/15/2021 6:07 PM
10	Florida	5/15/2021 3:58 PM
11	Jacksonville	5/14/2021 5:55 PM
12	Brazil	5/14/2021 1:15 AM
13	Along the Glendora Ave corridor, between Hacienda Blvd and temple ave	5/13/2021 1:37 PM
14	Off or near of large streets - hacienda and Azusa but everywhere really should be considered	5/9/2021 8:26 AM
15	All over	5/8/2021 1:38 AM
16	Available or unused land. Preferably in a residential area if possible.	5/7/2021 1:24 PM
17	Don't know	5/7/2021 1:04 PM
18	Not sure	5/3/2021 10:26 PM
19	Near the exposition center	5/2/2021 10:06 PM
20	Downtown la puente	5/2/2021 6:51 PM
21	Downtown La Puente	5/1/2021 10:25 AM
22	shouldn't be, too many people here to begin with	4/30/2021 6:51 PM
23	Stop over crowding and focus on those that are in the community already	4/30/2021 3:26 PM
24	Main streets	4/28/2021 4:28 PM
25	Social Media	4/24/2021 9:51 PM
26	Near public transit and public amenities f	4/24/2021 8:09 PM
27	Near downtown La Puente	4/24/2021 10:49 AM
28	Anywhere	4/24/2021 8:52 AM
29	San Jose hills	4/24/2021 7:28 AM
30	I believe new housing is not needed. Especially low income housing. The city has become overcrowded with several families living in one home. Causing many issues, like streets with no parking because of so many cars belonging to one home, trash on the streets, homeless and drug addicts loitering. All of these things and more are depreciating the value of our homes and ruining the beauty of our community.	4/23/2021 8:59 PM
31	Improve existing conditions of community	4/23/2021 12:26 PM

16

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

32	Any Older Commercial Spaces that are in desarray 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. Antother would be on Glendora and Hacienda where the Gonzalez is located. Once ideal space is the corner of Hacienda and Valley where the Old K mart was located.	4/23/2021 11:29 AM
33	mix-used shopping centers near the 10 fwy, accesibility to Amtrak and Silver Streak buses. centralized near shops	4/23/2021 11:26 AM
34	Raze old shopping centers that are mostly empty and old (ie where the old Payless was off Hacienda/Glendora) Vacant lots (ie across from LPHS)	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 near your building.	4/23/2021 11:15 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, resturants, etc!!!!	4/22/2021 2:49 PM
43	.	4/22/2021 2:44 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 streets 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

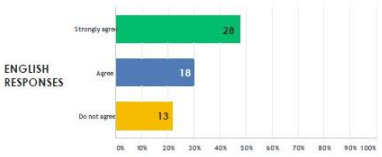
SPANISH RESPONSES

#	RESPONSES	DATE
1	En el City Hall, libretas, y en las escuelas.	5/28/2021 9:14 PM
2	Nose	5/24/2021 4:26 PM
3	Nose	4/30/2021 2:50 PM

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

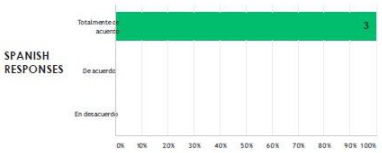
Q9 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find affordable rental housing in the City of La Puente.

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.

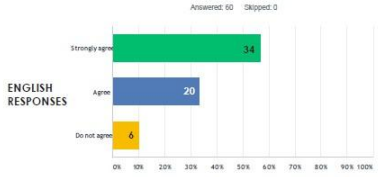
Answered: 3 Skipped: 0



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

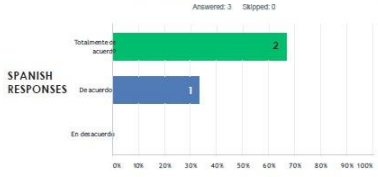
Q10 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find affordable housing for ownership in the City of La Puente.

Answered: 60 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.

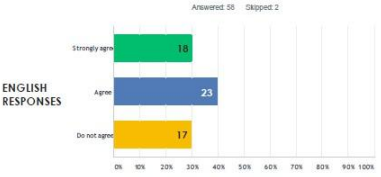
Answered: 3 Skipped: 0



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

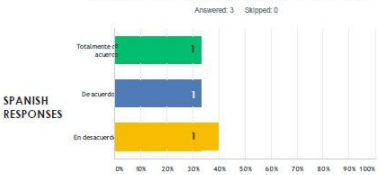
Q11 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find available rental housing in the City of La Puente.

Answered: 58 Skipped: 2



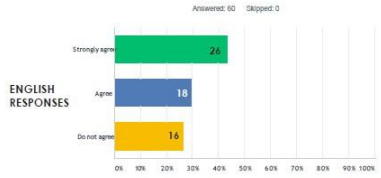
Q11 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:Es difícil encontrar viviendas de alquiler disponibles en la ciudad de La Puente.

Answered: 3 Skipped: 0

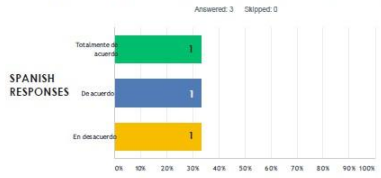


City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q12 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find available homes for purchase in the City of La Puente.

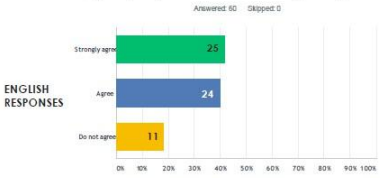


Q12 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:Es difícil encontrar viviendas / unidades disponibles para comprar en la ciudad de La Puente.

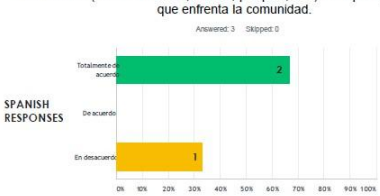


City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q13 Select whether you strongly agree, agree, or do not agree with the following statement:The condition of neighborhoods (streetlights, sidewalks, parks, etc.) is the foremost challenge facing the community.

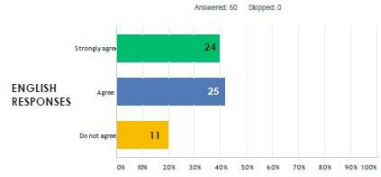


Q13 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:La condición de los vecindarios (luces de la calle, aceras, parques, etc.) es el principal desafío que enfrenta la comunidad.

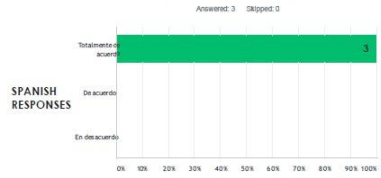


City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q14 Select whether you strongly agree, agree, or do not agree with the following statement:The condition of existing housing and property maintenance is the foremost challenge facing the community.

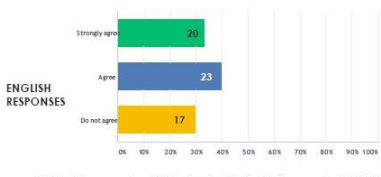


Q14 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:La condición de la vivienda existente y el mantenimiento de la propiedad es el principal desafío que enfrenta la comunidad.

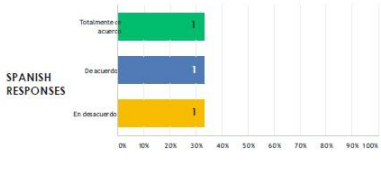


City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q15 Do you think Accessory Dwelling Units (ADUs/second units) would provide additional housing options in the City of La Puente?



Q15 ¿Cree que las Unidades de Vivienda Accesoria (ADU / segundas unidades) proporcionarían opciones de vivienda adicionales en la Ciudad de La Puente?



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: 10

#	RESPONSES	DATE
1	we can have more housing and more packed density. Not everyone wants to live a big house, me inlcuded.	6/29/2021 7:07 PM
2	More dense area with more people living in location, no parking, duty streets. It removed the suburban hometown feel from the neighborhoods.	6/6/2021 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, when everyone is home in all of the houses, looks like there is a Jury 3rd party. There are cars parked in the street and on peoples 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	5/18/2021 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. Garages are underutilized spaces in many homes. Challenges are lack of options for preapproved permitted plans and flexibility in setbacks, etc. To build new ADU housing.	5/9/2021 8:26 AM
15	No benefit, Street parking, Over crowding & fire hazards	5/8/2021 2:18 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 8:55 PM
18	Benefit of per-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 include 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 ADU's 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 8:09 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
30	Na	4/24/2021 8:52 AM
31	Over crowded homes	4/24/2021 7:26 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 loitering, graffiti, gang violence and not enabling these issues by creating housing that will attract them.	4/23/2021 6:59 PM
34	I don't understand why ADU's 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 compliance.	4/23/2021 2:54 PM
35	No benefits for existing residents. Challenges- increase of vandalism and crime	4/23/2021 12:26 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 space is crucial 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 duality	4/23/2021 10:24 AM
44	Na	4/23/2021 10:23 AM
45	N/a	4/23/2021 10:05 AM
46	More housing	4/23/2021 10:00 AM
47	Some of these homes have big yards. I'd 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!!!	4/22/2021 2:49 PM
49	?	4/22/2021 2:44 PM
50	In reference to ADU's, 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 un-affordable. The home owners that establish ADU's 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 ADU's). In many instances you come home and find strange/sketchy people drinking and smoking playing load 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:

Answered: 3 Skipped: 0

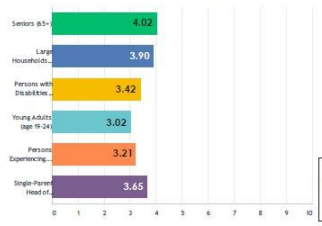
SPANISH RESPONSES

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

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



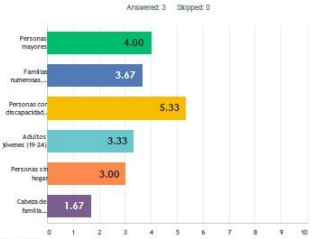
For answer choices that are cutoff in the graph, please refer to the table below.

	1	2	3	4	5	6	TOTAL	SCORE
Seniors (65+)	29.82% 17	12.28% 7	22.81% 13	8.77% 5	17.54% 10	8.77% 5	57	4.02
Large Households (five or more members)	20.34% 12	32.20% 19	8.47% 5	10.17% 6	13.56% 8	15.25% 9	59	3.90
Persons with Disabilities (developmental or physical disabilities)	8.77% 5	17.54% 10	22.81% 13	19.30% 11	21.05% 12	10.53% 6	57	3.42
Young Adults (age 19-24)	6.78% 4	18.64% 11	13.56% 8	16.95% 10	18.64% 11	25.42% 15	59	3.02
Persons Experiencing Homelessness	19.64% 11	7.14% 4	14.29% 8	16.07% 9	19.64% 11	23.21% 13	56	3.21
Single-Parent Head of Household	19.30% 11	10.53% 6	19.30% 11	29.82% 17	8.77% 5	12.28% 7	57	3.65

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



For answer choices that are cutoff in the graph, please refer to the table below.

SPANISH RESPONSES

	1	2	3	4	5	6	TOTAL	SCORE
Personas mayores	33.33% 1	0.00% 0	33.33% 1	0.00% 0	33.33% 1	0.00% 0	3	4.00
Familias numerosas (cinco o más miembros)	33.33% 1	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	3	3.67
Personas con discapacidades (discapacidades del desarrollo, mentales o físicas, y abuso de sustancias, etc.)	33.33% 1	66.67% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3	5.33
Adultos jóvenes (19-24)	0.00% 0	0.00% 0	33.33% 1	66.67% 2	0.00% 0	0.00% 0	3	3.33
Personas sin hogar	0.00% 0	33.33% 1	0.00% 0	0.00% 0	66.67% 2	0.00% 0	3	3.00
Cabeza de familia monoparental	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	1.67

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: 30

ENGLISH RESPONSES

#	RESPONSES	DATE
1	black people	5/18/2021 7:03 PM
2	People with very low incomes	5/15/2021 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 3:58 PM
6	dsad	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 teens/aged out foster children	5/2/2021 6:51 PM
13	N/A	5/1/2021 10:25 AM
14	None	4/28/2021 4:28 PM
15	No	4/24/2021 9:51 PM
16	Low-income families	4/24/2021 10:49 AM
17	No	4/24/2021 8:52 AM
18	Na	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/children 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 8:59 PM
21	Nome	4/23/2021 12:26 PM
22	no	4/23/2021 11:29 AM
23	NA	4/23/2021 11:19 AM
24	N/A	4/23/2021 11:15 AM
25	Other	4/23/2021 10:24 AM
26	NA	4/23/2021 10:23 AM
27	LGBTQ community	4/23/2021 10:05 AM
28	First time homeowners	4/23/2021 9:57 AM
29	n/a	4/22/2021 2:49 PM
30	n/a	4/22/2021 10:57 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)

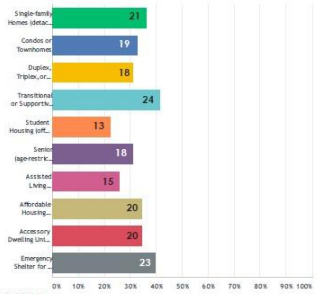
Answered: 3 Skipped: 0

SPANISH RESPONSES

#	RESPONSES	DATE
1	Personas sin seguro social.	5/28/2021 9:14 PM
2	Okey	5/24/2021 4:26 PM
3	No	4/30/2021 2:50 PM

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

Answered: 58 Skipped: 2



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

ENGLISH RESPONSES

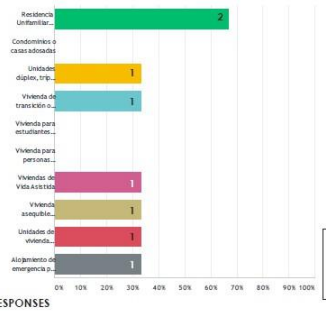
30

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	31.03%	18
Transitional or Supportive Housing (affordable and special needs housing linked to supportive services), particularly for persons experiencing homelessness or with disabilities	41.38%	24
Student Housing (off university campus housing for students)	22.41%	13
Senior (age-restricted/65+)	31.03%	18
Assisted Living Facilities	25.86%	15
Affordable Housing (restricted by deed or special agreement)	34.48%	20
Accessory Dwelling Units (ADUs or Second Unit/Granny 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)

Answered: 3 Skipped: 0



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

SPANISH RESPONSES

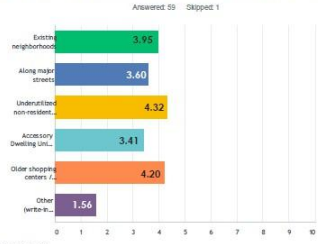
31

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

ANSWER CHOICES	RESPONSES	
Residencia Unifamiliar (casa separada)	66.67%	2
Condominios o casas adosadas	0.00%	0
Unidades dúplex, tríplex 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 Vida Asistida	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 / "Granny Flat")	33.33%	1
Alojamiento de emergencia para personas sin hogar	33.33%	1
Total Respondents: 3		

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

Answered: 59 Skipped: 1



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

ENGLISH RESPONSES

32

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% 15	16.07% 9	14.29% 8	17.86% 10	17.86% 10	7.14% 4	56	3.95
Along major streets	7.02% 4	29.82% 17	14.04% 8	17.54% 10	28.07% 16	3.51% 2	57	3.60
Underutilized non-residential areas	28.57% 16	17.86% 10	28.57% 16	12.50% 7	7.14% 4	5.36% 3	56	4.32
Accessory Dwelling Units (ADUs)	5.56% 3	16.67% 9	25.93% 14	24.07% 13	20.37% 11	7.41% 4	54	3.41
Older shopping centers / retail areas	29.63% 16	18.52% 10	16.67% 9	16.67% 9	14.81% 8	3.70% 2	54	4.20
Other (write-in question below)	2.44% 1	2.44% 1	2.44% 1	9.76% 4	7.32% 3	75.61% 31	41	1.56

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

Answered: 29 Skipped: 31

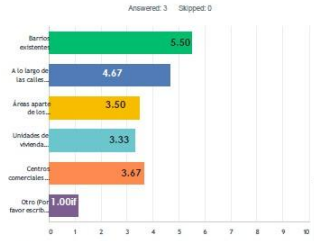
#	RESPONSES	DATE
1	no	5/15/2021 7:03 PM
2	Derelict parks and old factories	5/15/2021 1:36 AM
3	NO	5/15/2021 3:58 PM
4	dsads	5/15/2021 4:20 AM
5	Public facilities	5/14/2021 5:55 PM
6	N/a	5/13/2021 1:37 PM
7	None	5/9/2021 8:26 AM
8	Unused pr abandoned property the city owns	5/7/2021 1:24 PM
9	None	5/3/2021 10:26 PM
10	N/a	5/2/2021 6:51 PM
11	Empty lots	5/1/2021 10:25 AM
12	there's no where 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	4/28/2021 4:28 PM
15	Near schools to allow students for easy access to campuses	4/24/2021 10:49 AM
16	NA	4/24/2021 8:52 AM
17	Na	4/24/2021 7:28 AM
18	No housing is needed for any groups	4/23/2021 8:59 PM
19	None	4/23/2021 12:26 PM
20	none	4/23/2021 11:29 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 affordably.	4/23/2021 11:16 AM

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	N/A	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 2:49 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 build where the cannabis shop was just opened. We do not need a cannabis 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

Answered: 3 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table below.

SPANISH RESPONSES

	1	2	3	4	5	6	TOTAL	SCORE
Barrios existentes	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2	5.50
A lo largo de las calles principales	33.33% 1	33.33% 1	0.00% 0	33.33% 1	0.00% 0	0.00% 0	3	4.67
Áreas aparte de los residenciales infrautilizadas	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	2	3.50
Unidades de vivienda accesorias (ADUs)	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	0.00% 0	3	3.33
Centros comerciales más antiguos/ áreas comerciales	33.33% 1	0.00% 0	0.00% 0	33.33% 1	33.33% 1	0.00% 0	3	3.67
Otro (Por favor escriba en la pregunta a continuación)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 2	2	1.00

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	5/24/2021 4:28 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.)

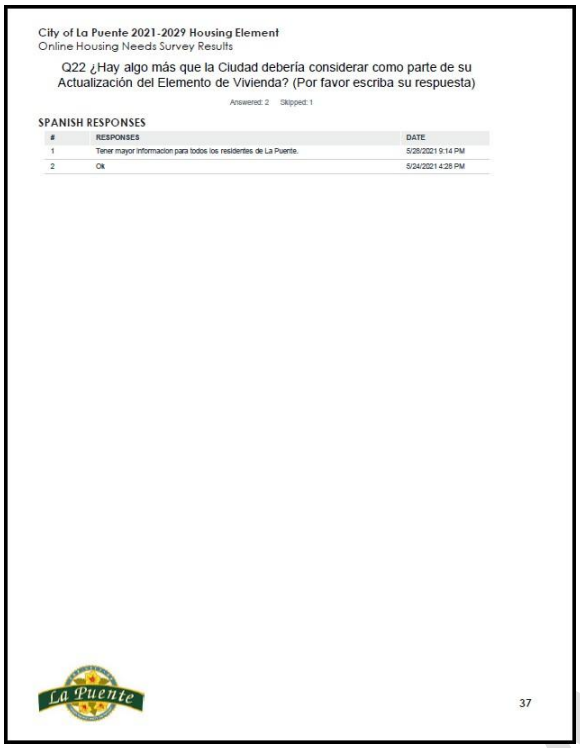
Answered: 47 Skipped: 13

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. Cities should be built for people not cars.	5/29/2021 7:07 PM
2	Please consider limiting AUDs and other population density incentives.	5/23/2021 10:25 AM
3	Please do not make lapuente 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	5/15/2021 6:43 AM
6	Establish business district, financial service area and living area	5/15/2021 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 3:58 PM
10	dsad	5/15/2021 4:20 AM
11	Convenient transportation and environment	5/14/2021 5:55 PM
12	price	5/14/2021 1:15 AM
13	N/a	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 invest?	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 tolerant planting and self sustaining vegetable/fruit 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 640 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	Untair high rent on buildings not up to code or have multiple violations	5/2/2021 6:51 PM
21	N/A	5/1/2021 10:25 AM

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 4-5 families to each house	4/30/2021 6:51 PM
23	Do not build the La seda, Rorimer Project, disaster for local schools considering you closed la seda and made it santana	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	4/28/2021 4:28 PM
26	Updated and modern public transit	4/24/2021 8:09 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 homelessness 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 8:59 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 overseeing 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 11:29 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 11:19 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 paying 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	N/a	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 on 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 that the city should include in their update.	4/22/2021 10:57 AM



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.	5/26/2021 9:14 PM
2	Ok	5/24/2021 4:28 PM

37

DRAFT

Figure B-3. Community Workshop Flyer

Figure B-4. Community Workshop Presentation

POLLING QUESTION
WE WANT TO HEAR FROM YOU!
1. How did you hear about this workshop?
2. Have you participated in previous Housing Elements?

POLLING QUESTION
WE WANT TO HEAR FROM YOU!
3. Do you rent, owns home, and/or owns rental property within the City? (choose all that apply)

What is the Housing Element?
General Plan

Housing Element Update (HEU) Process

Housing Element Contents

HCD Compliance

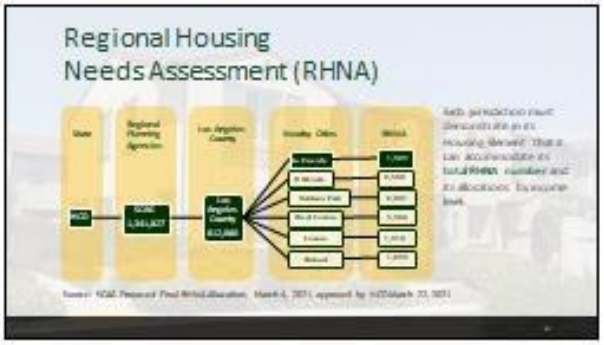
La Puente Today
La Puente Housing Type (Dwelling Units)

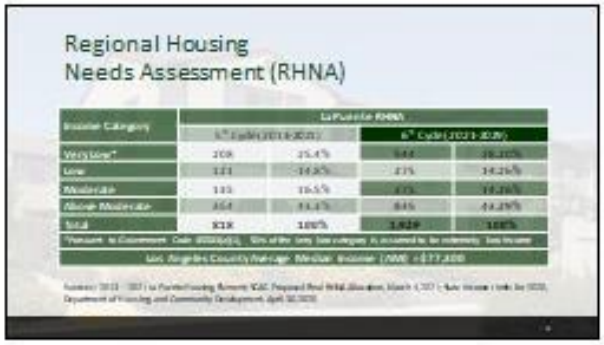
POLLING QUESTION
WE WANT TO HEAR FROM YOU!
4. Please identify the main housing challenges in the City of La Puente? (choose the top three challenges)

POLLING QUESTION
WE WANT TO HEAR FROM YOU!
5. Which types of housing does La Puente need most? (choose the top three housing types)

La Puente Today
Income Distribution

La Puente Today


Regional Housing Needs Assessment (RHNA)


Regional Housing
Needs Assessment (RHNA)

Housing Needs Survey
English Version
Spanish Version

Sites Inventory
Analysis

Sites Inventory Analysis

Sites Inventory Analysis

Sites Inventory Strategies

Potential Housing Opportunity Areas

Potential Housing Opportunity Areas

Site Opportunity Example

Site Opportunity Example

POLLING QUESTION
WE WANT TO HEAR FROM YOU!
6. Where you would most like to see additional housing in La Puente? (choose all that apply)

Next Steps

DRAFT

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/Tongua 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

DRAFT

Appendix C
Inventory of Housing Sites

DRAFT

Figure B-1. Vacant Residential Sites

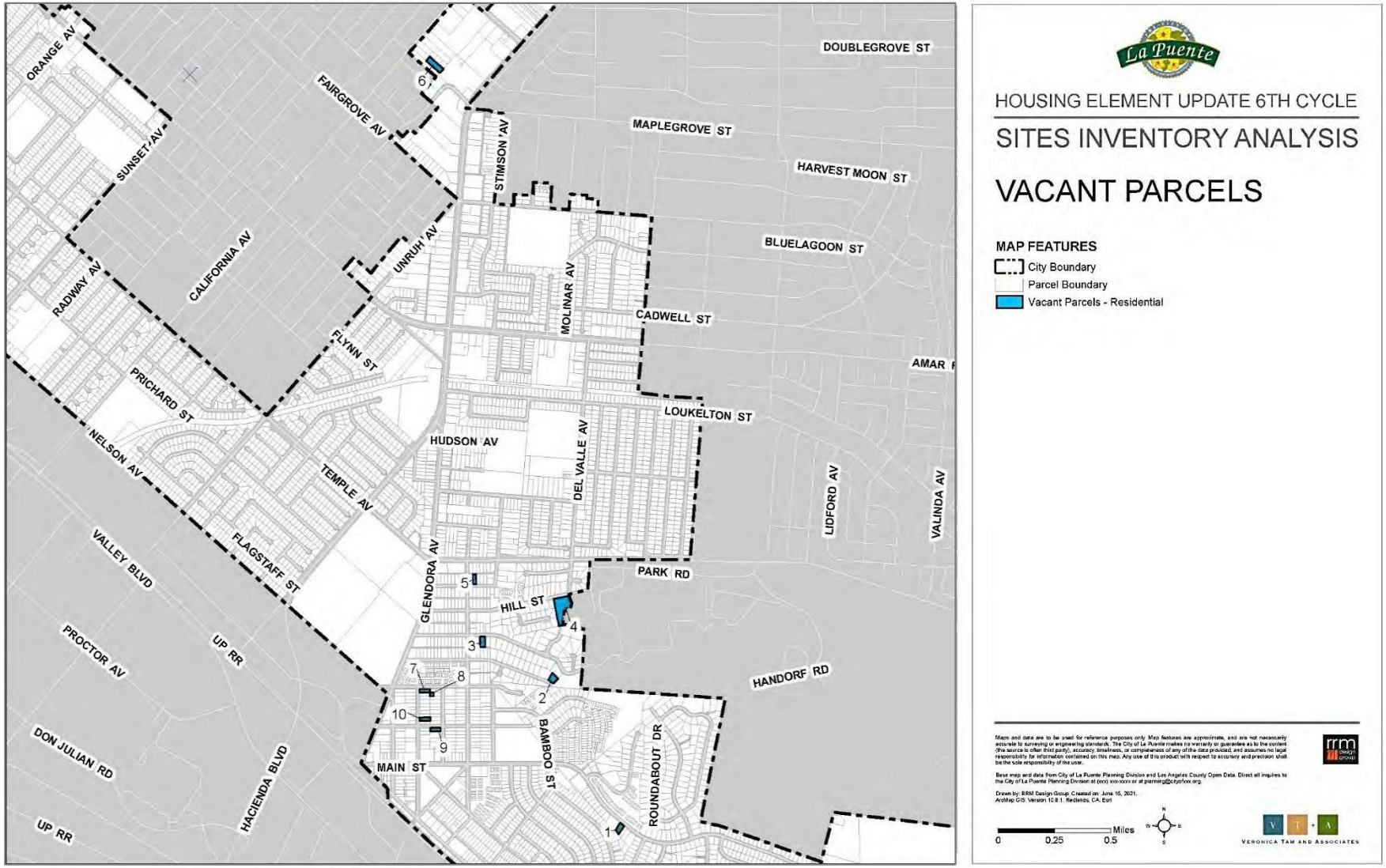


Figure B-2. Residential Recycled Sites – Focus Area A

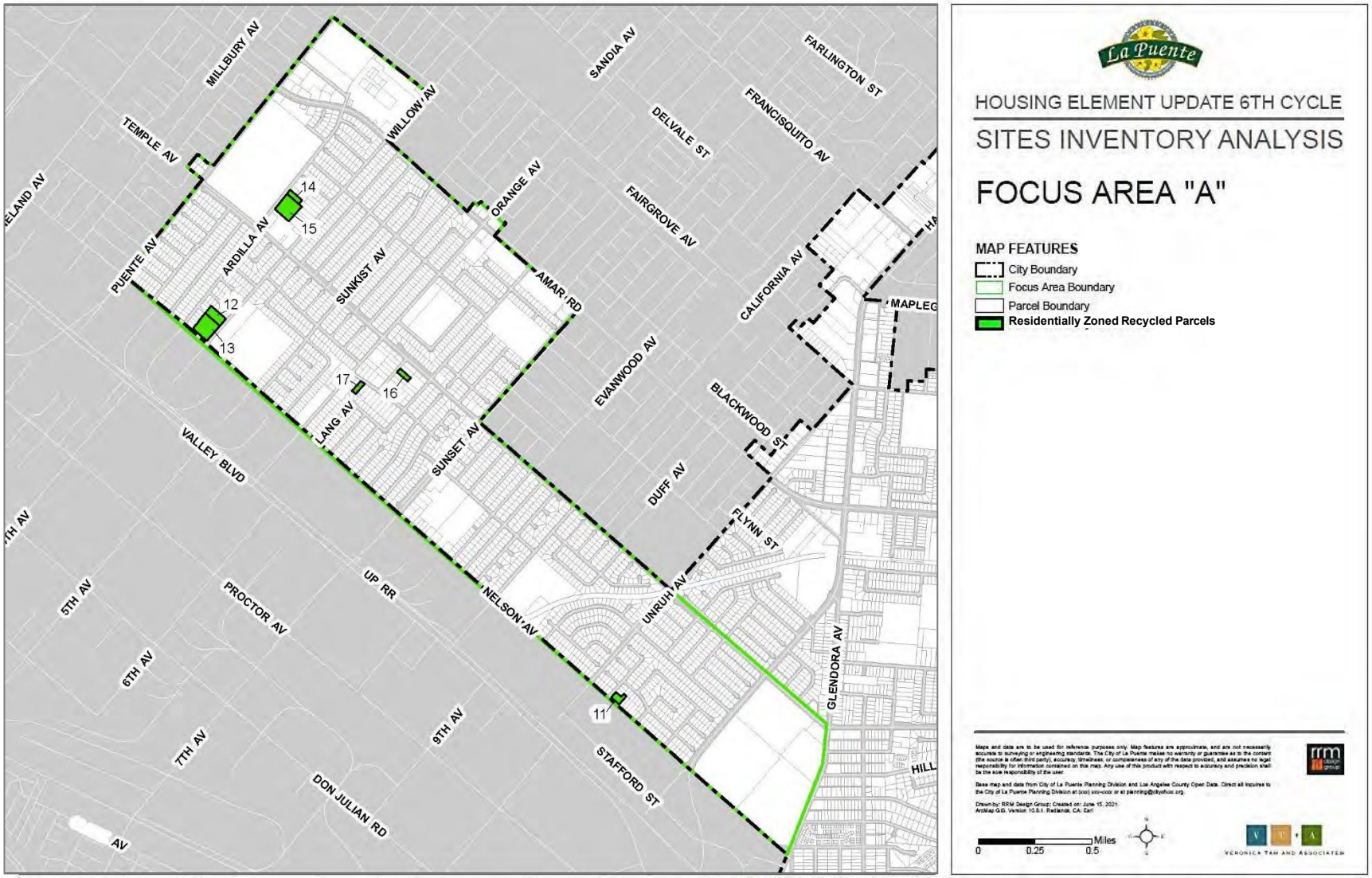


Figure B-3. Residential Recycled Sites – Focus Area B

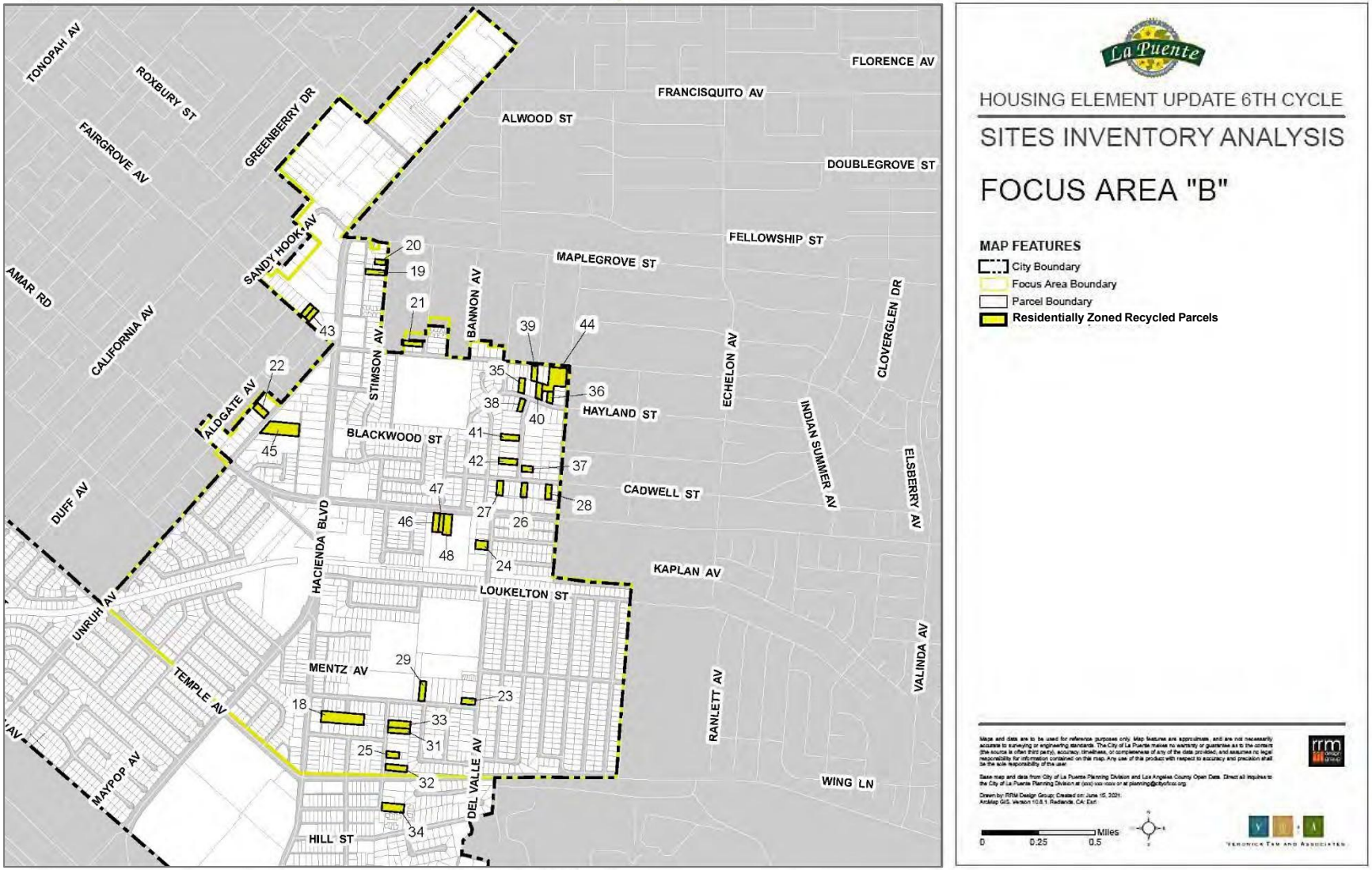


Figure B-4. Residential Recycled Sites – Focus Area C

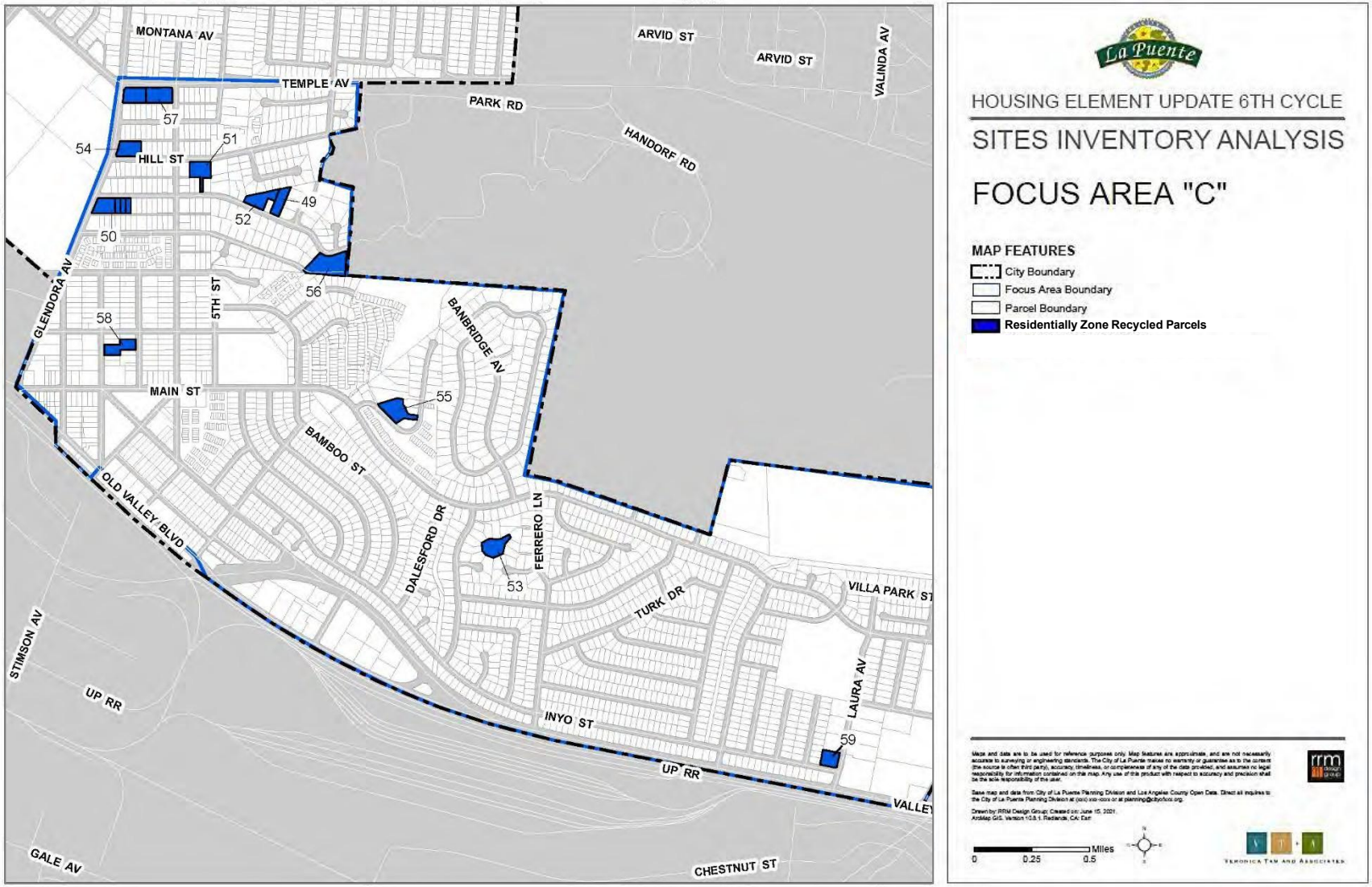


Figure B-5. Downtown Business District

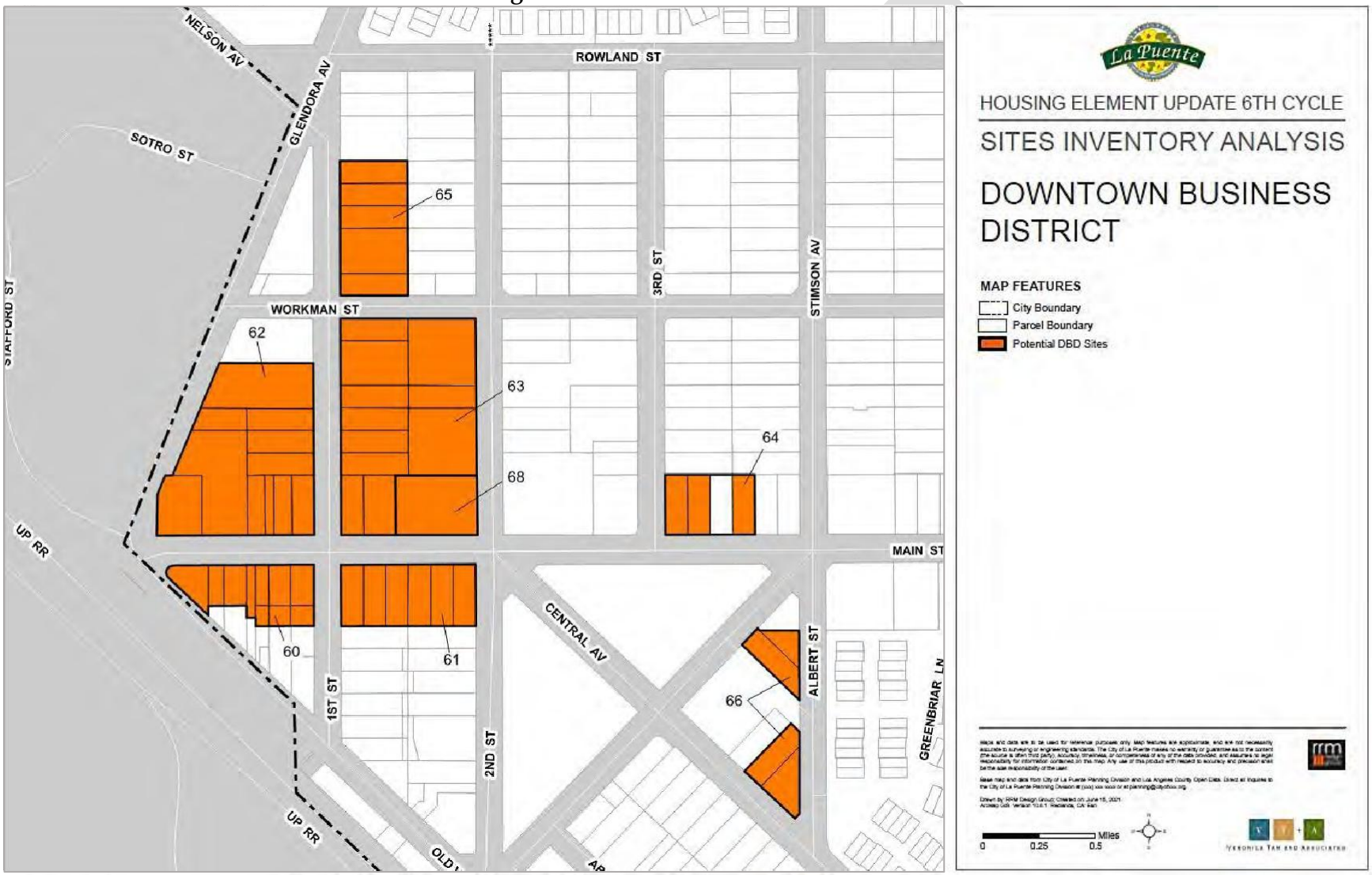


Figure B-6. Mixed Use Zoning Program Sites

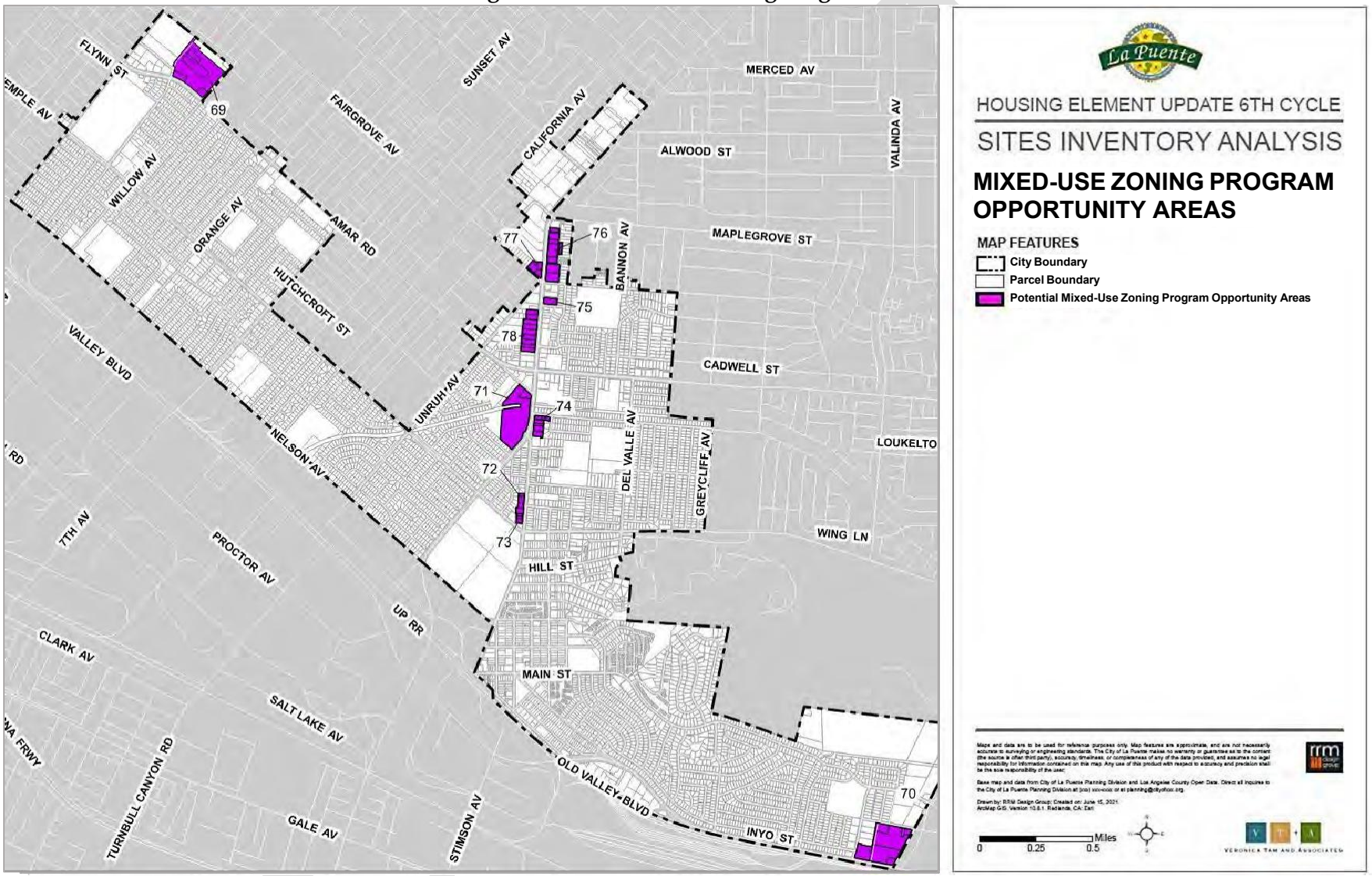


Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Key Map Site #	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built	Common or Government Ownership	Site Selection Criteria
LA PUENTE	1	MAIN ST/DALESFORD DR	91744	8247-016-058		LDR	R1	0	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1			5, 8
LA PUENTE	2	LAS VECINAS DR	91744	8247-004-015		LDR	R1	0	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1			5, 8
LA PUENTE	3	SAN JOSE AVE/N STIMSON AVE	91744	8247-005-018		LDR	R1	0	7	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1			5, 8
LA PUENTE	4	HILL ST/N DEL VALLE AVE	91744	8247-002-037		LDR	R1	0	7	1.77	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			10	10			5, 8
LA PUENTE	5	15803 VICTORIA AVE	91744	8253-017-014		LDR	R1	0	7	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0	0			5, 8
LA PUENTE	6	N CALIFORNIA AVE/DEVALE ST	91744	8471-018-021		LDR	R1	0	7	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2			5, 8
LA PUENTE	7	236 N 3RD ST	91744	8246-006-018		MDR	R2	0	14	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1			5, 8
LA PUENTE	8	N 2ND ST/ROWLAND ST	91744	8246-005-021		MDR	R2	0	14	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1			5, 8
LA PUENTE	9	N 3RD ST/WORKMAN ST	91744	8246-008-001		MDR	R2	0	14	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1			5, 8
LA PUENTE	10	126 N 2ND ST	91744	8246-008-013		MDR	R2	0	14	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1			5, 8
LA PUENTE	11	15243 NELSON AVE	91744	8214-016-020		LDR	R1	0	7	0.47	Private School	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1959		1, 2, 5
LA PUENTE	12	335 WILLOW AVE	91744	8201-026-012		LDR	R1	0	7	0.95	Residential (2 units)	Yes-Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	1951		1, 2, 5
LA PUENTE	13	13925 NELSON AVE	91744	8201-027-007		LDR	R1	30	30	0.9	Church, Parking Lot	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	21			21	1956		1, 2, 5
LA PUENTE	14	666 ARDILLA AVE	91744	8201-008-019		MDR	R2	0	14	0.4	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1958		1, 2, 5
LA PUENTE	15	13901 TEMPLE AVE	91744	8201-009-001		MDR	R1	30	30	1.11	Church, Parking Lot	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23			23	1963		1, 2, 5
LA PUENTE	16	540 LEAGUE AVE	91744	8203-018-006		MHDR	R3	14	18	0.35	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	1960		1, 2, 5
LA PUENTE	17	14318 BECKNER ST	91744	8203-030-012		MHDR	R3	14	18	0.34	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	1952		1, 2, 5
LA PUENTE	18	665 GLENDORA AVE	91744	8251-014-048	A	LDR	R1	0	7	1.52	Non-vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			7	7	1936		1, 2, 5
LA PUENTE	18	666 GLENDORA AVE	91744	8251-014-047	A	LDR	R1	0	7	0.37	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			1	1	1956		1, 2, 5
LA PUENTE	19	1329 STIMSON AVE	91744	8254-013-011		MDR	R2	0	14	0.33	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1956		1, 2, 5
LA PUENTE	20	1343 STIMSON AVE	91744	8254-013-040		MDR	R2	0	14	0.18	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			1	1	1955		1, 2, 5
LA PUENTE	21	1209 BALLISTA AVE	91744	8254-015-033		MDR	R2	0	14	0.32	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1952		1, 2, 5
LA PUENTE	22	1023 UNRUH AVE	91744	8472-034-015		MDR	R2	0	14	0.35	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1948		1, 2, 5
LA PUENTE	23	703 DEL VALLE AVE	91744	8251-002-012		MDR	R2	0	14	0.28	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1958		1, 2, 5
LA PUENTE	24	921 DEL VALLE AVE	91744	8251-004-018		MDR	R2	0	14	0.35	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1950		1, 2, 5
LA PUENTE	25	624 5TH ST	91744	8251-018-053		MDR	R2	0	14	0.24	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			1	1	1948		1, 2, 5
LA PUENTE	26	15732 CADWELL ST	91744	8252-012-006		MDR	R2	0	14	0.28	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1952		1, 2, 5
LA PUENTE	27	15704 CADWELL ST	91744	8252-012-010		MDR	R2	0	14	0.29	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1950		1, 2, 5
LA PUENTE	28	15762 CADWELL ST	91744	8252-012-002		MDR	R2	0	14	0.28	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1952		1, 2, 5
LA PUENTE	29	15839 SIERRA VISTA CT	91744	8251-002-015		MDR	R2	0	14	0.39	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1953		1, 2, 5
LA PUENTE	30	664 5TH ST	91744	8251-018-025		MDR	R2	0	14	0.15	Non-vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			0		1960		1, 2, 5
LA PUENTE	31	656 5TH ST	91744	8251-018-008		MDR	R2	0	14	0.4	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1948		1, 2, 5
LA PUENTE	32	610 5TH ST	91744	8251-018-016		MDR	R2	0	14	0.44	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1948		1, 2, 5
LA PUENTE	33	662 5TH ST	91744	8251-018-026		MDR	R2	0	14	0.5	Residential (2 units)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1955		1, 2, 5
LA PUENTE	34	534 5TH ST	91744	8251-017-038		MDR	R2	0	14	0.59	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	1918		1, 2, 5
LA PUENTE	35	15721 HAYLAND ST	91744	8252-009-022		MHDR	R3	14	18	0.27	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1918		1, 2, 5
LA PUENTE	36	15755 HAYLAND ST	91744	8252-009-031		MHDR	R3	14	18	0.21	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1952		1, 2, 5
LA PUENTE	37	1048 LARIMORE AVE	91744	8252-010-030		MHDR	R3	14	18	0.22	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1955		1, 2, 5
LA PUENTE	38	15724 HAYLAND ST	91744	8252-011-004		MHDR	R3	14	18	0.22	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1952		1, 2, 5
LA PUENTE	39	15734 FAIRGROVE AVE	91744	8252-009-005		MHDR	R3	14	18	0.29	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1952		1, 2, 5
LA PUENTE	40	15745 HAYLAND ST	91744	8252-009-019		MHDR	R3	14	18	0.3	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1952		1, 2, 5
LA PUENTE	41	1103 LARIMORE AVE	91744	8252-011-009		MHDR	R3	14	18	0.36	Residential (2 units)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1957		1, 2, 5
LA PUENTE	42	1093 LARIMORE AVE	91744	8252-011-013		MHDR	R3	14	18	0.36	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	2006		1, 2, 5
LA PUENTE	43	15217 FAIRGROVE AVE	91744	8471-022-009	B	MHDR	R3	14	18	0.25	Parking Lot	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2			5, 7
LA PUENTE	43	FAIRGROVE AVE	91744	8471-022-016	B	MHDR	R3	14	18	0.25	Parking Lot	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2			5, 7
LA PUENTE	44	1179 AILERON AVE	91744	8252-009-038		MHDR	R3	30	30	0.68	Church, Residential (1 unit), Parking Lot	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	1954		1, 2, 5
LA PUENTE	45	1010 N UNRUH AVE	91744	8472-037-030		HDR	R4	30	30	0.87	Church, Parking Lot	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	1956		1, 2, 5
LA PUENTE	46	15608 AMAR RD	91744	8251-004-029		HDR	R4	20	30	0.26	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1950		1, 2, 5
LA PUENTE	47	15602 AMAR RD	91744	8251-004-030		HDR	R4	20	30	0.38	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	1955		1, 2, 5
LA PUENTE	48	15616 AMAR RD	91744	8251-004-028		HDR	R4	20	30	0.56	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	1952		1, 2, 5
LA PUENTE	49	16009 SAN JOSE AVE	91744	8247-002-034		LDR	R1	0	7	0.57	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1951		1, 2, 5
LA PUENTE	50	420 GLENDORA AVE	91744	8246-002-031	C	LDR	R1	0	7	0.64	Church	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1945		1, 2
LA PUENTE	50	15822 SAN JOSE AVE	91744	8246-002-012	C	LDR	R1	0	7	0.16	Parking Lot	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0				5, 7
LA PUENTE	50	15824 SAN JOSE AVE	91744	8246-002-011	C	LDR	R1	0	7	0.16	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0		1945		1, 2, 5
LA PUENTE	50	15830 SAN JOSE AVE	91744	8246-002-010	C	LDR	R1	0	7	0.16	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0		1915		1, 2, 5
LA PUENTE	51	15812 HILL ST	91744	8247-001-026		LDR	R1	0	7	0.76	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1941		1, 2, 5
LA PUENTE	52	15977 SAN JOSE AVE	91744	8247-002-035		LDR	R1	0	7	0.75	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1952		1, 2, 5
LA PUENTE	53	431 FERRERO LN	91744	8247-015-003		LDR	R1	0	7	0.8	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1926		1, 2, 5
LA PUENTE	54	15701 HILL ST	91744	8251-016-003		LDR	R1	0	7	0.72	Church	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1957		1, 2, 5
LA PUENTE	55	201 HILLCREST DR	91744	8247-007-020		LDR	R1	0	7	1	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1977		1, 2, 5
LA PUENTE	56	16060 SAN JOSE AVE	91744	8247-004-016		LDR	R1	0	7	1.54	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			8	8	1960		1, 2, 5
LA PUENTE	57	N STIMSON/TEMPLE AVE	91744	8251-016-042		LDR	R1	30	30	0.81	Church, Parking Lot	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	19			19	1963		1, 2
LA PUENTE	58	N 2ND ST/WORKMAN ST	91744	8246-008-804		MDR	R2	0	14	0.69	Parking Lot	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			7	7			5
LA PUENTE	59	665 DORA GUZMAN AVE	91744	8263-003-037		HDR	R4	20	30	0.54	Auto Carwash	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	10			10	1970		1, 2, 5
LA PUENTE	60	15818 MAIN ST	91744	8246-013-019	D	MU	DBD	0	Unlimited (50 expected)	0.03	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	1927	Yes	1, 2, 7
LA PUENTE	60	15812 MAIN ST	91744	8246-013-021	D	MU	DBD	0	Unlimited (50 expected)	0.07	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	1953	Yes	1, 2, 7
LA PUENTE	60	15824 MAIN ST	91744	8246-013-018	D	MU	DBD	0	Unlimited (50 expected)	0.06	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	1913		1, 2
LA PUENTE	60	15805 OLD VALLEY BLVD	91744	8246-013-015	D	MU	DBD	0	Unlimited (50 expected)	0.14	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	1973	Yes	1, 2, 5, 7
LA PUENTE	60	15826 MAIN ST	91744	8246-013-016	D	MU	DBD	0	Unlimited (50 expected)	0.1	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	1922		5
LA PUENTE	60	15832 MAIN ST	91744	8246-013-020	D	MU	DBD	0	Unlimited (50 expected)	0.11	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	1922	Yes	5, 7
LA PUENTE	60	15820 MAIN ST	91744	8246-013-023	D	MU	DBD	0	Unlimited (50 expected)	0.05	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	1916	Yes	5, 7
LA PUENTE	60	S 1ST ST/MAIN ST	91744	8246-013-902	D	MU	DBD	0	Unlimited (50 expected)	0.031	Parking Lot	YES - Potential	YES - Other Publicly-Own	Available	Not Used in Prior Housing Element				1		Yes	3, 5, 7
LA PUENTE	60	S 1ST ST/MAIN ST	91744	8246-013-904	D	MU	DBD	0	Unlimited (50 expected)	0.055	Parking Lot	YES - Potential	YES - Other Publicly-Own	Available	Not Used in Prior Housing Element				2		Yes	3, 5, 7
LA PUENTE	60	S 1ST ST/MAIN ST	91744	8246-013-900	D	MU	DBD	0	Unlimited (50 expected)	0.05	Parking Lot	YES - Potential	YES - Other Publicly-Own	Available	Not Used in Prior Housing Element				2		Yes	3, 5, 7
LA PUENTE	61	15852 MAIN ST	91744	8246-014-003	E	MU	DBD	0	Unlimited (50 expected)	0.15	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	1929		5
LA PUENTE	61	15856 MAIN ST	91744	8246-014-004	E	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1922	Yes	1, 2, 5, 7
LA PUENTE	61	15842 MAIN ST	91744	8246-014-001	E	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial/Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1915		1, 2
LA PUENTE	61	15848 MAIN ST	91744	8246-014-002	E	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1947	Yes	1, 2, 5, 7
LA PUENTE	61	15866 MAIN ST	91744	8246-014-006	E	MU	DBD	0	Unlimited (50 expected)	0.16	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1955		1, 2, 5
LA PUENTE	61	15862 MAIN ST	91744	8246-014-005	E	MU	DBD	0	Unlimited (50 expected)	0.16	Commerical/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1924		1, 2, 5
LA PUENTE	61	121 1ST ST	91744	8246-010-004	F	MU	DBD	0	Unlimited (50 expected)	0.17	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1954		1, 2, 5
LA PUENTE	61	15835 MAIN ST	91744	8246-010-006	F	MU	DBD	0	Unlimited (50 expected)	0.15	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	1938		5
LA PUENTE	62	125 1ST ST	91744	8246-010-003	F	MU	DBD	0	Unlimited (50 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1923		1, 2, 5
LA PUENTE	62	126 GLENDORA AVE	91744	8246-010-015	F	MU	DBD	0	Unlimited (50 expected)	0.13	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5			5	1977		1, 2, 5
LA PUENTE	62	15801 MAIN ST	91744	8246-010-012	F	MU	DBD	0	Unlimited (50 expected)	0.3	Comercial/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	13			13	1953	Yes	1, 2, 5, 7
LA PUENTE	62	15825 MAIN ST	91744	8246-010-008	F	MU	DBD	0	Unlimited (50 expected)	0.06	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	2			2	1926	Yes	1, 2, 7
LA PUENTE	62	15827 MAIN ST	91744	8246-010-007	F	MU	DBD	0	Unlimited (50 expected)	0.12	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5			5	1915		1, 2
LA PUENTE	62	117 1ST ST	91744	8246-010-005	F	MU	DBD	0	Unlimited (50 expected)	0.17	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1906		1, 2, 5
LA PUENTE	62	124 GLENDORA AVE	91744	8246-010-016	F	MU	DBD	0	Unlimited (50 expected)	0.64	Commercial/Retail, Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	28			28	1932	Yes	1, 2, 5, 7
LA PUENTE	62	MAIN ST/1ST ST	91744	8246-010-009	F	MU	DBD	0	Unlimited (50 expected)	0.12	Storage yard	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5			5	1967	Yes	1, 2, 5, 7
LA PUENTE	63	119 2ND ST	91744	8246-009-002	G	MU	DBD	0	Unlimited (50 expected)	0.52	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23			23	1949	Yes	1, 2, 5, 7
LA PUENTE	63	131 2ND ST	91744	8246-009-001	G	MU	DBD	0	Unlimited (50 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1926	Yes	1, 2, 5, 7
LA PUENTE	63	15851 MAIN ST	91744	8246-009-007	G	MU	DBD	0	Unlimited (50 expected)	0.22	Commerical/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	9			9	1922		1, 2
LA PUENTE	63	120 1ST ST	91744	8246-009-010	G	MU	DBD	0	Unlimited (50 expected)	0.17	Commerical/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1938	Yes	1, 2, 5, 7
LA PUENTE	63	132 1ST ST	91744	8246-009-030	G	MU	DBD	0	Unlimited (50 expected)	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7		Yes	1, 2, 7
LA PUENTE	63	WORKMAN ST/N 2ND ST	91744	8246-009-800	G	MU	DBD	0	Unlimited (50 expected)	0.52	Office	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23			23	1954		1, 2
LA PUENTE	63	WORKMAN ST/N 2ND ST	91744	8246-009-900	G	MU	DBD	0	Unlimited (50 expected)	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				7			3, 5, 7
LA PUENTE	63	134 1ST ST	91744	8246-009-016	G	MU	DBD	0	Unlimited (50 expected)	0.34	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	15			15	1960	Yes	1, 2, 5, 7
LA PUENTE	63	144 1ST ST	91744	8246-009-015	G	MU	DBD	0	Unlimited (50 expected)	0.17	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1940		1, 5
LA PUENTE	63	126 1ST ST	91744	8246-009-011	G	MU	DBD	0	Unlimited (50 expected)	0.17	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1923	Yes	1, 2, 5, 7
LA PUENTE	63	15841 MAIN ST	91744	8246-009-901	G	MU	DBD	0	Unlimited (50 expected)	0.15	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	1935		1, 2
LA PUENTE	64	15939 MAIN ST	91744	8246-007-013	H	MDR	DBD	0	Unlimited (49 expected)	0.15	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1921		1, 2, 5
LA PUENTE	64	15943 MAIN ST	91744	8246-007-012	H	MDR	DBD	0	Unlimited (49 expected)	0.15	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1916		1, 2, 5
LA PUENTE	64	15955 MAIN ST	91744	8246-007-010	H	MDR	DBD	0	Unlimited (49 expected)	0.15	Medical Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1989		1, 2, 5
LA PUENTE	65	228 1ST ST	91744	8246-004-018	I	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1916		1, 2, 5

Jurisdiction Name	Key Map Site #	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built	Common or Government Ownership	Site Selection Criteria
LA PUENTE	65	206 1ST ST	91744	8246-004-015	I	MDR	DBD	0	Unlimited (26 expected)	0.34	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		5		5	1985		1, 2, 5
LA PUENTE	65	222 1ST ST	91744	8246-004-017	I	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	1917		1, 2, 5
LA PUENTE	65	200 1ST ST	91744	8246-004-014	I	MDR	DBD	0	Unlimited (26 expected)	0.16	Club, Lodging	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		1		1	1923		1, 2
LA PUENTE	65	218 1ST ST	91744	8246-004-016	I	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	1922		1, 2, 5
LA PUENTE	66	114 STIMSON AVE	91744	8246-016-015	J	MDR	DBD	0	Unlimited (75 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		8		8	1955		1, 2, 5
LA PUENTE	66	119 ALBERT ST	91744	8246-016-016	J	MDR	DBD	0	Unlimited (75 expected)	0.08	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		3		3	1922		1, 2, 5
LA PUENTE	67	16027 CENTRAL AVE	91744	8246-016-014	J	MDR	DBD	0	Unlimited (75 expected)	0.16	Residential (3 units)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		7		7	1939		1, 2, 5
LA PUENTE	67	16023 CENTRAL AVE	91744	8246-016-013	J	MDR	DBD	0	Unlimited (75 expected)	0.16	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		7		7	1911		1, 2, 5
LA PUENTE	68	15861 MAIN ST	91744	8246-009-017		MU	DBD	0	Unlimited (50 expected)	0.55	Vacant	YES - Planned	NO - Privately-Owned	Pending Proje	Used in Prior Housing Element - Non-Vacant		34		34			5, 8

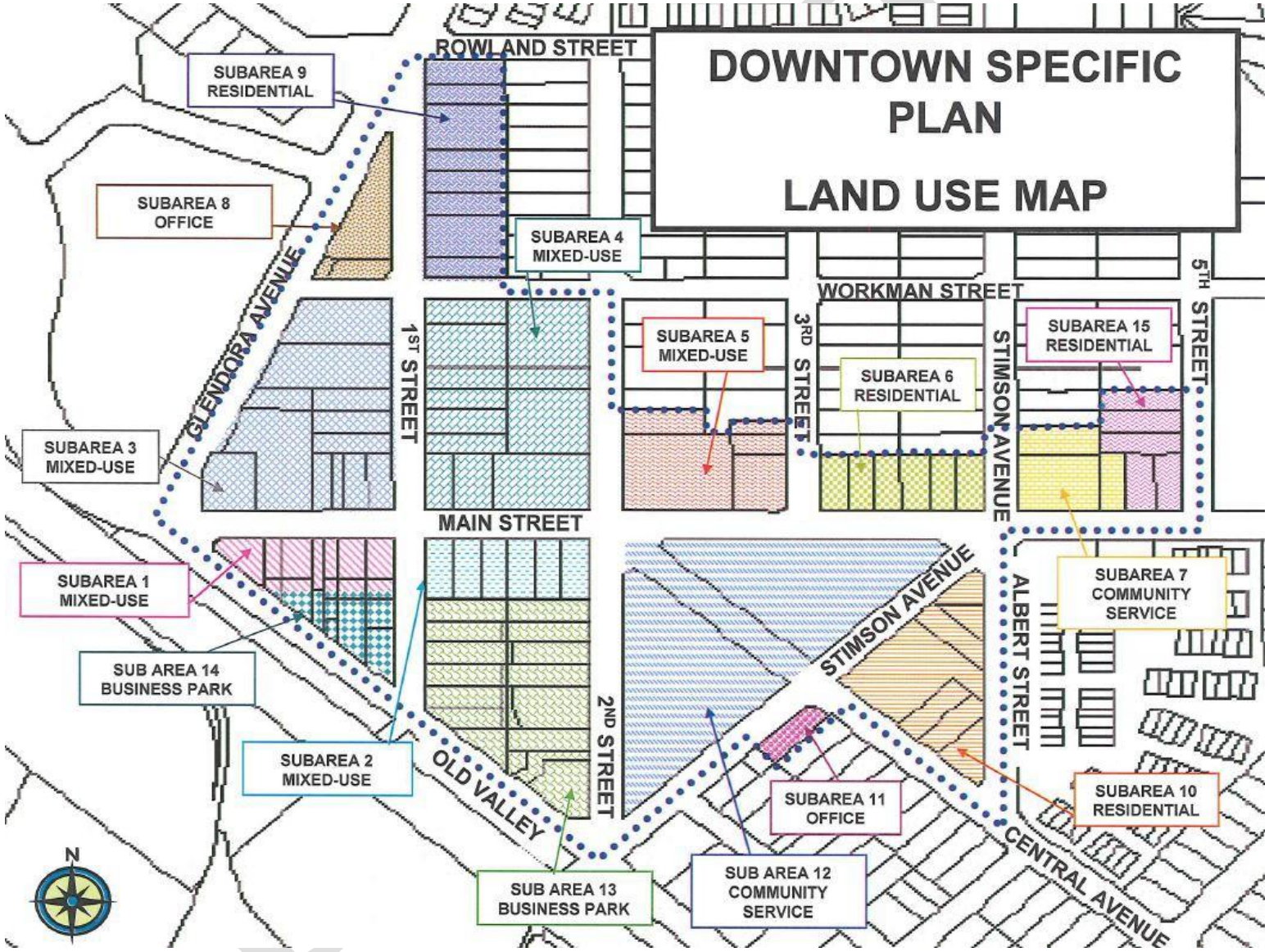
DRAFT

Jurisdiction Name	Key Map Site #	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Year Built	Common or Government Ownership	Site Selection Criteria
LA PUENTE	69	13921 AMAR RD	91744	8464-033-099	87	44	44	136	Shortfall of Sites	10.79	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	311	Non-Vacant	Sunkist Shopping Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	69	13911 AMAR RD	91744	8464-033-095	6	3	3	11	Shortfall of Sites	0.8	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	23	Non-Vacant	Sunkist Shopping Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	69	13847 AMAR RD	91744	8464-033-100	5	3	3	7	Shortfall of Sites	0.65	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	18	Non-Vacant	Sunkist Shopping Center	2015	Yes	3, 5, 7
LA PUENTE	69	13965 AMAR RD	91744	8464-033-097	4	2	2	6	Shortfall of Sites	0.51	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	14	Non-Vacant	Sunkist Shopping Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	69	AMAR RD/SUNKIST DR	91744	8464-033-094	17	8	8	27	Shortfall of Sites	2.1	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	60	Non-Vacant	Sunkist Shopping Center	1956	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17243 VALLEY BLVD	91744	8263-001-030	16	8	8	25	Shortfall of Sites	1.99	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	57	Non-Vacant	Bodega Shopping Center	1960	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17305 VALLEY BLVD	91744	8263-001-049	30	15	15	46	Shortfall of Sites	3.68	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	106	Non-Vacant	Bodega Shopping Center	1957	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17371 VALLEY BLVD	91744	8263-001-050	4	2	2	6	Shortfall of Sites	0.5	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	14	Non-Vacant	Bodega Shopping Center	1979	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17309 VALLEY BLVD	91744	8263-001-046	44	22	22	68	Shortfall of Sites	5.41	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	156	Non-Vacant	Bodega Shopping Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	70	605 S AZUSA WAY	91744	8263-001-040	3	1	1	5	Shortfall of Sites	0.35	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	10	Non-Vacant	Bodega Shopping Center	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17369 VALLEY BLVD	91744	8263-001-043	2	1	1	3	Shortfall of Sites	0.25	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	7	Non-Vacant	Bodega Shopping Center	1965	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17331 VALLEY BLVD	91744	8263-001-045	9	4	4	15	Shortfall of Sites	1.08	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	31	Non-Vacant	Bodega Shopping Center	1960	Yes	1, 2, 3, 5, 7
LA PUENTE	71	755 N HACIENDA BLVD	91744	8213-018-015	81	40	40	129	Shortfall of Sites	11.81	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	289	Non-Vacant	Hacienda Plaza Shopping Center	1978	Yes	1, 2, 3, 5, 7
LA PUENTE	71	877 N HACIENDA BLVD	91744	8213-018-011	2	2	2	8	Shortfall of Sites	0.67	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	16	Non-Vacant	Hacienda Plaza Shopping Center	1965	Yes	1, 2, 3, 5, 7
LA PUENTE	72	GLENDORA AVE/MONTANA AVE	91744	8213-023-002	1	0	0	1	Shortfall of Sites	0.12	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	2	Non-Vacant	Parking		Yes	3, 5, 7
LA PUENTE	72	657 GLENDORA AVE	91744	8213-023-003	3	1	1	5	Shortfall of Sites	0.41	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	10	Non-Vacant	Commercial/Retail	1957	Yes	1, 2, 3, 5, 7
LA PUENTE	72	651 GLENDORA AVE	91744	8213-023-004	2	1	1	2	Shortfall of Sites	0.27	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	6	Non-Vacant	Parking		Yes	3, 5, 7
LA PUENTE	72	639 GLENDORA AVE	91744	8213-023-005	3	1	1	5	Shortfall of Sites	0.41	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	10	Non-Vacant	Auto Sales	2008	Yes	3, 4, 5, 7
LA PUENTE	73	631 GLENDORA AVE	91744	8213-023-006	1	0	0	2	Shortfall of Sites	0.16	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	3	Non-Vacant	Shopping Center	1948	Yes	1, 2, 3, 5, 7
LA PUENTE	73	625 GLENDORA AVE	91744	8213-023-007	1	0	0	2	Shortfall of Sites	0.15	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	3	Non-Vacant	Shopping Center	1948	Yes	1, 2, 3, 5, 7
LA PUENTE	73	619 GLENDORA AVE	91744	8213-023-008	2	1	1	2	Shortfall of Sites	0.28	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	6	Non-Vacant	Shopping Center	1952	Yes	1, 2, 3, 5, 7
LA PUENTE	74	830 N HACIENDA BLVD	91744	8251-009-007	2	1	1	3	Shortfall of Sites	0.35	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	8	Vacant	Vacant		Yes	3, 5, 7, 8
LA PUENTE	74	824 N HACIENDA BLVD	91744	8251-009-009	1	1	1	2	Shortfall of Sites	0.23	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	5	Non-Vacant	Commercial/Office	1972	Yes	1, 2, 3, 5, 7
LA PUENTE	74	818 N HACIENDA BLVD	91744	8251-009-011	3	2	2	5	Shortfall of Sites	0.52	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	12	Non-Vacant	Commercial/Retail	1978	Yes	1, 2, 3, 5, 7
LA PUENTE	74	800 N HACIENDA BLVD	91744	8251-009-013	3	2	2	5	Shortfall of Sites	0.52	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	12	Non-Vacant	Commercial/Retail	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	74	838 N HACIENDA BLVD	91744	8251-009-030	2	1	1	3	Shortfall of Sites	0.28	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	6	Non-Vacant	Commercial/Office	1959	Yes	1, 2, 3, 5, 7
LA PUENTE	74	N HACIENDA BLVD/LOUKELTON ST	91744	8251-009-031	1	0	0	1	Shortfall of Sites	0.14	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	2	Non-Vacant	Parking		Yes	3, 5, 7
LA PUENTE	74	N HACIENDA BLVD/LOUKELTON ST	91744	8251-009-032	1	1	1	2	Shortfall of Sites	0.17	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	5	Non-Vacant	Parking		Yes	3, 5, 7
LA PUENTE	75	1150 S HACIENDA BLVD	91744	8252-015-025	5	3	3	8	Shortfall of Sites	0.79	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	19	Non-Vacant	Parking			3, 5, 7
LA PUENTE	76	1340 S HACIENDA BLVD	91744	8252-015-025	3	1	1	4	Shortfall of Sites	0.37	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	9	Vacant	Hacienda Fair Center		Yes	3, 5, 7, 8
LA PUENTE	76	1316 S HACIENDA BLVD	91744	8252-015-025	3	1	1	4	Shortfall of Sites	0.38	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	9	Non-Vacant	Hacienda Fair Center	1957	Yes	1, 2, 3, 5, 7
LA PUENTE	76	1338 N HACIENDA BLVD	91744	8252-015-025	1	0	0	1	Shortfall of Sites	0.11	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	2	Non-Vacant	Hacienda Fair Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	76	1322 S HACIENDA BLVD	91744	8252-015-025	4	2	2	7	Shortfall of Sites	0.65	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	15	Non-Vacant	Hacienda Fair Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	76	1200 N HACIENDA BLVD	91744	8252-015-025	8	4	4	11	Shortfall of Sites	1.11	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	27	Non-Vacant	Hacienda Fair Center	1950	Yes	1, 2, 3, 5, 7
LA PUENTE	76	1240 N HACIENDA BLVD	91744	8252-015-025	4	2	2	6	Shortfall of Sites	0.59	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	14	Non-Vacant	Hacienda Fair Center	1981	Yes	3, 5, 7
LA PUENTE	76	1226 N HACIENDA BLVD	91744	8252-015-025	8	4	4	11	Shortfall of Sites	1.12	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	27	Non-Vacant	Hacienda Fair Center	1978	Yes	1, 2, 3, 5, 7
LA PUENTE	76	1302 N HACIENDA BLVD	91744	8252-015-025	11	6	6	17	Shortfall of Sites	1.66	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	40	Non-Vacant	Hacienda Fair Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	77	1225 N HACIENDA BLVD	91744	8471-022-012	3	2	2	5	Shortfall of Sites	0.50	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	12	Non-Vacant	Commercial/Retail	1955	Yes	1, 2, 3, 5, 7
LA PUENTE	77	1201 N HACIENDA BLVD	91744	8471-022-013	3	2	2	6	Shortfall of Sites	0.56	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	13	Non-Vacant	Commercial/Retail	1960	Yes	1, 2, 3, 5, 7
LA PUENTE	77	1217 N HACIENDA BLVD	91744	8471-022-014	3	1	1	4	Shortfall of Sites	0.38	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	9	Non-Vacant	Commercial/Retail	1955	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1103 N HACIENDA BLVD	91744	8472-037-007	5	2	2	7	Shortfall of Sites	0.66	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	16	Non-Vacant	Commercial/Retail	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1081 N HACIENDA BLVD	91744	8472-037-008	5	2	2	7	Shortfall of Sites	0.66	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	16	Non-Vacant	Commercial/Retail	1972	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1039 N HACIENDA BLVD	91744	8472-038-005	4	2	2	5	Shortfall of Sites	0.56	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	13	Non-Vacant	La Puente Motel	1987	Yes	2, 3, 5, 7
LA PUENTE	78	1043 S HACIENDA BLVD	91744	8472-038-006	4	1	1	4	Shortfall of Sites	0.43	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	10	Non-Vacant	Commercial/Retail	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1049 S HACIENDA BLVD	91744	8472-038-007	4	2	2	8	Shortfall of Sites	0.66	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	16	Non-Vacant	Commercial/Retail	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1059 S HACIENDA BLVD	91744	8472-038-008	4	2	2	8	Shortfall of Sites	0.66	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	16	Non-Vacant	Commercial/Retail	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1079 S HACIENDA BLVD	91744	8472-038-009	5	2	2	8	Shortfall of Sites	0.72	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	17	Non-Vacant	Commercial/Retail	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1111 S HACIENDA BLVD	91744	8472-037-028	4	2	2	5	Shortfall of Sites	0.54	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	13	Non-Vacant	Auto Service	1969	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1125 S HACIENDA BLVD	91744	8472-037-029	4	2	2	5	Shortfall of Sites	0.54	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	13	Non-Vacant	Hacienda Inn & Suites	1984	Yes	2, 3, 5, 7

DRAFT

Figure B-7. Zoning Map

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 County AI describes the departments and organizations that handle fair housing enforcement and outreach in La Puente. These include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC services includes intake of discrimination allegations, mediation, systemic rental tests, fair housing counseling and reasonable accommodation/modification requests. The Housing Authority of the County of Los

DRAFT

Angeles (HACoLA) provides fair housing resources for residents via its website https://housing.lacounty.gov.

The City of La Puente partners with Fair Housing Council of the San Gabriel Valley and 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. Annually, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include public service announcements, media, advertisements; community presentations; literature distribution; and management trainings.

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. The City continues to refer fair housing complaints to the Housing Rights Center (HRC).

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.

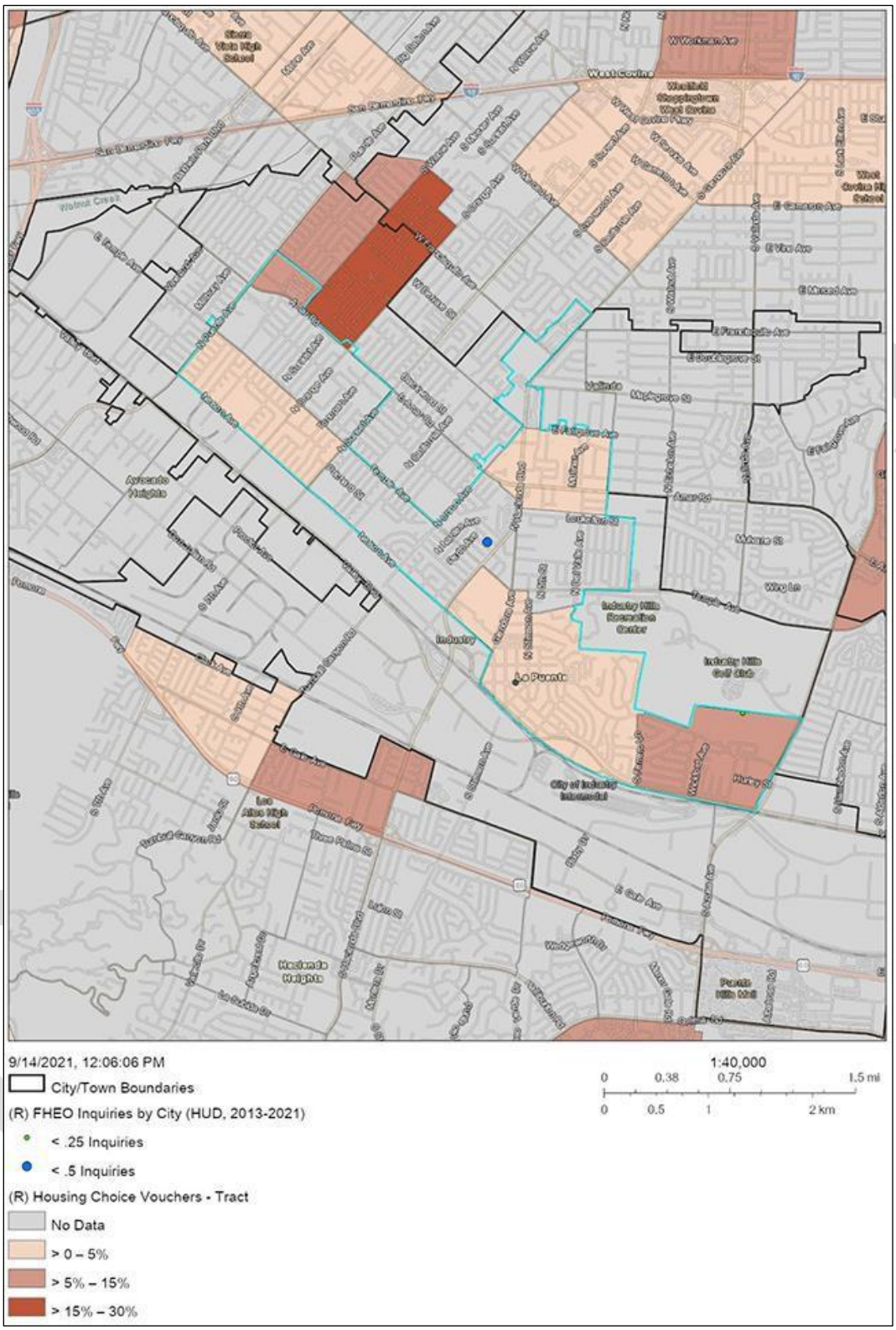
The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors in public facilities, and program links are provided on the City's website (https://lapuente.org/housing-division/). The HCD AFFH Data Viewer shows that for Census Tract 407701, 56 Housing Choice Vouchers have been awarded which is 8.3 percent of the renter occupied housing units in this tract.

DRAFT

[This space is intentionally left blank]

DRAFT

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**

[This space is intentionally left blank]

DRAFT

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

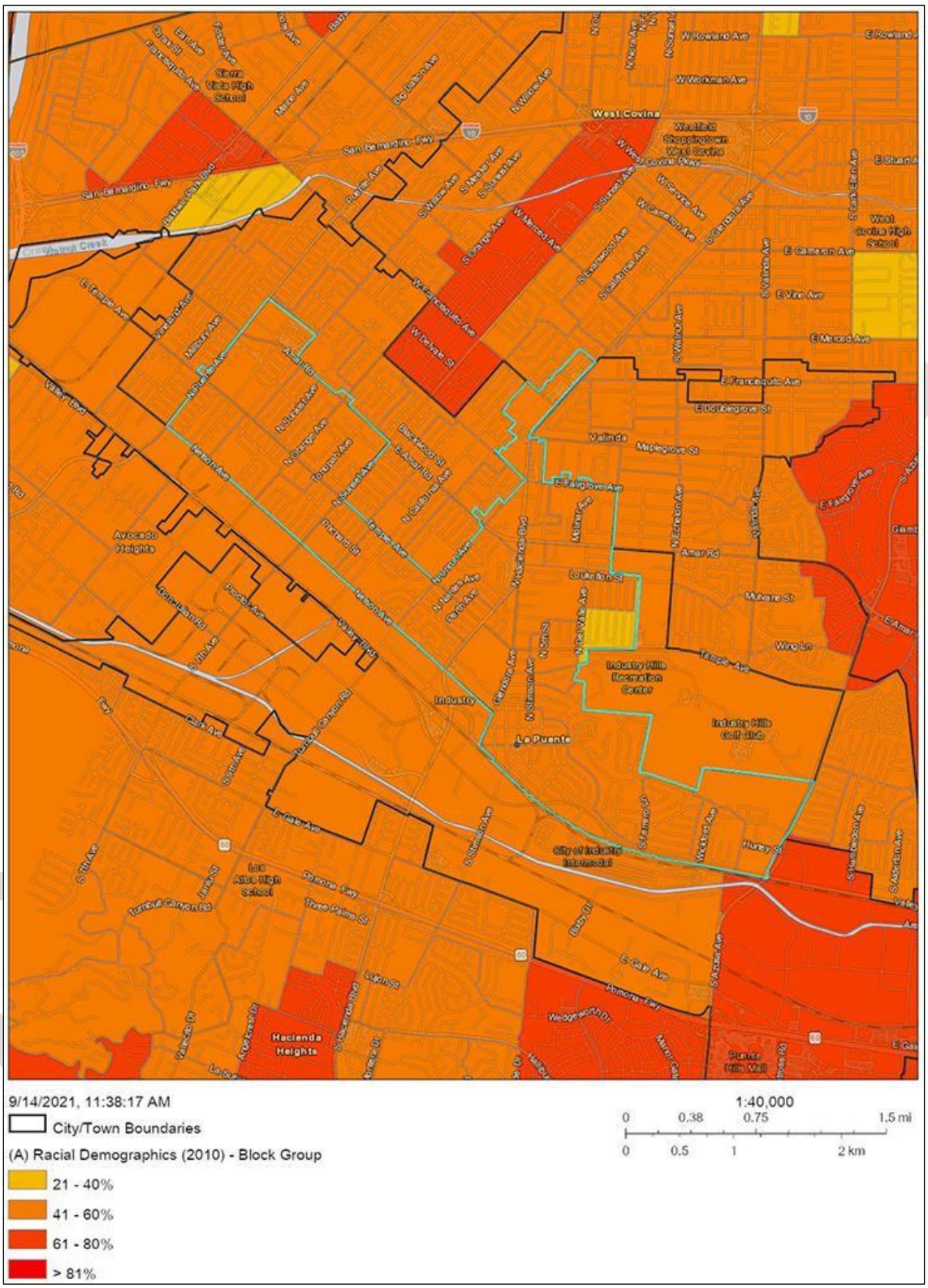


Figure D-3. Racial/Ethnic Minority Concentrations (2018)

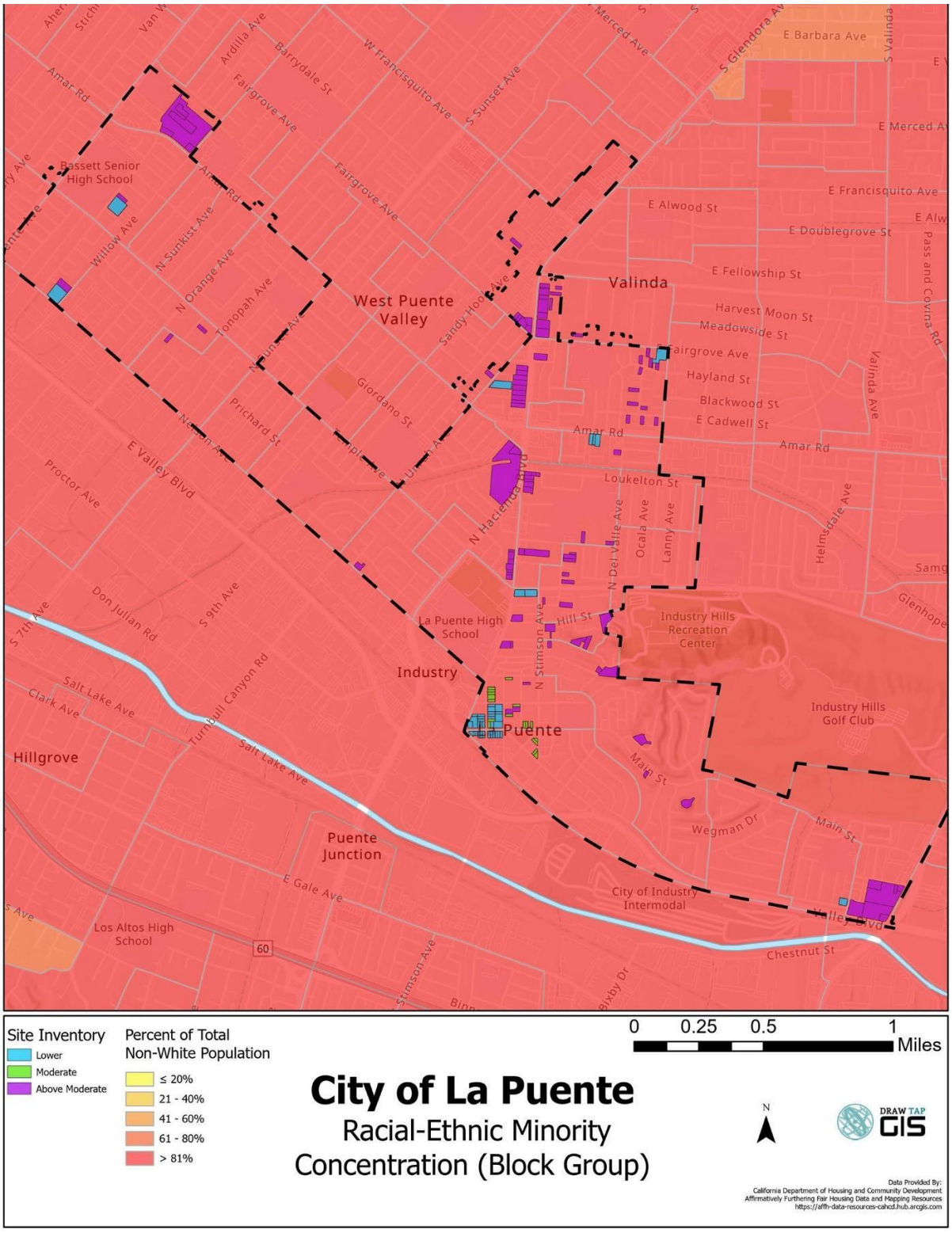
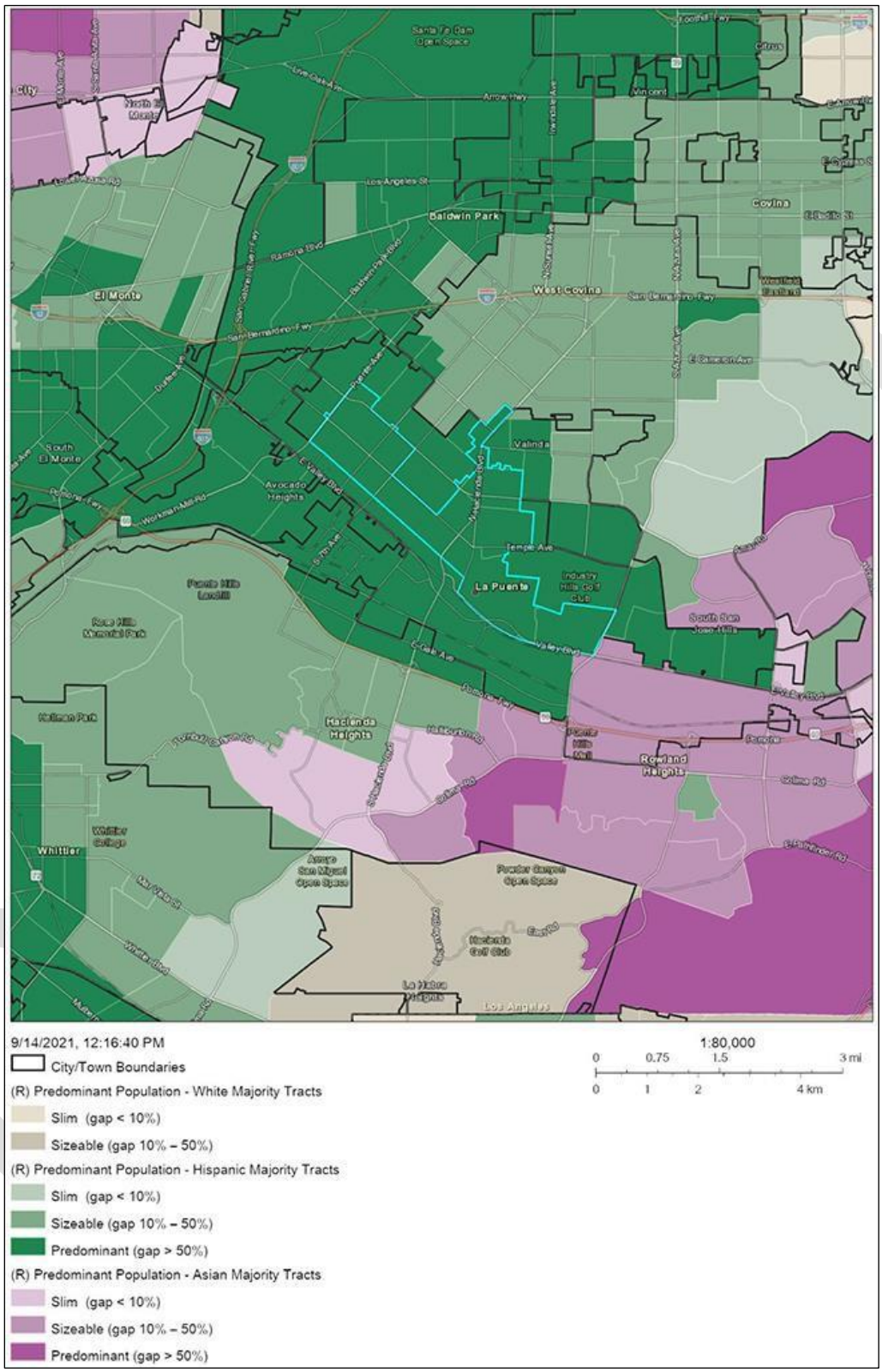


Figure D-4. Subregional Racial Ethnic Majority Tracts (2010)



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**

[This space is intentionally left blank]

DRAFT

Figure D-5. Concentration of Persons with Disabilities (2010-2014)

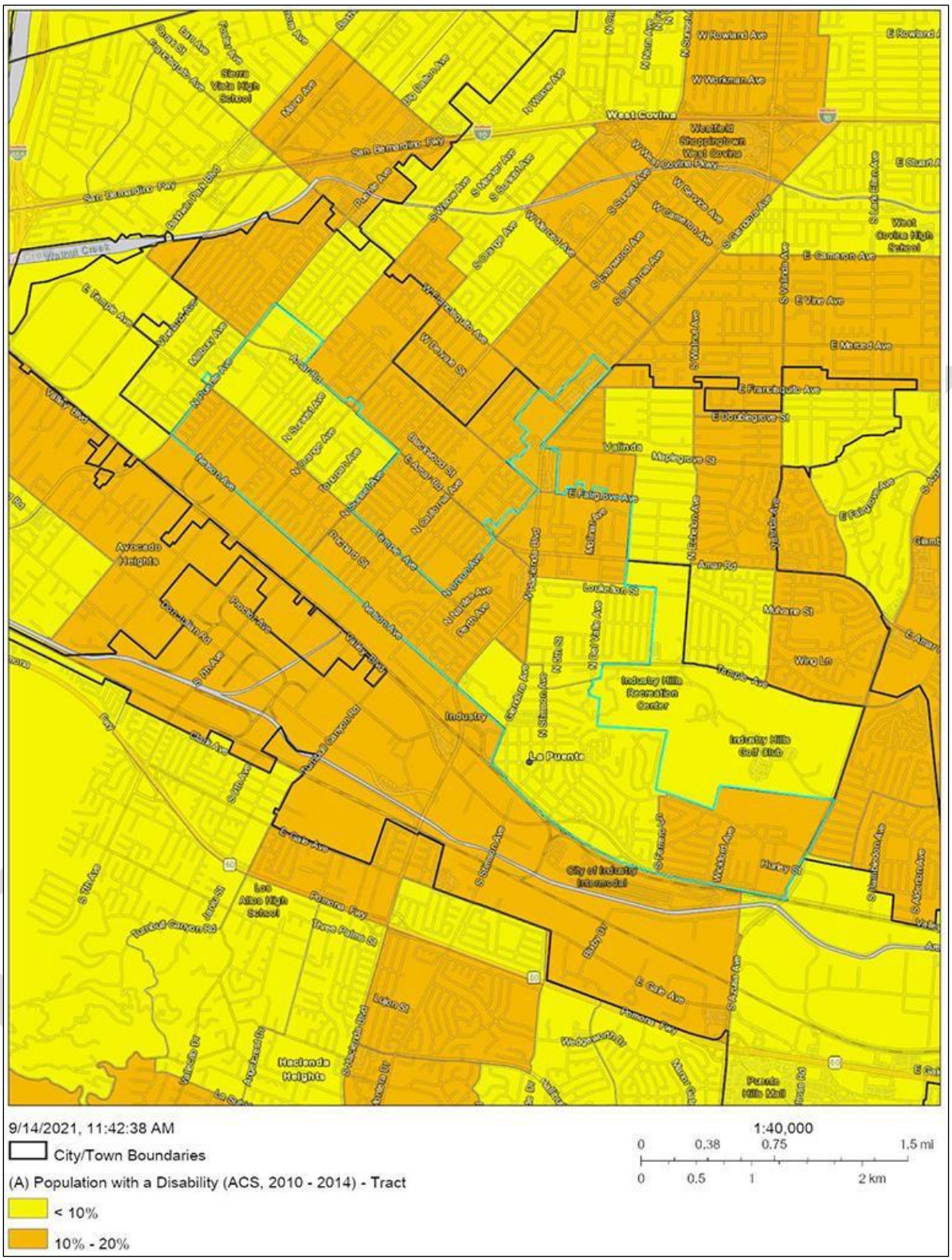
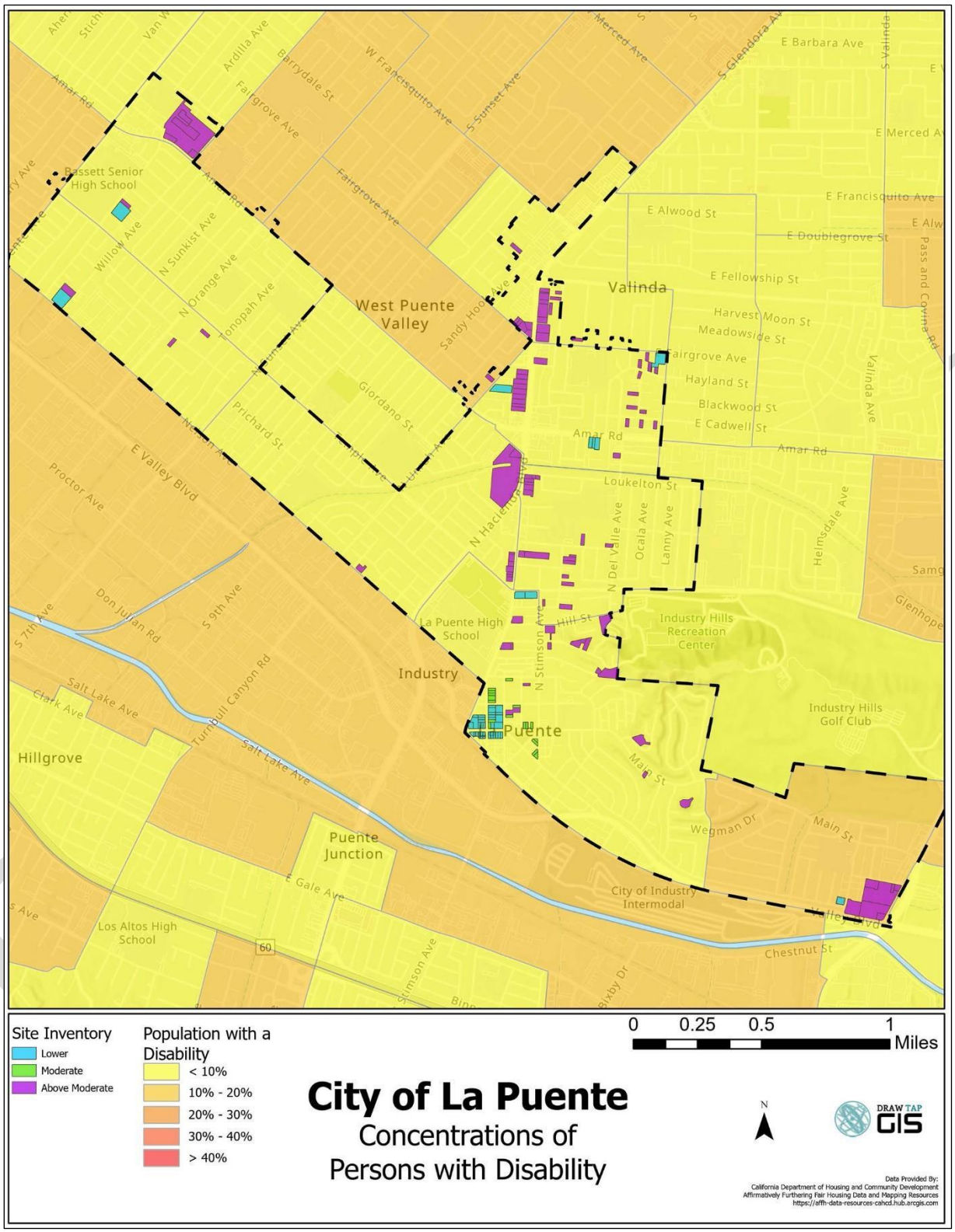


Figure D-6. Concentration of Persons with Disabilities (2015-2019)



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 martial 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**

DRAFT

Figure D-7. Percent of Children in Married Couple Households

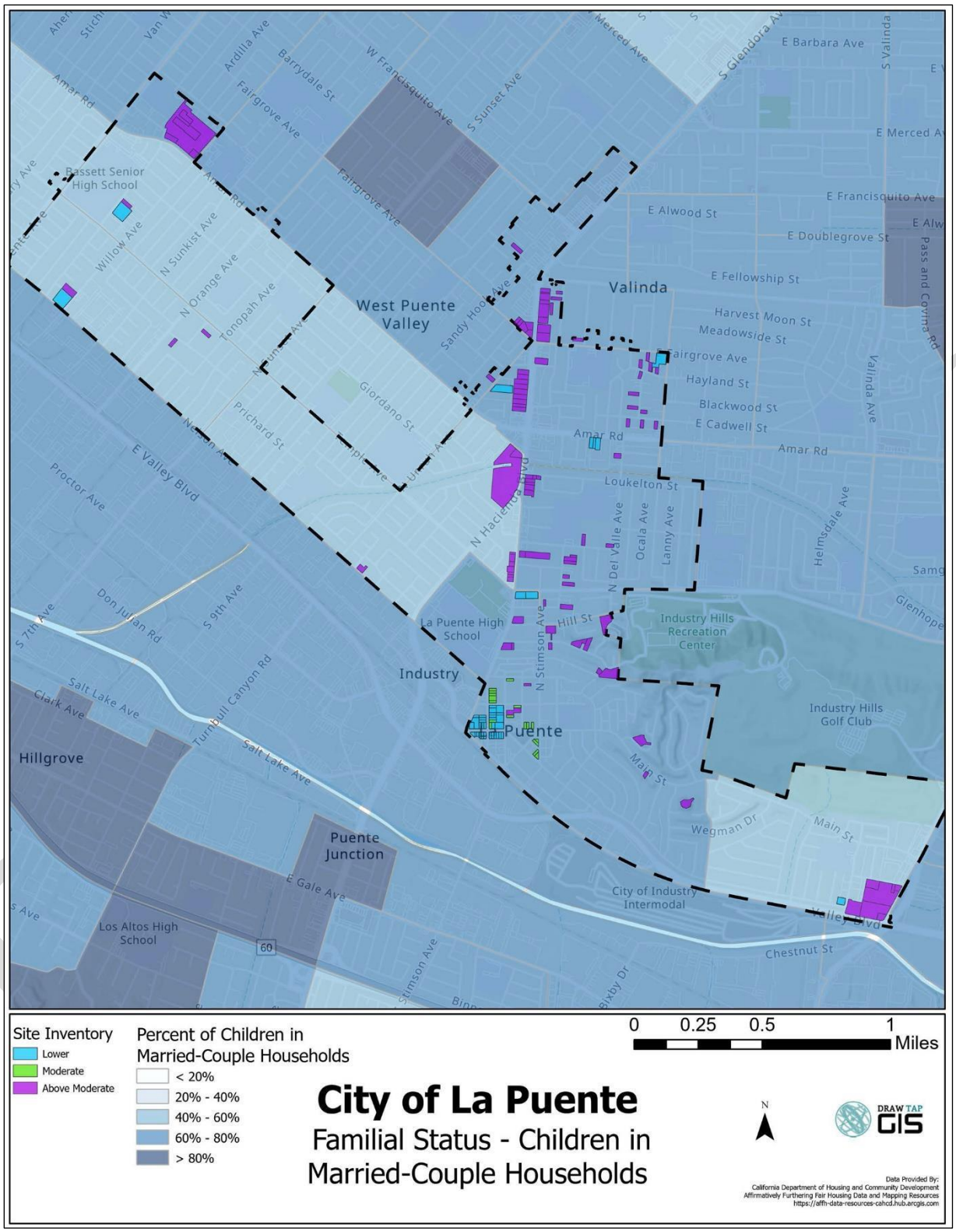
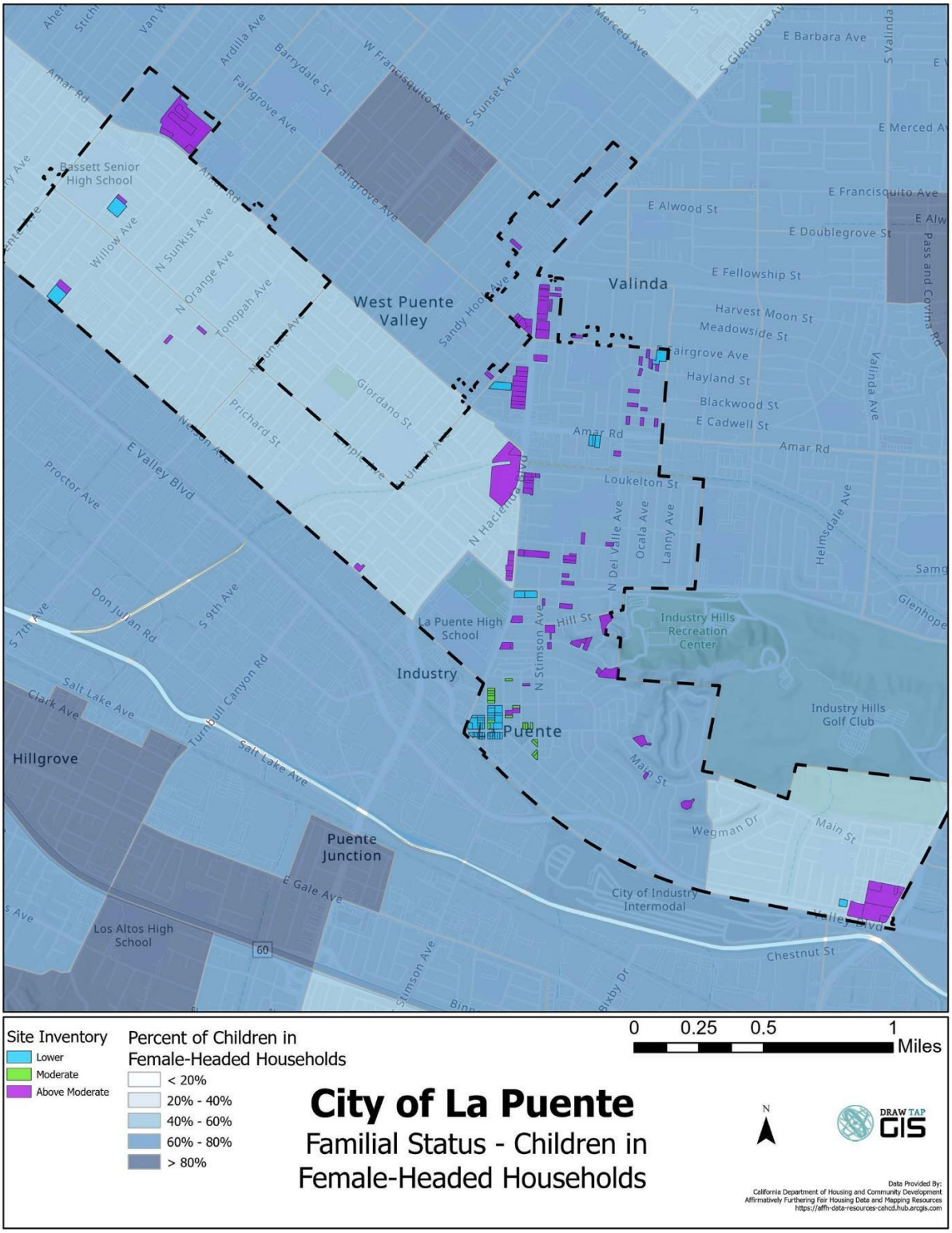


Figure D-8. Percent of Children in Female-Headed Households



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.

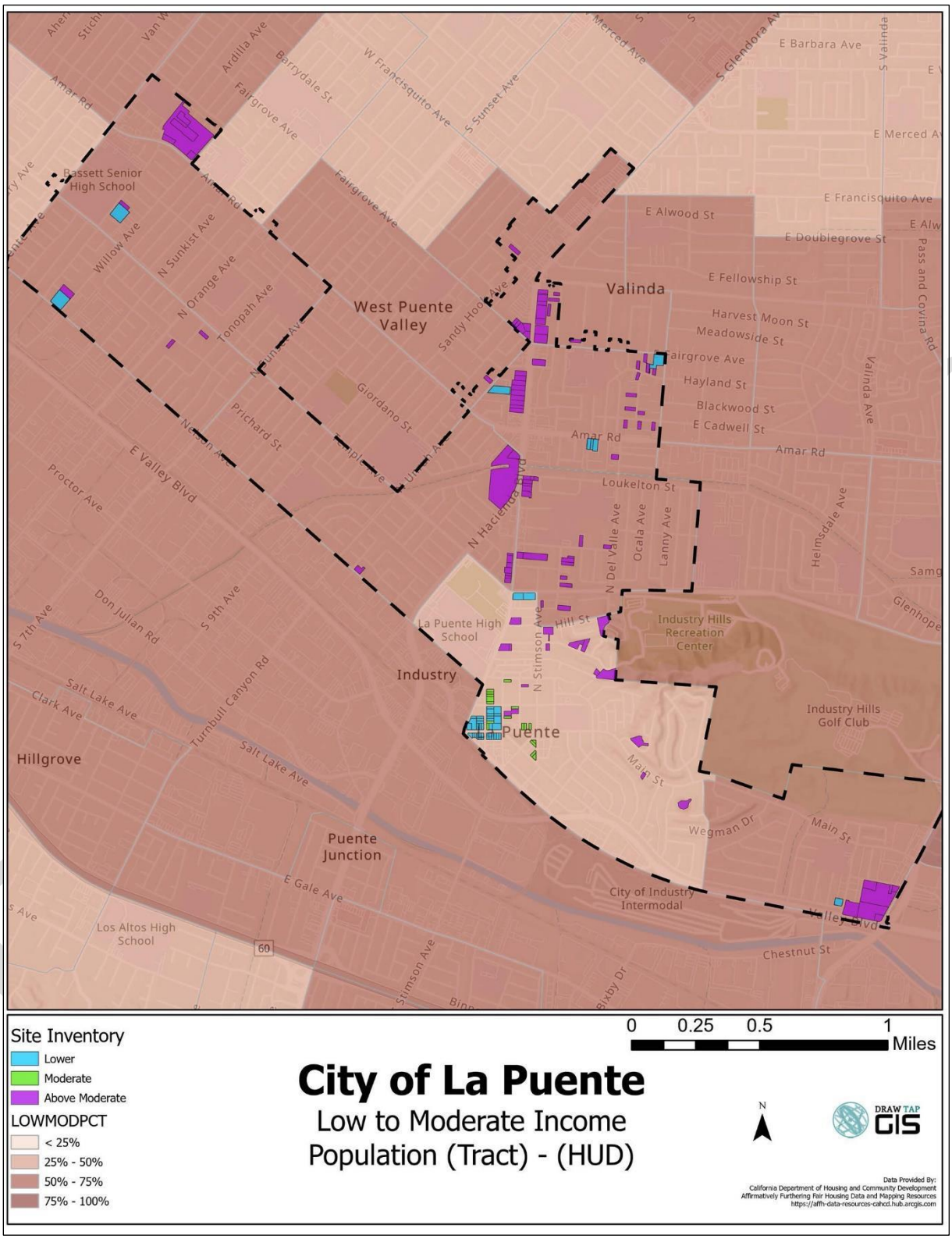
Table D-8. Low to Moderate Income Population

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**

[This space is intentionally left blank]

DRAFT

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 cites 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 communities[2]. 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)

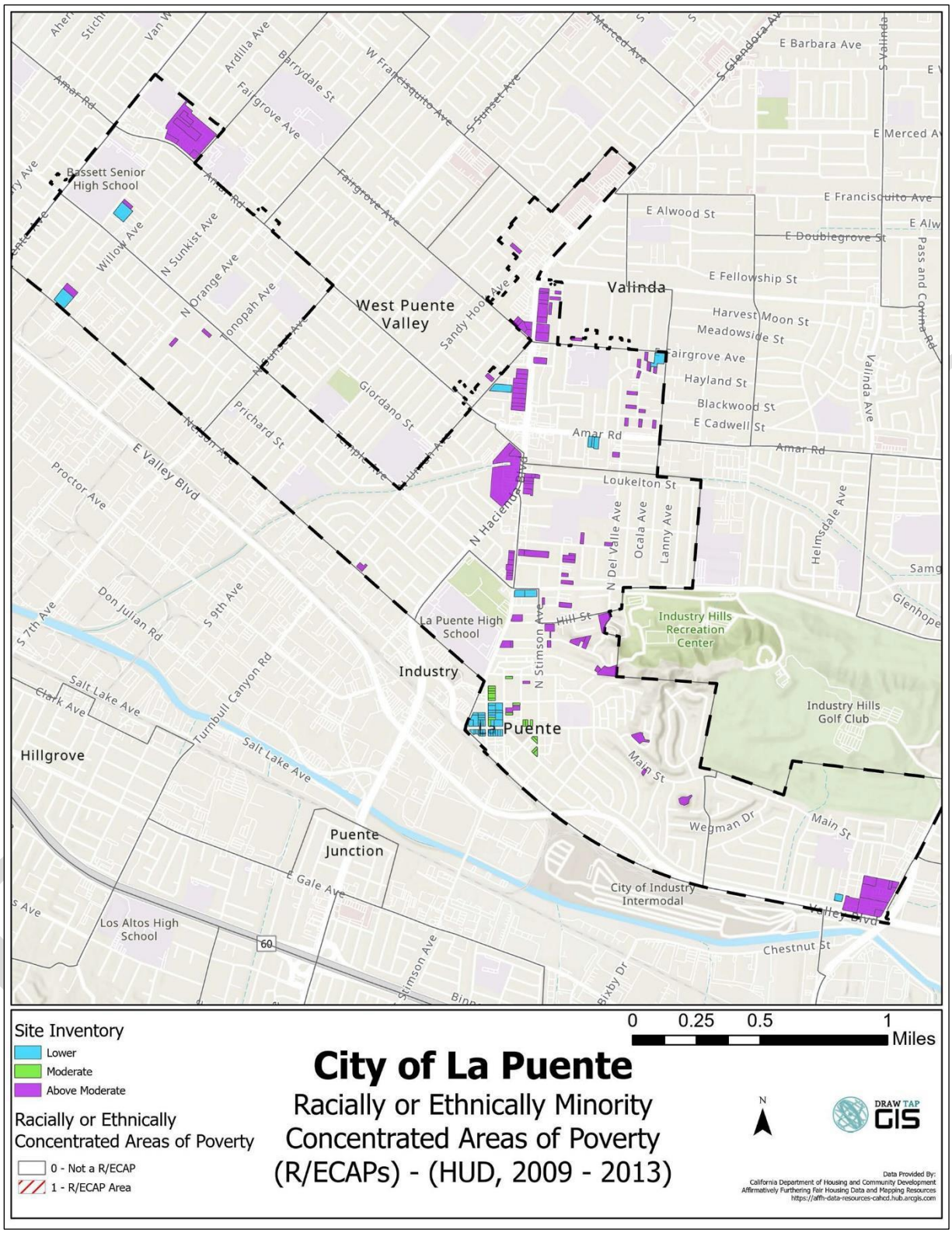
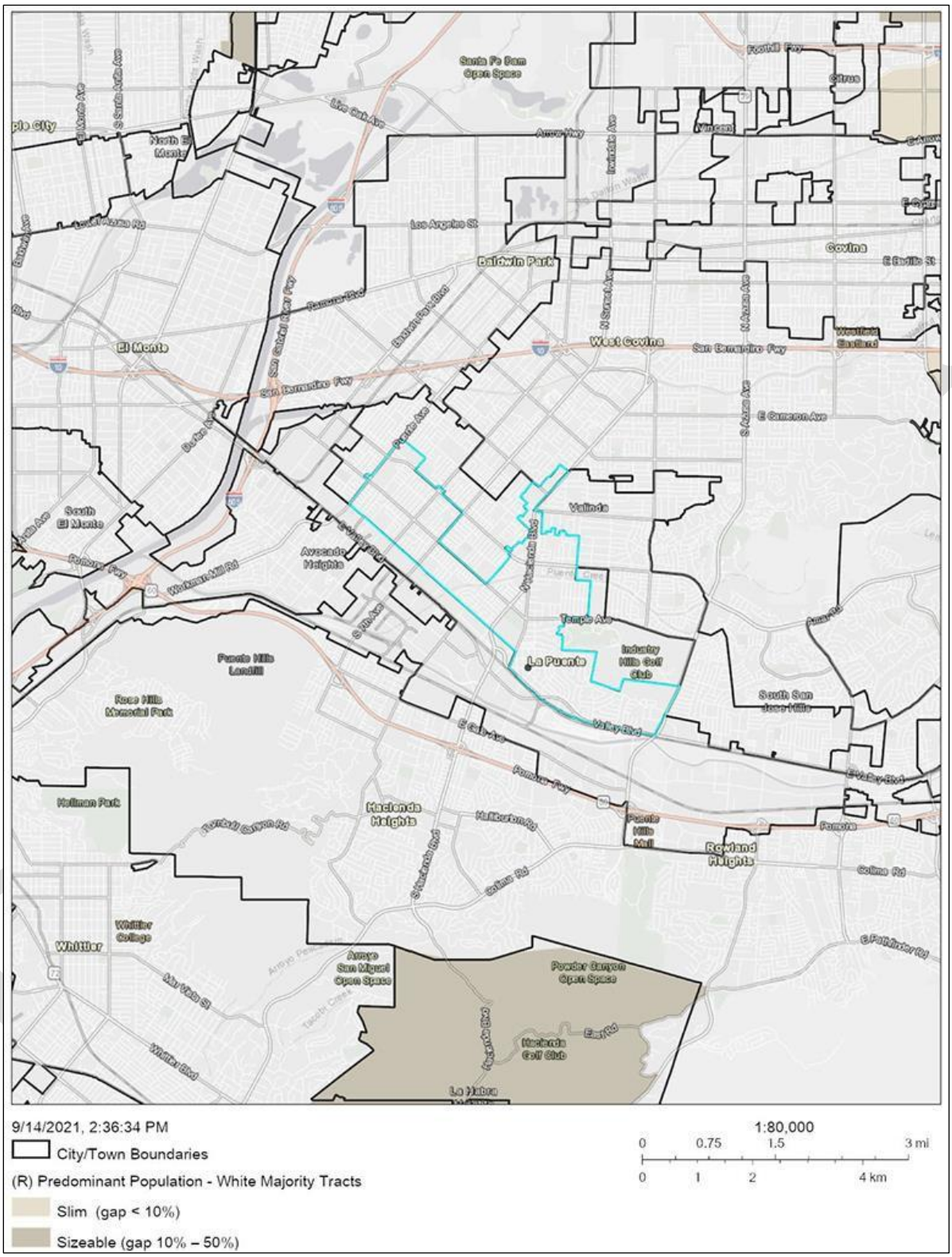


Figure D-11. White Predominant Areas



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

DRAFT

	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.

DRAFT

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

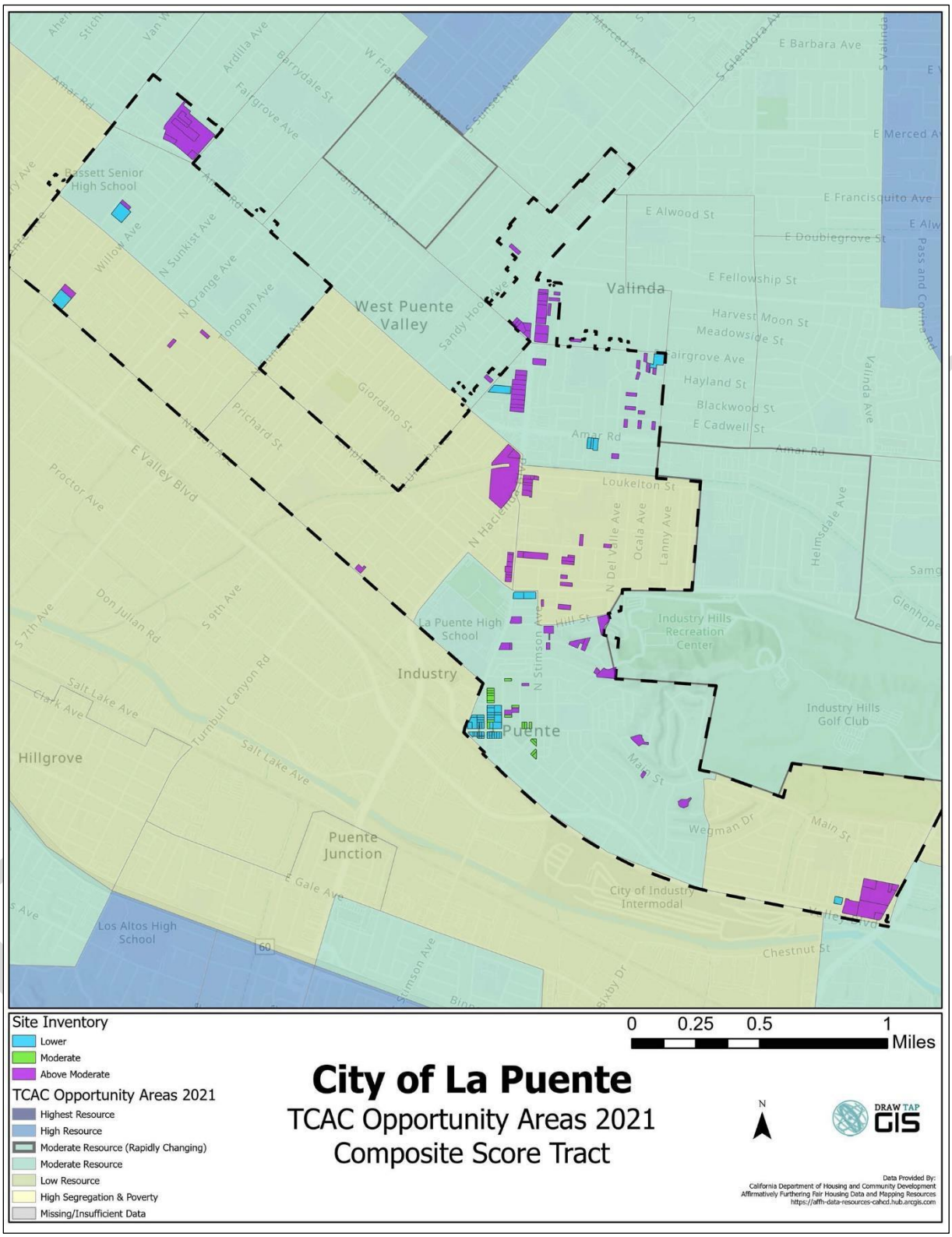
AB 686 requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH. To meet this requirement, the City's RHNA Sites Inventory has been analyzed in conjunction with the TCAC Opportunity Areas (2021) Composite Score maps (Figure D-12). Higher 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**

[This space is intentionally left blank]

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 (HQTA) 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 HQTA, which extends a 0.5 mile in both directions from the Amar Road centerline.

[This space is intentionally left blank]

DRAFT

Figure D-13. TCAC Opportunity Areas - Economic Scores

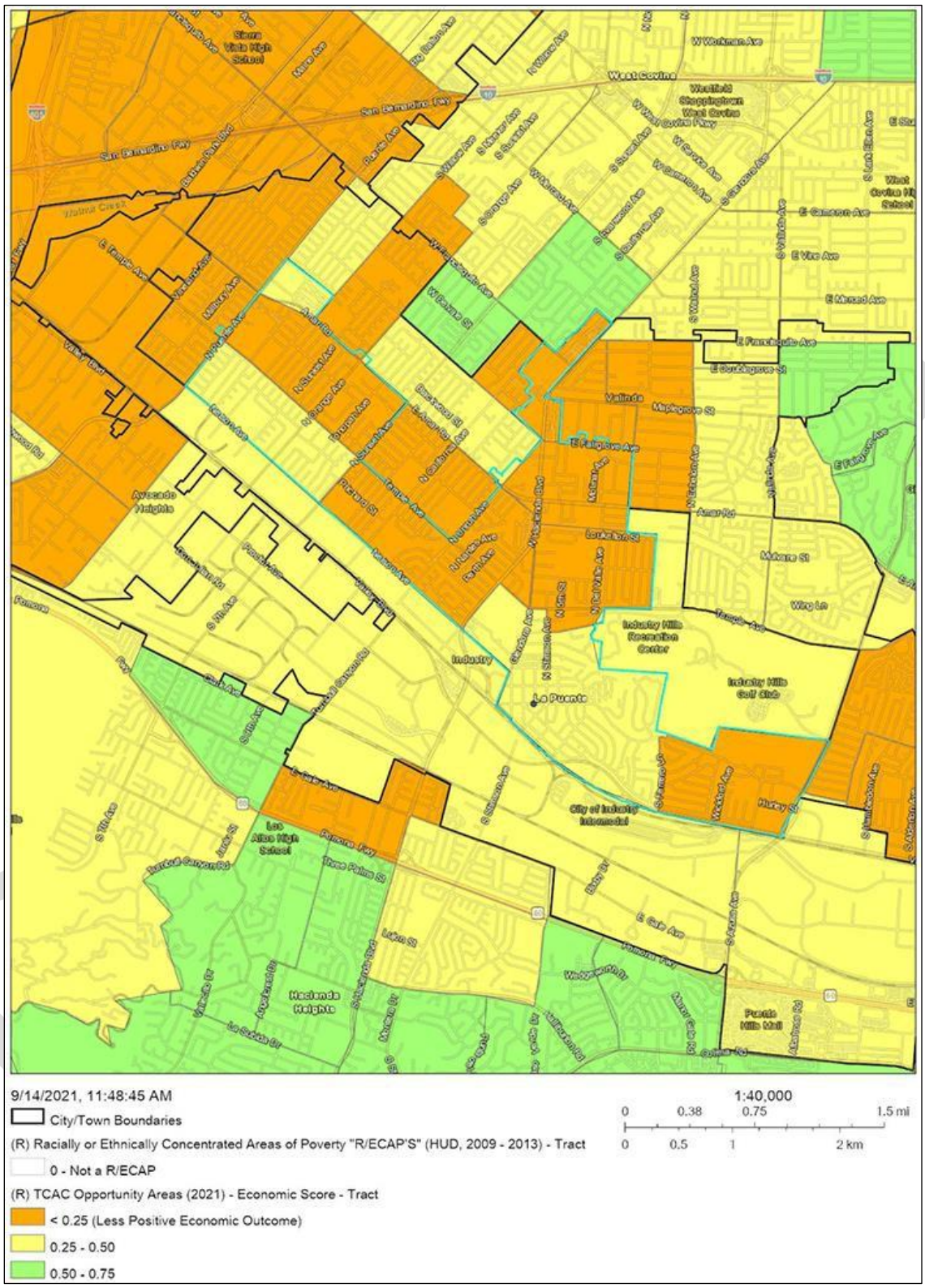


Figure D-14. TCAC Opportunity Areas - Education Scores

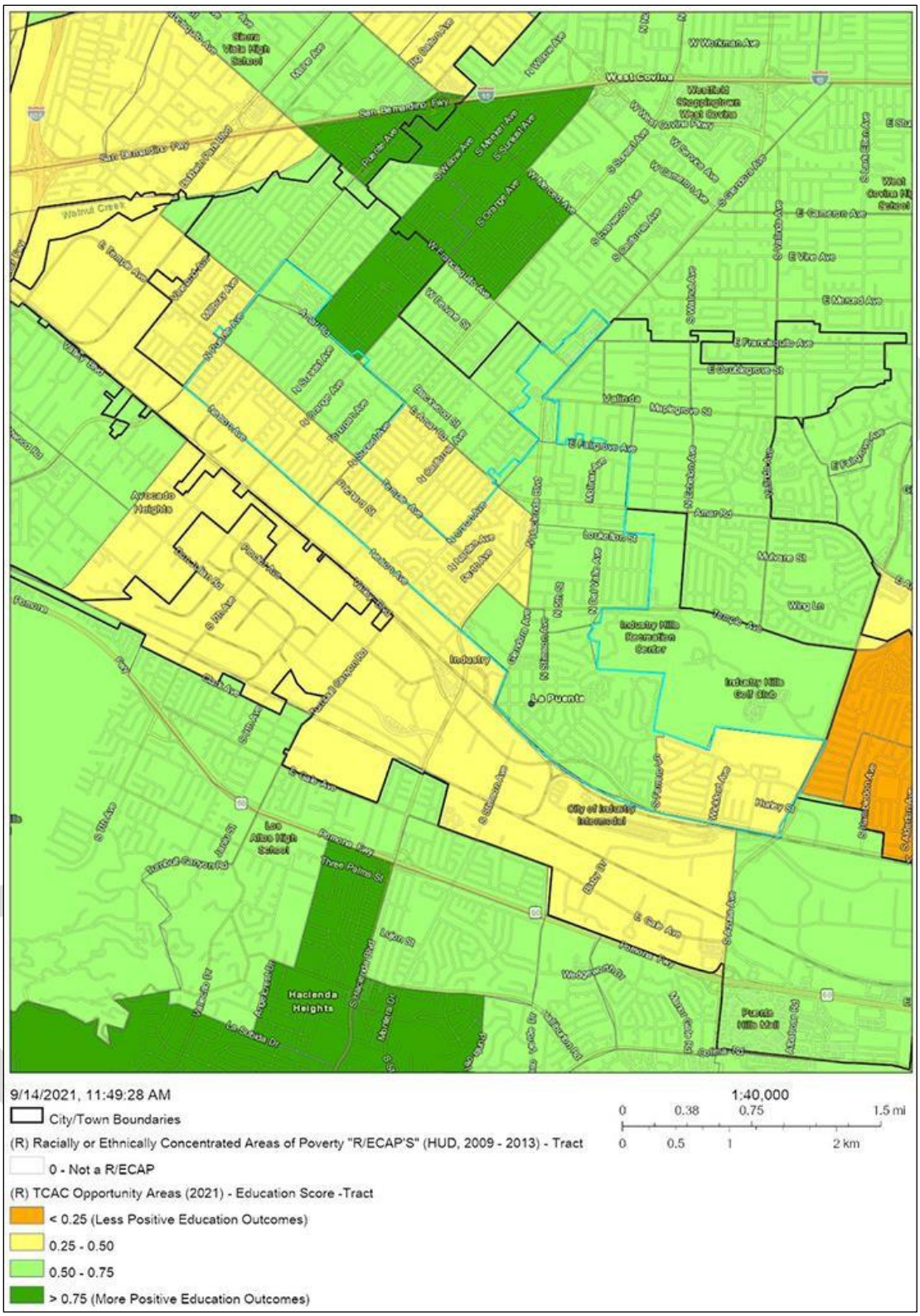


Figure D-15. TCAC Opportunity Areas - Environmental Scores

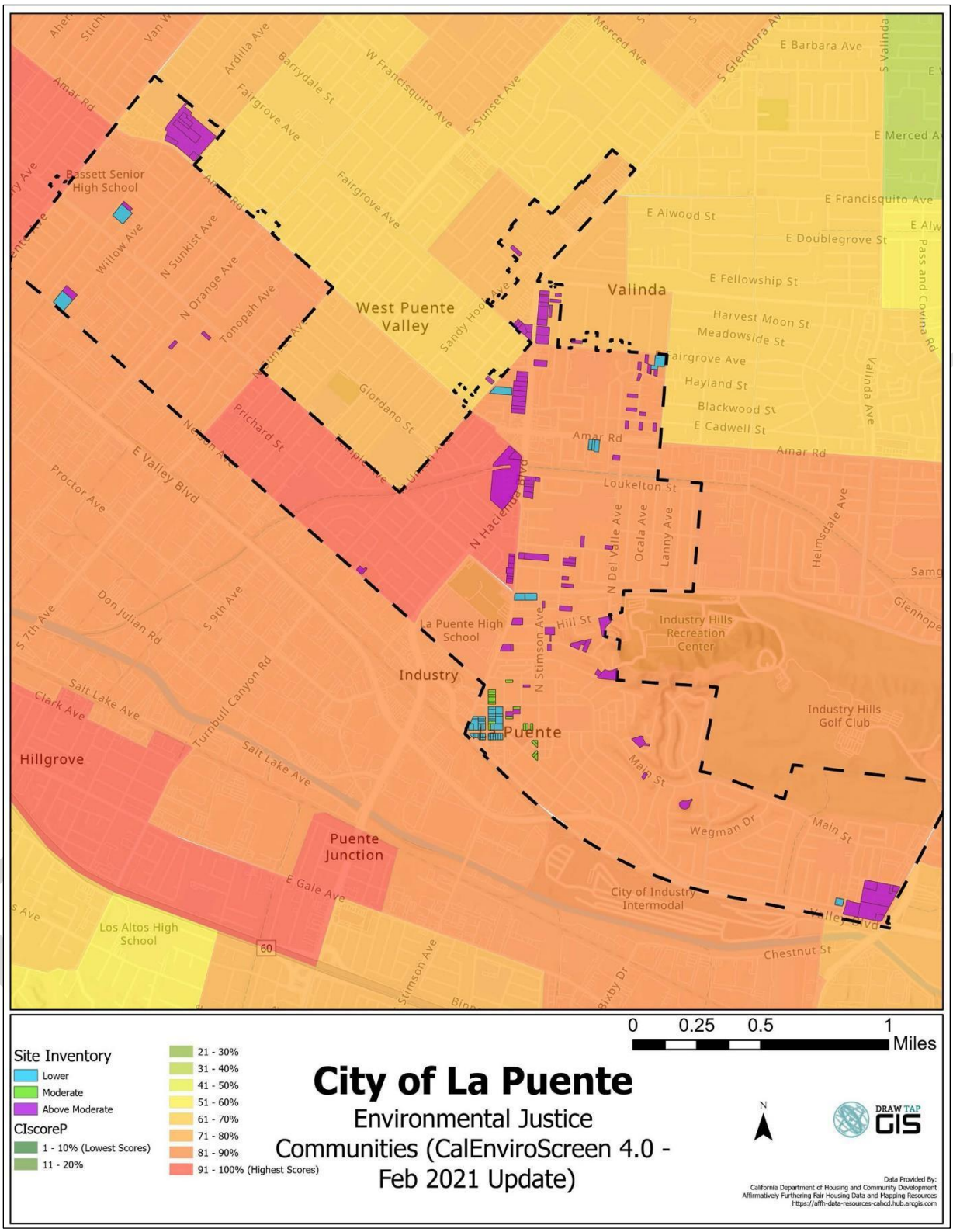


Figure D-16. Jobs Proximity Index by Block Group

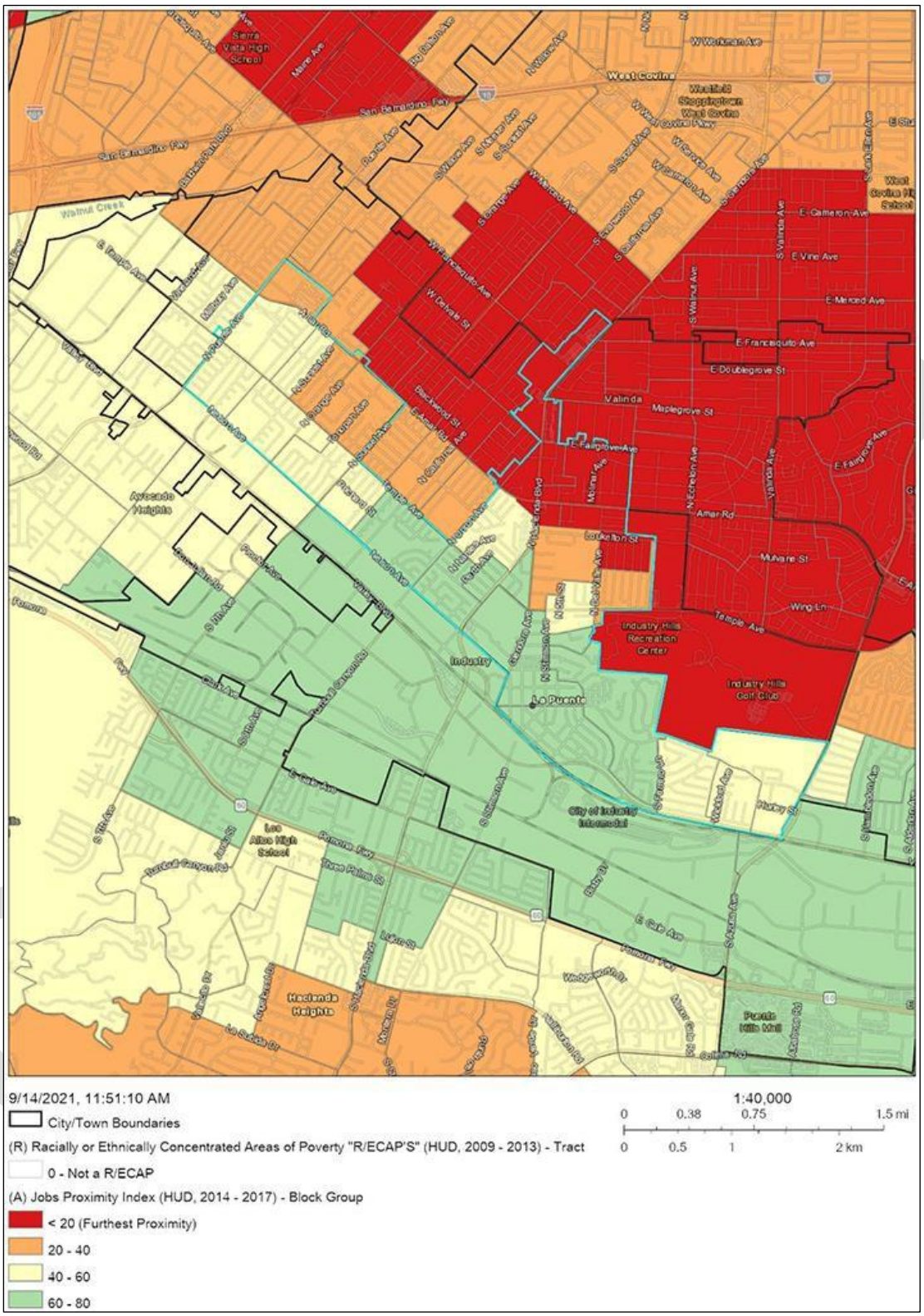
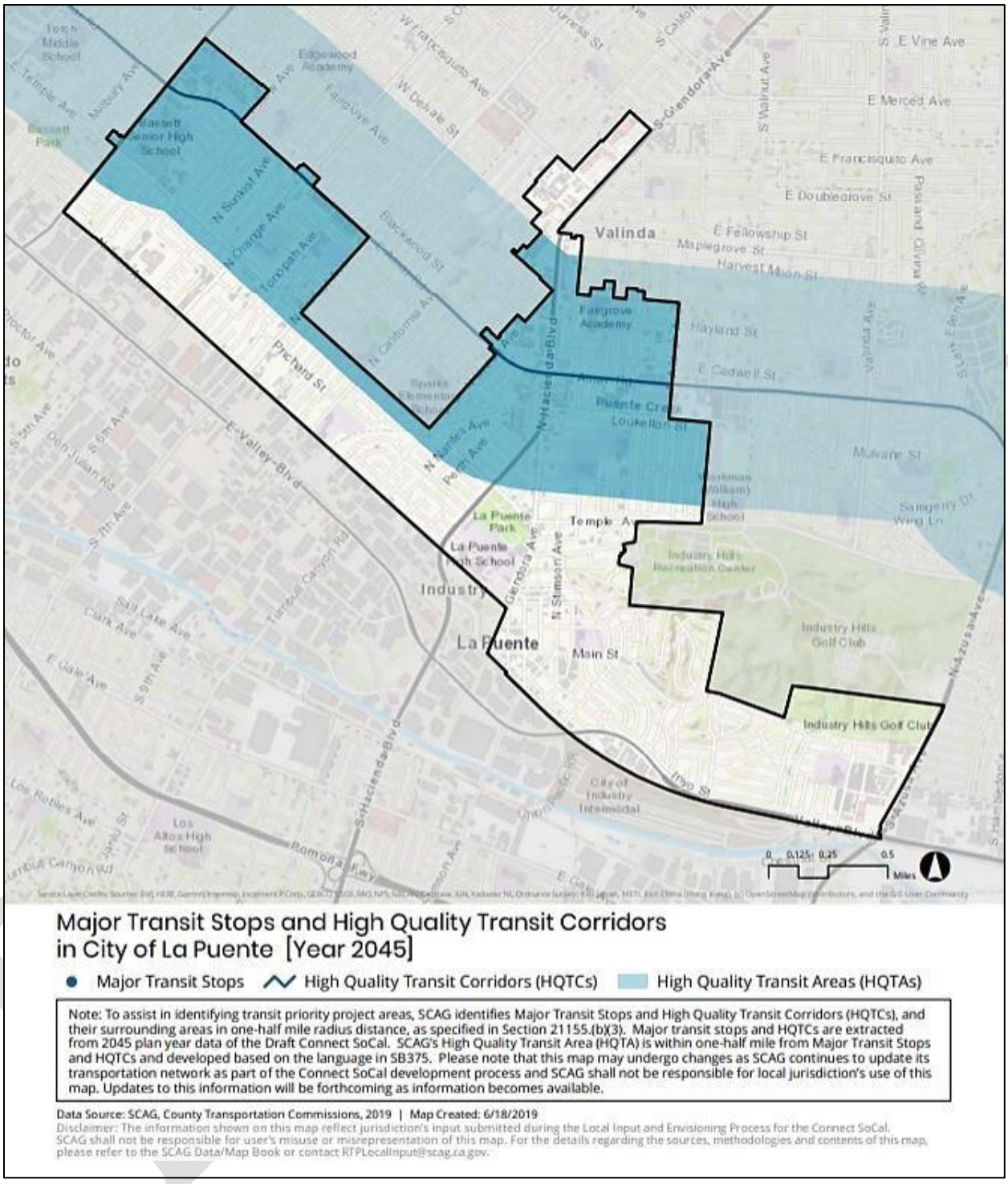


Figure D-17. High Quality Transit Areas (HQTA)



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.

DRAFT

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 (<=30% of HAMFI)	1,405	290	40	1,105
Very Low (>30% to <= 50% HAMFI)	1,085	355	0	775
Low (>50% to <=80% HAMFI)	1,370	895	0	850
>80% to <=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

DRAFT

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.

[This space is intentionally left blank]

DRAFT

Figure D-18. Overpaying Owners (2010-2014)

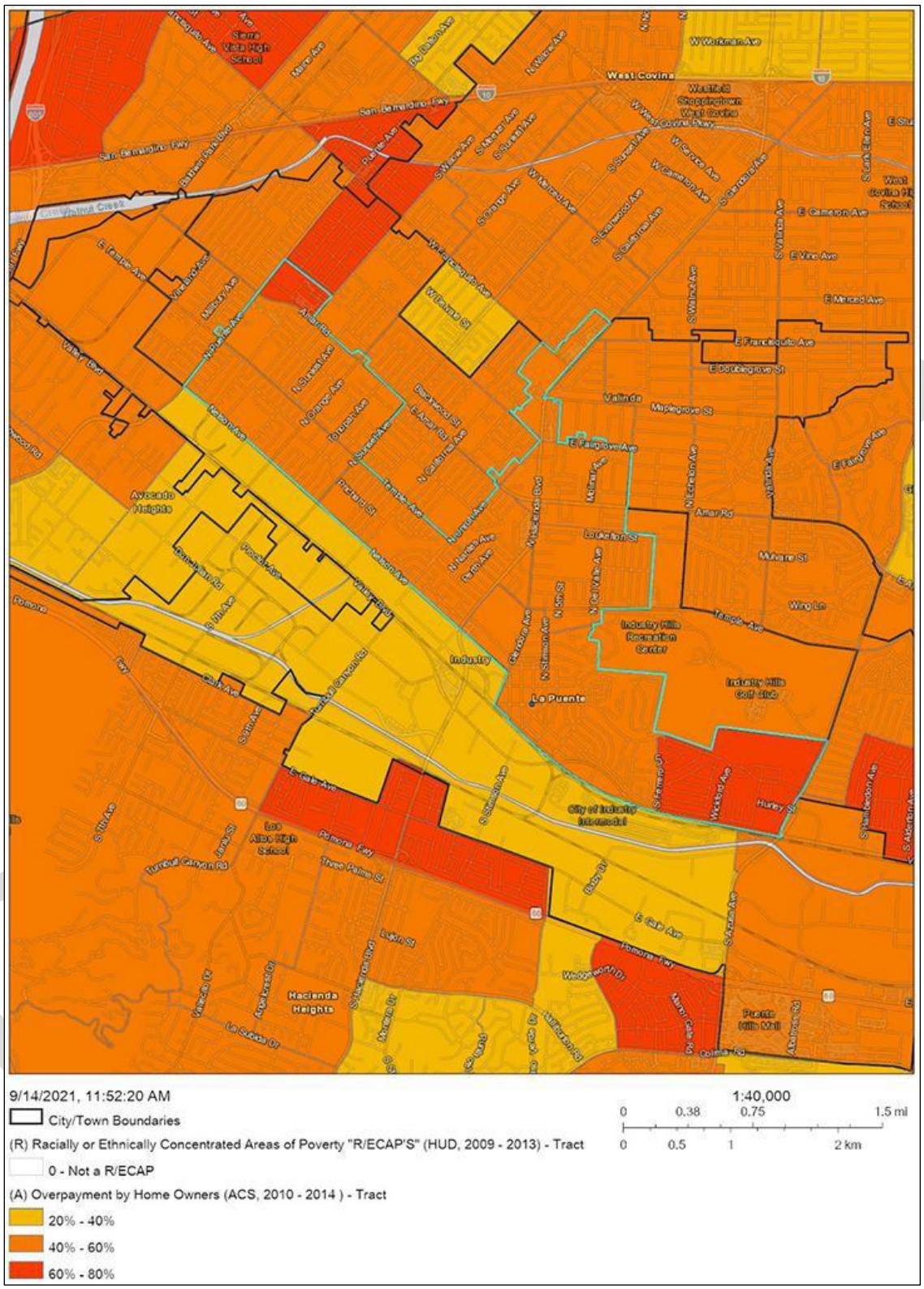


Figure D-19. Overpaying Owners (2015-2019)

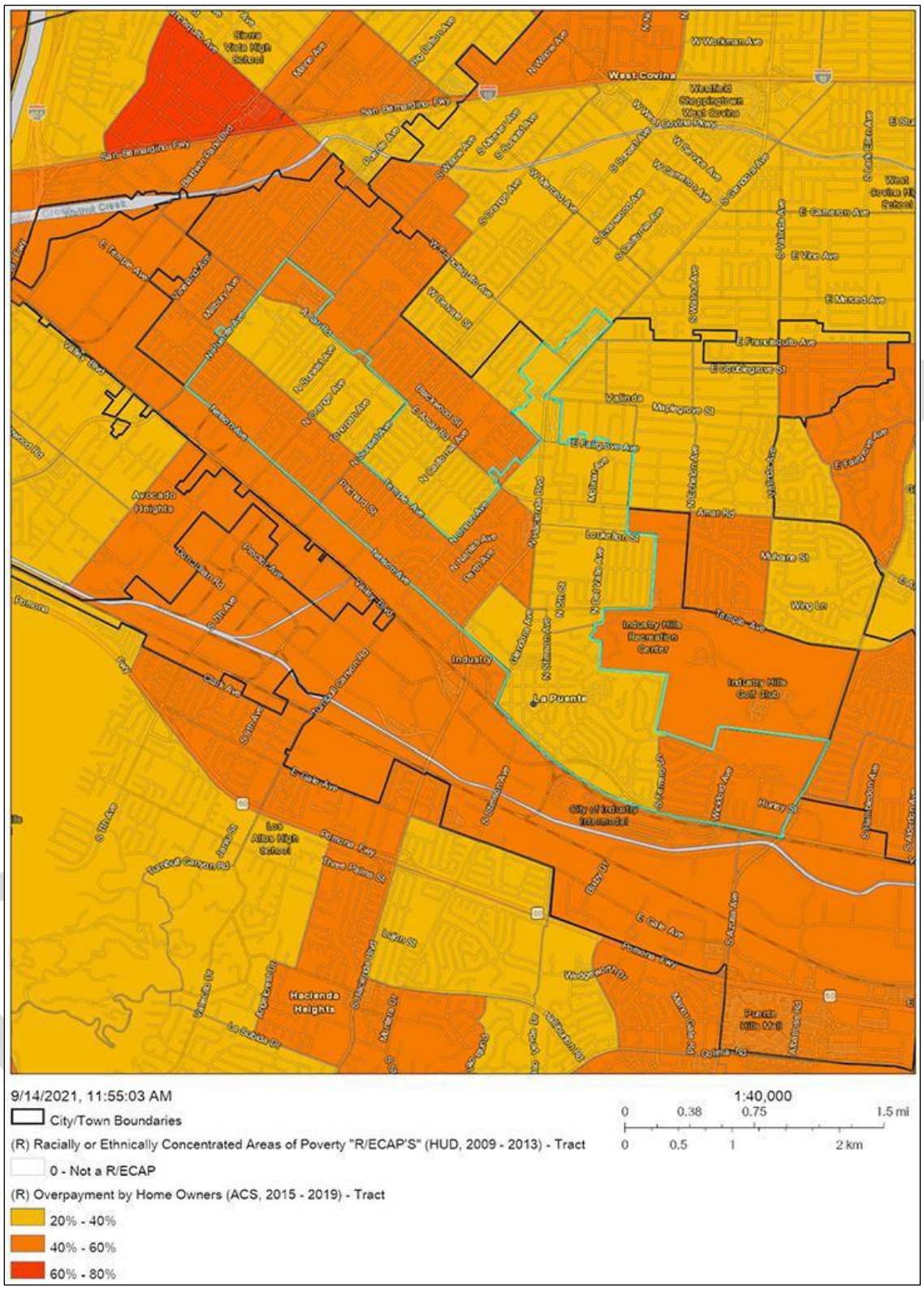


Figure D-20. Overpaying Renters (2010-2014)

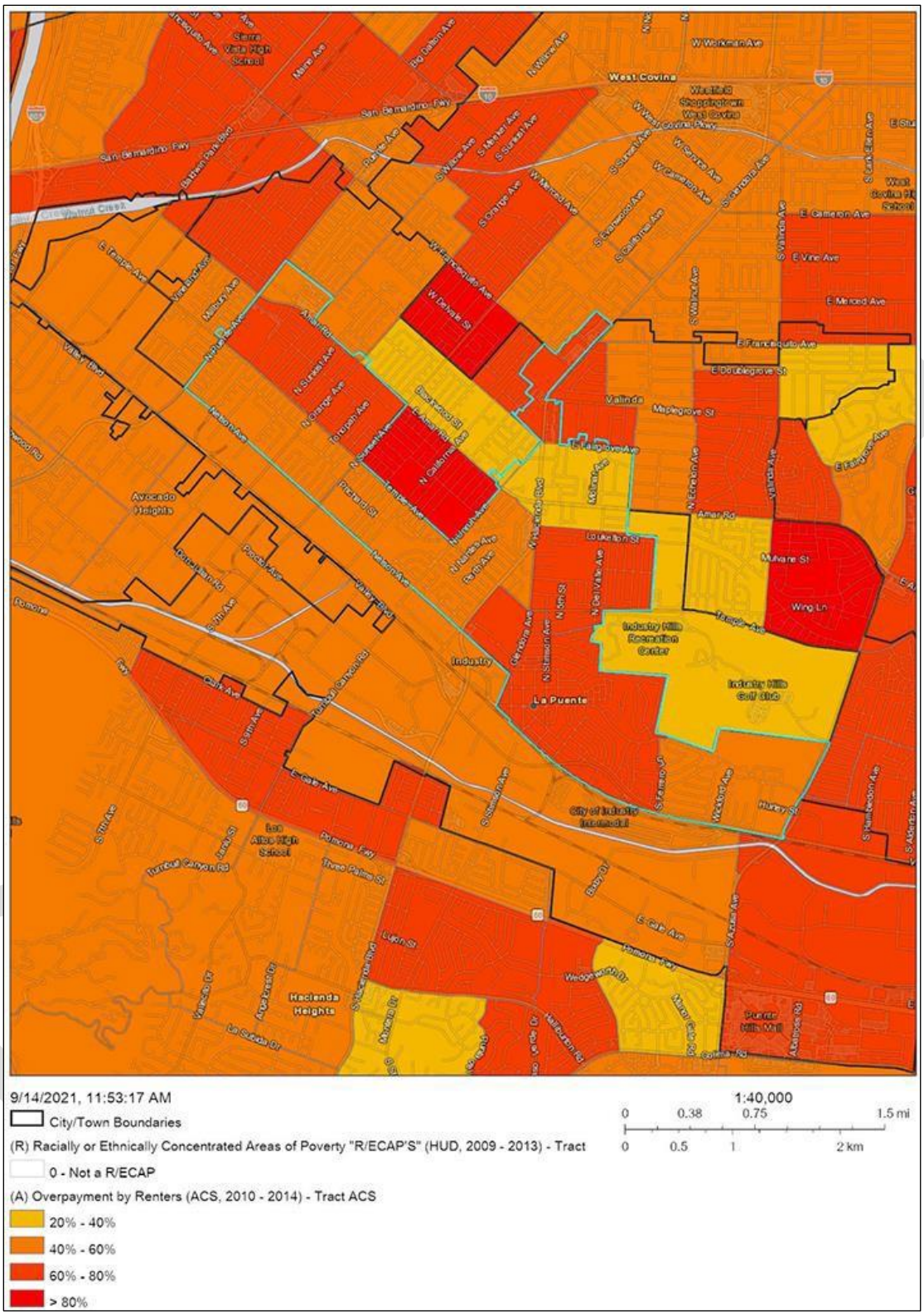
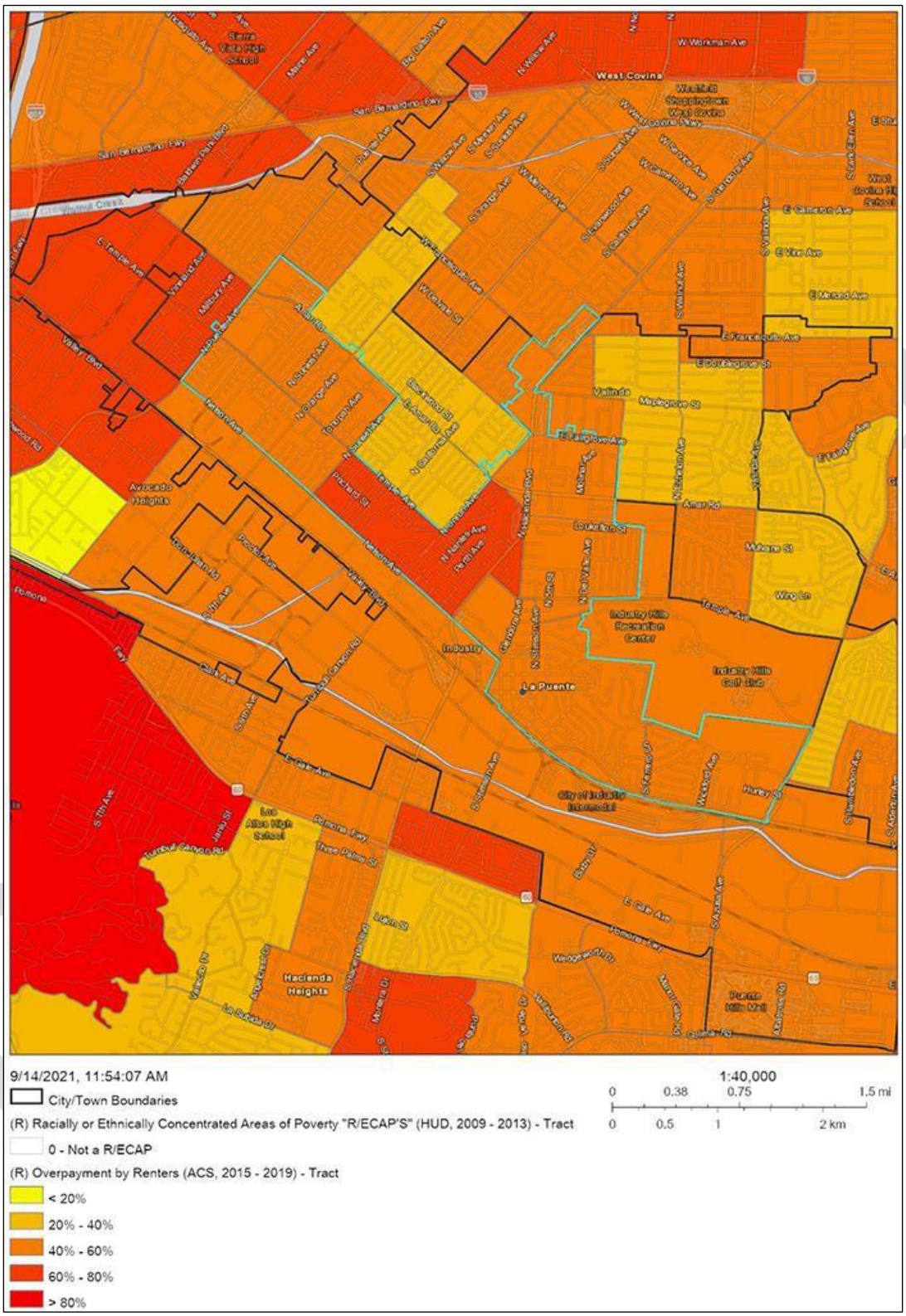


Figure D-21. Overpaying Renters (2015-2019)



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.

[This space is intentionally left blank]

DRAFT

Figure D-22. Concentration of Overcrowded Households – La Puente

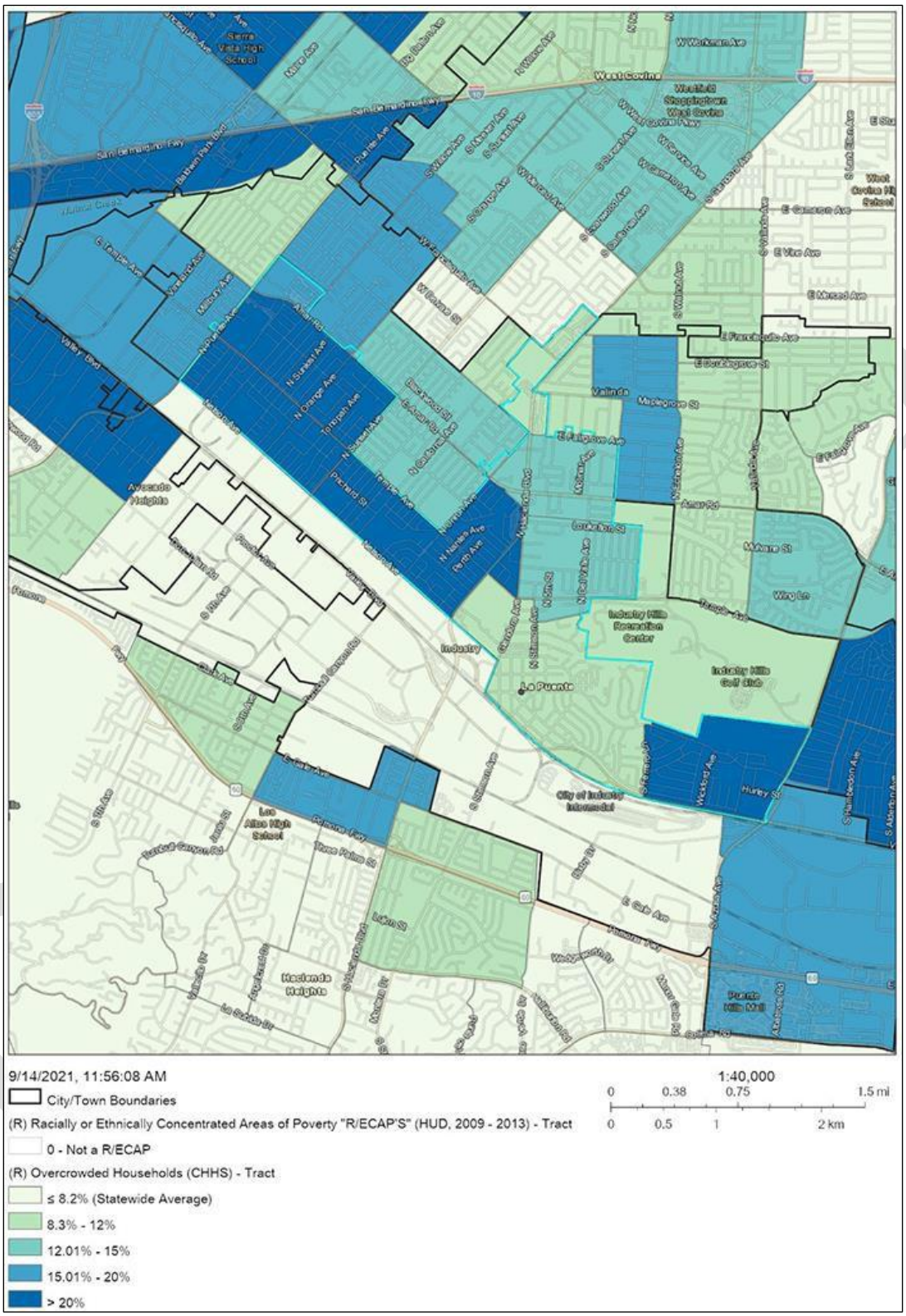
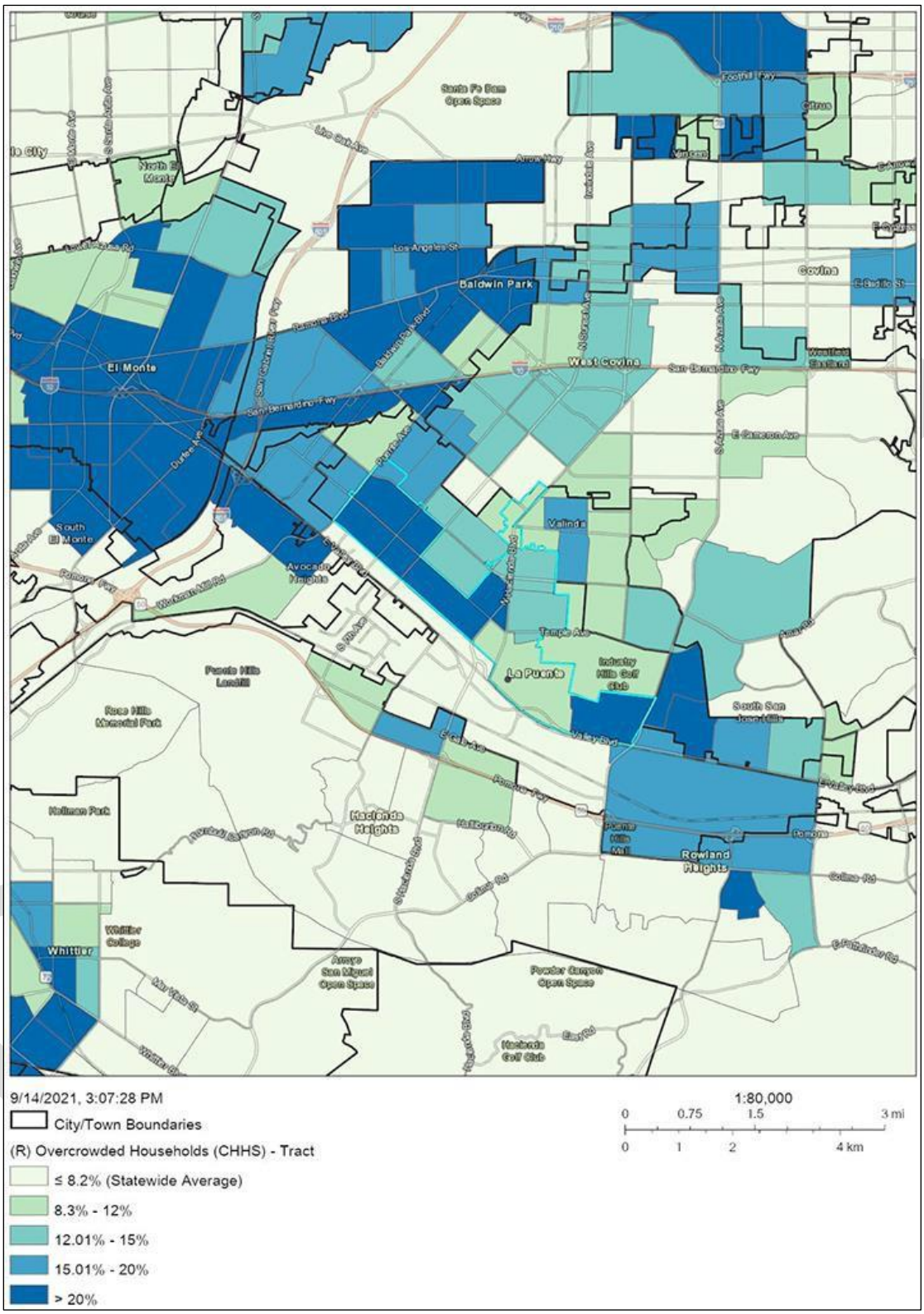


Figure D-23. Overcrowded Households – Regional



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

	La Puente		Los Angeles County	
Year Built	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.

[This space is intentionally left blank]

DRAFT

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:

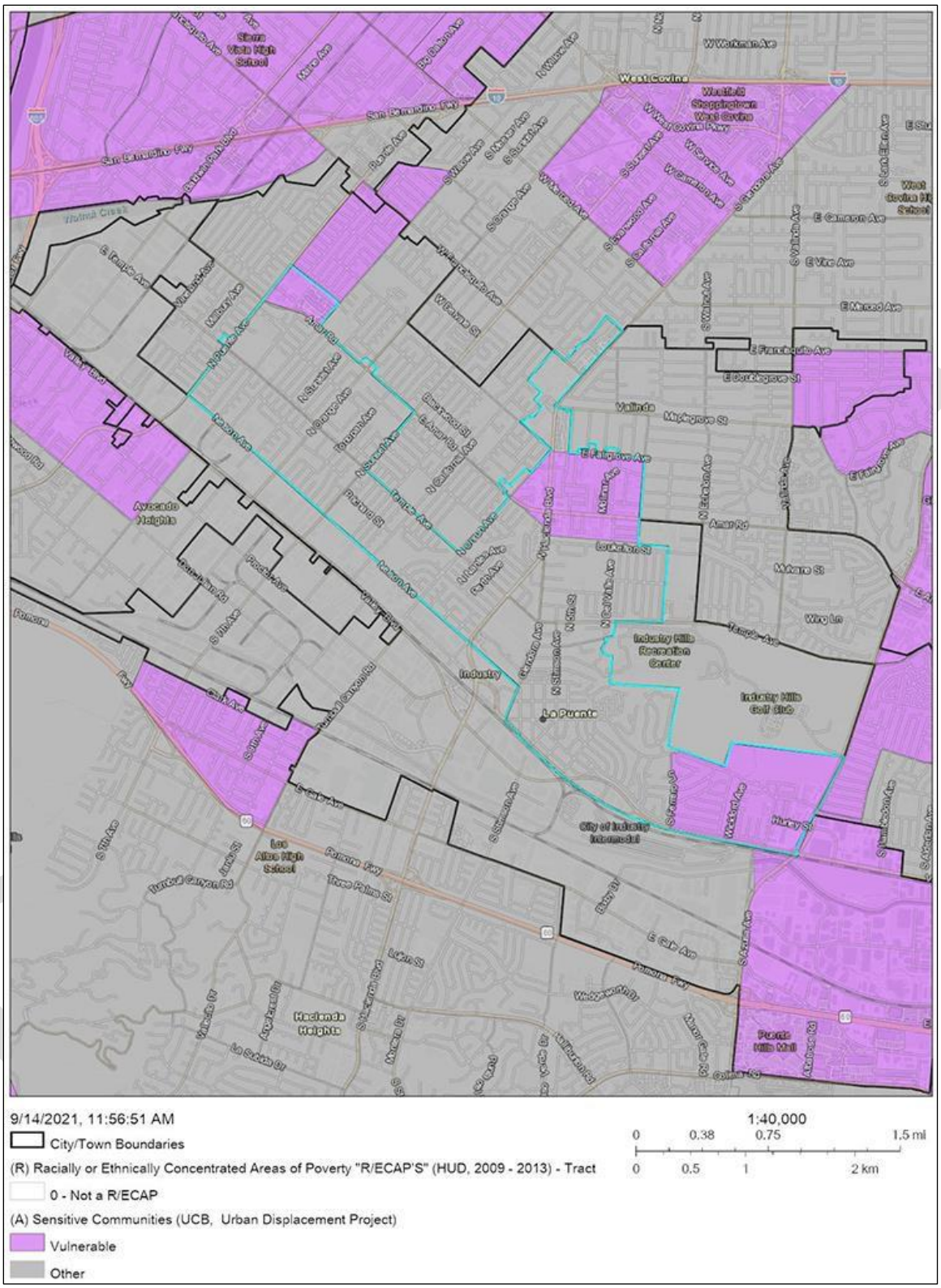
- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.
- Vulnerability is defined as:
  - Share of very low income residents is above 20 percent, 2017 AND
  - The tract meets two of the following criteria:
    - Share of 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.

DRAFT

Figure D-24. Sensitive Communities



SITES INVENTORY

RHNA Sites and AFFH Analysis

Figure D-3 of this appendix shows the sites inventory for the 6th Cycle RHNA. The City of La Puente is an urbanized community that has few vacant parcels. As such, most of the opportunities for affordable housing growth lie in supporting continued infill and ADU development, along with the recycling of underutilized properties to higher densities to coincide with the city's intent to allow residential development on non-residential properties to encourage more opportunities for mixed-use development. In total, vacant sites and potentially recyclable sites, as well as anticipated developing in the downtown core, on non-residential and religious congregation sites, plus ADU projections as detailed in Chapter 4 – Housing Resources, account for a maximum potential of 2,311 units at various income levels, which substantially exceeds the city's RHNA allocation of 1,929 units.

Table D-18. Housing Projections, 6th Cycle Housing Element – City of La Puente

	Income Category					
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
Vacant Land	0	0	0	3	16	19
Residential Recycling	2	3	5	0	146	156
Downtown Business District Specific Plan	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	202	208	233	212	673	1,528
Potential Total Unit Capacity	**316**	**313**	**487**	**310**	**885**	**2,311**
6th Cycle RHNA Allocation	272	272	275	275	835	1,929
Surplus	+44	+41	+212	+35	+50	+382

Vacant Land. The availability of residentially zoned vacant parcels suitable for development is scarce throughout the City. However, utilizing Los Angeles 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. These vacant sites have the potential to yield 30 units.

Residential Recycling. Residential recycled sites in the residential zones (R1, R2, R3, and R4) are 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, expect 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

DRAFT

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 A: 10 parcels, totaling 6.3 acres, with the potential to accommodate 21 net new above moderate-income units
- Focus Area B: 37 parcels, totaling 13.5 acres, with the potential to accommodate 90 net new above moderate-income units
- Focus Area C: 17 parcels, totaling 13.2 acres, with the potential to accommodate 45 net new units (10 lower income units and 35 above moderate-income units)

Downtown Business District. 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.

Accessory Dwelling Units. 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 permitted in 2018, followed by 26 in 2019, and 17 in 2020. Based on the average ADU production from 2018 to 2020, the City projects 21 ADUs to be permitted each year through the 2021- 2029 planning period. This equates to 168 ADUs over the 8-year planning period.

Religious Congregational Sites for Affordable Housing. La Puente 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 minimum development standards and incentives 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.

Mixed-Use Zoning. 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 that consist of large shopping centers such as the Sunkist Shopping Center or the Bodega Shopping Center, as well as inline commercial strips centers with businesses generally 45 years or older that have the potential to incorporate residential capacity either as stand-alone multifamily development which would share commercial land area or construction of residential units above ground floor commercial.

The following is a summary of comparing the proposed RHNA site locations with the AFFH data presented in this Appendix.

- The The entire City of La Puente is made up of Hispanic/Latino (of any race) majority census tracts; therefore, all of the projected units to satisfy the city's RHNA are located in communities of color which are geographically dispersed throughout the City, as shown in D-3 of this Appendix.

- Approximately 396 units are anticipated on RHNA sites located in census tracts that contain between 10 percent and 20 percent of persons with disabilities as shown in Figure D-6 of this Appendix. Of the 396 units, 271 units are assumed for lower- and moderate-income households located in census tract 407701. The City anticipates targeting this tract with greater opportunities and access for disabled residents by facilitating production of affordable housing options and street infrastructure improvements such as streets, sidewalks, curbing, as discussed earlier in this Appendix.

- Census Tracts 407101, 407602, 407701, and 407702 contain the highest percentage of female-headed households (20 percent to 40 percent) in the City. Approximately 907 RHNA units are projected to be located in these four tracts, increasing housing options and resources for female-headed households.

- Most of the City contains census tracts where the Low-Moderate Income Population is between 50 percent and 100 percent. However, approximately 408 RHNA units are projected in Census Tract 407702 located in the southern portion of the City with Low-Moderate Income Population less than 50 percent.

- No RECAPs are identified in the City. However, approximately half of the City has been designated as Moderate Resource.

- Nearly 37 percent of the projected RHNA units are proposed in Census Tracts 407101, 407602, 407701, and 407702, improving housing conditions by facilitating development of 791 new units in these four tracts alone.

- All but two Census Tracts (407101 and 407301) in the City contain populations vulnerable to displacement and gentrification.

- La Puente is committed to offering residential financial assistance by establishing a Permanent Local Housing Allocation (PLHA) Program for down payment assistance to first-time homebuyers, as well as continuing to support Section 8 Housing Assistance for renters through the Los Angeles Community Development Authority.

Table D-19. Sites Inventory AFFH Analysis – City of La Puente

Census Tract	RHNA Units[1] (Realistic Capacity)	Capacity			AFFH Indicators					
		Lower	Moderate	Above Moderate	Communities of Color	Low-Mod Income	TCAC	Ovrpmt (Rent)	Ovrpmt (Own)	Ovrcrwd
406901	426	179	6	187	80.7%	64.9%	Moderate	53.9%	41.9%	18.9%
407101	23	19			89.7%	67.7%	Moderate	46.2%	37.0%	22.1%
407102	25	10		15	86.8%	67.7%	Low	51.1%	47.9%	32.6%
407200	347	143	46	158	89.1%	69.0%	Low	66.6%	41.9%	21.8%
407301					82.2%	53.6%	Moderate	40.3%	21.6%	12.2%

407501	220	100	20	100	81.5%	60.5%	Moderate	47.5%	33.8%	10.9%
407601	231	114	20	97	84.1%	53.2%	Moderate	43.6%	31.7%	14.5%
407602	80	21	8	51	84.7%	57.2%	Low	59.5%	33.6%	13.9%
407701	396	270	91	42	77.8%	73.6%	Low	52.3%	61.0%	29.0%
407702	408	171	56	182	85.9%	48.0%	Moderate	42.8%	27.6%	8.3%
TOTAL	**2,159**	**1,027**	**301**	**839**						

Notes:
1. Does not included projected ADUs

Table D-19 above further evaluates the geographic distribution of sites by projected income category and socio-economic characteristics of census tract that contain selected RHNA sites. The City of La Puente Housing Element sites inventory accomplishes this goal by providing zoning for a variety of housing types throughout the community.

As discussed previously, approximately half of the RHNA sites are in areas identified as having Moderate resource levels while the other half are in areas identified as having Low resource levels. These low resource areas contain community-serving uses including several schools, churches, and small-scale convenience stores while residential uses in these areas are predominately single-family dwellings, but multifamily and mobile homes are also present. Overpayment (cost burden), specifically for renter households, is the highest in Census Tract 407200 where 347 new residential units are projected. Similarly, overpayment for ownership households is the highest in Census Tracts 407701 where 396 new residential units are projected. Development of these new units will substantially impact the area by sharply increasing the housing supply, leading to lower home prices in the immediate area. Additionally, many of the sites are assumed to accommodate mixed-income households, allowing for more affordable housing opportunities for people in other racial groups in tracts where Hispanic/Latino (of any race) are the predominate population, thus fostering integration and reducing exclusiveness. Moreover, the City projects over 400 moderate- and above moderate-income units to be developed in Census Tracts 407102, 407200, 407602, and 407701 which has the potential to sharply improve the resource level of an area identified as Low Resource. There are also over 740 new units projected in areas (Census Tracts 407200 and 407701) where households earning Low and Moderate incomes are the highest in the City at over 70 percent.

Local Data and Knowledge/Other Relevant Factors

Community Characteristics

The western portion of the City (Census Tracts 406901, 407101, 407102, and 407200), east of Puente Avenue and west of Hacienda Boulevard, is comprised of community-serving uses including several schools, churches, and neighborhood-serving retail while residential uses in these areas are predominately single-family dwellings, but multifamily residential and mobile home parks along Sunset Avenue are also present. There are no vacant parcels in this area, limiting the availability of land suitable for development of affordable housing other than recycling of non-vacant properties.

The central portion of the City (Census Tracts 407301, 407501, 407601, and 407602), south of the City of West Covina and north of Hill Street, contains a majority of the City's commerical uses with older retail strips center, big-box stores, offices and auto dealerships and repair shops lining both sides of

DRAFT

Hacienda Boulevard. Beyond the commercial spine, the residential neighborhoods are comprised predominately of single-family dwellings with multifamily developments fronting local collector roadways. This area also includes the newly constructed Arboleda Senior Apartments which features 74 affordable units exclusively for seniors in a census tract where 44 percent of renters are cost burdened, and 53 percent of population earn low and moderate incomes.

The eastern part of the City (Census Tracts 407701 and 407702), east of Hacienda Boulevard and west of Azusa Avenue, is comprised of a mixed of residential, commercial, and industrial uses, including the Downtown Business District. These tracts consist primarily of single-family residential homes with numerous multifamily dwellings nearest downtown and on the eastern extents of the City. This area also includes a new market rate 22-unit townhome development at 1st Street and Workman Avenue, which is currently under construction on the western edge of downtown. Although the Downtown Specific Plan calls for additional residential capacity, it still features many low-rise non-residential uses and a few vacant and underutilizes parcels in its core. The conditions present the best opportunity for additional housing capacity and mixed-use development in the downtown area.

Development Trends in La Puente

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 2022, at least 185 housing units have been approved or constructed on underutilized sites, including:

- 15861 Main Street (34 mixed-use residential units)
- 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.

DRAFT

Table D-20. 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

According to recent City records, construction of Accessory Dwelling Units (ADU) has not appeared to slow down over last several years. For example, in 2020, ADUs gravitated toward the residential communities that surround the Hacienda commercial corridor. This phenomenon did not dissipate in 2021, likely due to popularity of ADUs. With ADU development continuing at the same pace and with other residential development options, including SB 9, City staff envisions that existing neighborhoods are going to get much denser. This will increase vehicular traffic in residential communities and put a strain on parking availability. To mollify some of these impacts, the City is currently working on a Safe Routes To School Master Plan that will help identify areas in the community that need improvements, so school-aged children have other options that are safe to get to school. Anticipated street improvements and right-of-way infrastructure will not only benefit students, but the neighborhood in general. Additionally, the City will apply for Active Transportation Plan Cycle 6 grant funding from Caltrans to commence sidewalk, crosswalk, and bike lane improvement projects as identified in the SRTS plan and SGVCOG's regional ATP. The goal will be to get the improvements completed so that more residents can shift from auto-oriented to other modes of transportation.

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 has 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

DRAFT

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-21 below.

[This space is intentionally left blank]

DRAFT

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 by the community through the housing element update process as well as in the Los Angeles County AI Fair Housing Choice (AI) in March 2018. Affirmatively furthering fair housing requires taking meaningful actions to address 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 actions are identified in **Table D-21**.

Table D-21. Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue(s)	Contributing Factors	Priority	Meaningful Actions
• 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	High	• Continue to provide financial and technical assistance for single-family residential additions to eliminate overcrowding conditions, specifically targeting census tracts 407101, 407102, 4072, and 407701. Through these steps, the City's goal will be to reduce overcrowded conditions by 20 percent in targeted areas by increasing housing supply. • By October 2022 or within three years of the statutory housing element deadline, whichever is applicable, City will 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. Through these steps, the City's goal will be increase housing capacity in line with RHNA projections. • By end of 2024, establish provisions for Low Barrier Navigation Centers (LBNC) consistent with State law. • Continue to enforce City codes to eliminate and prevent unsightly or hazardous conditions in residential areas throughout the community

DRAFT

Fair Housing Issue(s)	Contributing Factors	Priority	Meaningful Actions
			while specifically targeting census tracts adjacent to the City of Industry Also see: ➢ Program 2 – Code Enforcement ➢ Program 3a - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss ➢ Program 3b - Replacement Housing Requirement ➢ Program 3c - By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites ➢ Program 4 - Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan ➢ Program 5 - Facilitate Redevelopment of Underutilized Properties ➢ Program 6 - Establish a Mixed-Use Zoning Program ➢ Program 11 - Zoning Code Amendments ➢ Program 12 - Accessory Dwelling Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs
• 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	Medium	• Use residential rehabilitation programs for residential improvement loans and grants, as well as to provide barrier-free housing for handicapped or persons with disabilities throughout the community while specifically targeting census tract 407701. Through these steps, the City's goal will be to facilitate rehabilitation of 200 units during the 2021-2029 planning period. • Continue to monitor and facilitate the preservation of all 82 at-risk affordable housing units • Continue to facilitate reasonable accommodation request to ensure equal housing opportunities throughout the community while specifically targeting census tract 407701. Through this step, the City's goal will be to approve 100% of reasonable accommodation request received. • Continue to support new housing developments accessible to the elderly and

DRAFT

Fair Housing Issue(s)	Contributing Factors	Priority	Meaningful Actions
			disabled persons throughout the community while specifically targeting census tract 407701. Also see: ➢ Program 1 - Residential Rehabilitation Program ➢ Program 9 - Preservation of Affordable Housing ➢ Program 11 - Zoning Code Amendments ➢ Program 12 - Accessory Dwelling Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs
• Displacement • Integration and Segregation • Outreach	• Lack of information on affordable housing, fair housing, and ADA laws	Medium	• Continue to provide outreach material on fair housing laws on the City's website and in public facilities, and direct housing discrimination to the appropriate enforcement agencies. Through these steps, the City's goal will be to increase community awareness of housing laws by at least 25 percent. • Support County housing agencies efforts to maintain, and possibly increase, housing vouchers to fund rental assistance for lower income households throughout the community while specifically targeting census tracts 406901, 407102, 407601, 407701, and 407702. Through these steps, the City's goal will be to increase participate in the voucher program by at least 25 percent. • Continue to promote activities and programs with cooperation with other agencies and organizations to meet the needs of the homeless population throughout the community. Through these actions, the City's goal will be to reduce the homeless population by at least 20 percent from the most recent County point-in-time survey. Also see: ➢ Program 7 – Section 8 Rental Assistance ➢ Program 8 - Affordable Housing Development with Priority for Extremely-Low-Income Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs

DRAFT

[This space is intentionally left blank]

DRAFT

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 6m 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 ofretail-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 Dran 2021-2029 6th Cycle Housing Element Update ("Project"), which was made available for a 30-day public review beginning on November 10, 2021;and

DRAFT

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 (A11icle 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 envirom11ental 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 Plmming 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

\1/HEP□ft1S, all legal prerequisites to the adoption of this resolution have occtnTed.

DRAFT

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 Govermnent 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.

DRAFT

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 attaclunents, as well as the findings and conclusions set forth herein, the City Council adopts the Plaiming 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: K.linakis, Argudo, Mendoza, Quinones
NOES:	COUNCILMEMBERS: None
ABSTAIN:	COUNCILMEMBERS: None
ABSENT:	COUNCILMEMBERS: Munoz

Charlie K.linakis, Mayor

ATTEST:

Sheryl Garcia, City Clerk

DRAFT

EXHIBIT 1

2021-2029 Housing Element and Appendices
(to be attached)

DRAFT

EXHIBIT 2

Initial Study/Negative Declaration
(to be attached)

DRAFT

ORDINANCE NO. 26-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, AMENDING TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO IMPLEMENT 6TH CYCLE HOUSING ELEMENT PROGRAMS 3A, 3B, AND 3C IN COMPLIANCE WITH STATE HOUSING LAW

WHEREAS, pursuant to the City's police power under Article XI, Section 7 of the California Constitution, the City Council has authority to enact ordinances to promote the public health, safety, and welfare; and

WHEREAS, the City has adopted the La Puente Municipal Code ("LPMC"), including Title 10 (Zoning), to regulate land use and development within the City; and

WHEREAS, on October 7, 2022, the California Department of Housing and Community Development (HCD) certified the City's 6th Cycle Housing Element (2021–2029), which includes programs to remove governmental constraints and facilitate housing production; and

WHEREAS, Programs 3a, 3b, and 3c of the certified Housing Element require the City to amend its Zoning Code to implement ministerial approval processes, ensure no net loss of housing, and facilitate housing development on identified sites; and

WHEREAS, Program 3a requires the establishment of a Religious Congregational Sites Overlay to facilitate affordable housing on properties owned or controlled by religious institutions, consistent with Government Code Sections 65583.2(h) and (i) and SB 4; and

WHEREAS, Program 3b requires the adoption of replacement housing requirements and tenant protections to ensure no net loss of existing housing units and to protect displaced residents, consistent with Government Code Sections 65583.2(g)(3), 65915(c)(3), and 66300(d), and SB 330; and

WHEREAS, Program 3c requires the implementation of ministerial approval processes for qualifying housing developments on Housing Element sites, including reuse sites, prior-cycle sites, and designated Downtown sites, consistent with Government Code Section 65583.2 and related State housing laws; and

WHEREAS, this Ordinance is intended to ensure consistency between the Municipal Code, the General Plan, and State Housing Law, including Government Code Sections 65583.2, 65913.4, and 66300; and

WHEREAS, the City Council has reviewed and considered the Addendum to the 6th Cycle Housing Element Initial Study/Negative Declaration prepared pursuant to CEQA Guidelines Section 15164.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The City Council finds that the foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. CEQA. The City Council finds that an Addendum to the 6th Cycle Housing Element Initial Study/Negative Declaration has been prepared in accordance with CEQA Guidelines Section 15164. The City Council further finds that the proposed amendments are consistent with the prior environmental analysis and that none of the conditions described in CEQA Guidelines Section 15162 requiring additional environmental review have occurred.

SECTION 3. AMENDMENT TO TITLE 10 – PROGRAM 3A Title 10 of the La Puente Municipal Code is hereby amended to add Chapter 10.21 (Religious Congregational Sites Overlay Zone), which establishes ministerial (by-right) approval procedures and objective development standards to facilitate affordable housing on qualifying religious and institutional sites, including a permitted density range of 20 to 30 dwelling units per acre, as set forth in Exhibit C-1.

SECTION 4. AMENDMENT TO TITLE 10 – PROGRAM 3B. Title 10 of the La Puente Municipal Code is hereby amended to add Chapter 10.51 (Replacement Housing Units), which establishes one-for-one replacement requirements, long-term affordability standards, and tenant protections for displaced residents, as set forth in Exhibit C-2.

SECTION 5. AMENDMENT TO TITLE 10 – PROGRAM 3C. Title 10 of the La Puente Municipal Code is hereby amended to add Chapter 10.52 (Housing Element Sites), which establishes a ministerial (by-right) approval process for qualifying housing developments on Housing Element sites, including reuse sites, prior-cycle sites, and designated Downtown sites, where at least 20 percent of units are affordable to lower-income households, as set forth in Exhibit C-3.

SECTION 6. ZONING MAP AMENDMENT (OVERLAY APPLICATION)
The Official Zoning Map of the City of La Puente is hereby amended to apply the following overlay designations to specific parcels identified in the City's Housing Element inventory:

A. Religious Congregational Sites Overlay Zone (Chapter 10.21). The Religious Congregational Sites (RCS) Overlay Zone is hereby applied to the parcels identified in Exhibit D-1, attached hereto and incorporated by reference.

B. Housing Element Sites (Chapter 10.52). The Housing Element Sites designation is hereby applied to the parcels identified in Exhibit D-2, attached hereto and incorporated by reference.

These overlay designations shall be reflected on the Official Zoning Map and shall apply in addition to the underlying base zoning districts. In the event of a conflict between the

overlay provisions and the underlying zoning, the overlay provisions shall control.

SECTION 7. CLERICAL ERRORS. The City Clerk is authorized to make minor, non-substantive corrections to this Ordinance, including typographical errors, formatting issues, and cross-reference corrections.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days after its adoption pursuant to Government Code Section 36937.

SECTION 10. PUBLICATION. The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published and posted as required by law.

PASSED, APPROVED AND ADOPTED this __ day of _____, 2026, by the following vote:

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

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

DRAFT

EXHIBIT C-1

MCA 26-01 - Program 3a Religious Congregational Sites Overlay

Addition of Chapter 10.21 Religious Congregational Sites Overlay

Chapter 10.21 Religious Congregational Sites Overlay of Title 10, Zoning, of the City of La Puente Municipal Code is hereby added as follows:

Chapter 10.21 Religious Congregational Sites Overlay

SECTIONST

10.21.010 Purpose

10.21.020 Definitions

10.21.030 Applicability

10.21.040 Uses Permitted

10.21.050 Development Standards

10.21.010 Purpose

This Chapter is created to establish procedures to implement State Housing Element Law related to the Religious Congregational Sites Overlay identified as Program 3a of the City of La Puente 2021-2029 Sixth Cycle Housing Element of the General Plan. It is the intent of these regulations to ensure full compliance with California Government Code Sections 65583.2(h) and (i) through facilitating affordable-housing development on properties owned or controlled by religious institutions or affiliated nonprofits.

The objectives include:

1. Enable lower-income housing on properties owned or controlled by religious institutions or affiliated nonprofits;
2. Satisfy the City's lower-income shortfall-rezoning obligation;
3. Provide ministerial (by-right) processing for qualifying projects.

Nothing in this Chapter limits rights provided by AB 1851 (2020) or SB 4 (2023). This Chapter is adopted specifically to fulfill Gov. Code § 65583.2(h)–(i) and the Housing Element.

10.21.010 Definitions

For purposes of this Chapter, the following definitions shall apply:

"Affiliated Nonprofit" means a nonprofit corporation or organization that is controlled by, or under common control with, a Religious Institution and operates for religious, charitable, or educational purposes.

DRAFT

"By Right" means a use or development that is permitted without discretionary review and that is subject only to objective standards. Approval of a by-right development shall be ministerial and shall not constitute a "project" under Division 13 (commencing with Section 21000) of the Public Resources Code, consistent with Government Code Section 65583.2(i).

"Gross Floor Area" means the total floor area of all floors within a building, measured to the exterior walls, excluding areas expressly exempted by this Zoning Code.

"Gross Project Area" means the total site area proposed for residential development under the Religious Congregational Sites Overlay.

"Lower-Income Household" means the same meaning as set forth in Health and Safety Code Section 50079.5.

"Ministerial" means a process involving no discretionary judgment by the City and limited to determining compliance with objective standards, consistent with Government Code Section 65583.2(h) and (i).

Religious Congregational Sites Overlay (RCSO) means the overlay zoning district established by this Chapter and applied to parcels identified in the 2021–2029 Housing Element pursuant to Government Code Section 65583.2(h).

"Religious Facility" means a structure or use primarily devoted to religious assembly, worship, fellowship, education, or administration, including but not limited to a sanctuary, chapel, fellowship hall, classroom, or administrative building.

"Religious Institution" means an organization or congregation that is organized primarily for religious worship or related religious purposes and that qualifies as a religious organization under federal or state law.

10.21.030 Applicability

The official Zoning Map is hereby amended to indicate that the Religious Congregational Sites Overlay (RCSO) may apply to specific parcels as identified to accommodate the City's lower income housing needs in "Table 31. Religious Congregational Sites" of the City of La Puente 2021-2029 Sixth Cycle Housing Element of the General Plan.

No separate parcel-specific action shall be required; application of the Overlay shall occur by operation of this Ordinance when the Community Development Director verifies that a property satisfies the criteria of this Chapter (Applicability).

This Overlay shall apply to the specified parcels provided that the parcel:

1. Is owned, leased, or controlled by a religious institution or its affiliated nonprofit; and
2. Contains an existing religious facility or associated use (e.g., sanctuary, hall, classroom, fellowship or administrative building);

DRAFT

EXHIBIT C-1

MCA 26-01 - Program 3a Religious Congregational Sites Overlay

10.21.040 Uses Permitted

The following residential and complementary uses are permitted in the Housing Overlay. 100 percent residential uses are expressly permitted.

Use	RCSO Permit Requirements P Permitted	Notes and Specific Use Standards
RESIDENTIAL USES		
Dwelling:	P	
Detached Single Unit	P	
Duplex	P	
Multi Family – more than 2 units per structure	P	
Senior Citizen Housing	P	See Sec. 10.10.100 (Senior Citizen Housing
Transitional and Supportive Housing	P	As required by Sections 65580-65589.8 of the Government Code
Child Day Care - Large Family	P	See Section 10.50.060 (Large Family Day Care Homes) and applicable State laws
Child Day Care - Small Family	P	See Section 10.50.060 (Small Family Day Care Homes) and applicable State laws
Day Care Facility - Commercial: Child or Adult	P	
RECREATION, EDUCATION, AND ASSEMBLY USES		
Religious Assembly	P	
Private School - Grades K-12	P	
OTHER USES		
Accessory Structures	P	See Ch. 10.26 (Accessory Structures)

In any mixed-use development, residential uses shall occupy at least fifty percent (50%) of the total gross floor area of the project, consistent with Government Code Section 65583.2(h).

In accordance with Government Code Section 65583.2(h), owner-occupied and rental multifamily residential development shall be permitted by right when at least twenty percent (20%) of the units are restricted for lower-income households during the planning period. Such development shall be processed ministerially consistent with Government Code Section 65583.2(i) and shall not be subject to discretionary review.

DRAFT

EXHIBIT C-1

MCA 26-01 - Program 3a Religious Congregational Sites Overlay

10.21.050 Development Standards

A. **General.** Notwithstanding any maximum density, unit cap, or dwelling unit limitation established in the underlying zoning district, residential density for projects electing the RCSO shall be governed exclusively by the density standards set forth in Chapter 10.21.

B. **Density.** The minimum residential density shall be 20 dwelling units per acre based on gross project area consistent with Government code 65583.2(h). The maximum residential density shall be 30 dwelling units per acre based on gross project area. The size of the lot shall be calculated as the portion of the site being developed for residential use, including accessory uses that serve the housing development. Lot size shall not include portions of the site primarily used by the church or place of religion, including but not limited to parking areas or accessory features serving the church or place of religion.

C. **Minimum Capacity.** Each site must accommodate a minimum of sixteen (16) units, consistent with Government Code Section 65583.2(h).

D. **Parking.** Except as otherwise expressly provided in this Code, or by state law, the number of and design of required off-street parking spaces shall be as set forth in Chapter 10.30. The calculation of required parking spaces shall be based upon the parking required for each individual use within a development. An applicant may request, but shall not be entitled to, a reduction in the required number of parking spaces. A parking analysis prepared by a duly licensed professional shall be provided by the applicant to support a request for a parking reduction.

The City shall not impose minimum parking requirements on a residential, commercial, or mixed-use development project located within one-half (½) mile of a major transit stop, as defined in Government Code Section 65863.2, except where an exception authorized by that section applies.

E. Height / FAR / Lot Coverage. Maximum building height shall be 40 feet. The following structures must be stepped back from the edge of the building a minimum of five feet and are allowed to exceed the established building height limit:

1. Elevators, stair towers, skylights, and chimneys;
2. Rooftop open space features (such as trellises and sunshades);
3. Flagpoles;
4. Fire escapes and catwalks;
5. Solar facilities;
6. Telecommunications facilities;
7. Utility elements.

DRAFT

F. Minimum Setbacks. Residential projects within the Housing Overlay shall comply with the minimum setback requirements applicable to the R-4 zone, as detailed in Section 10.10.030.

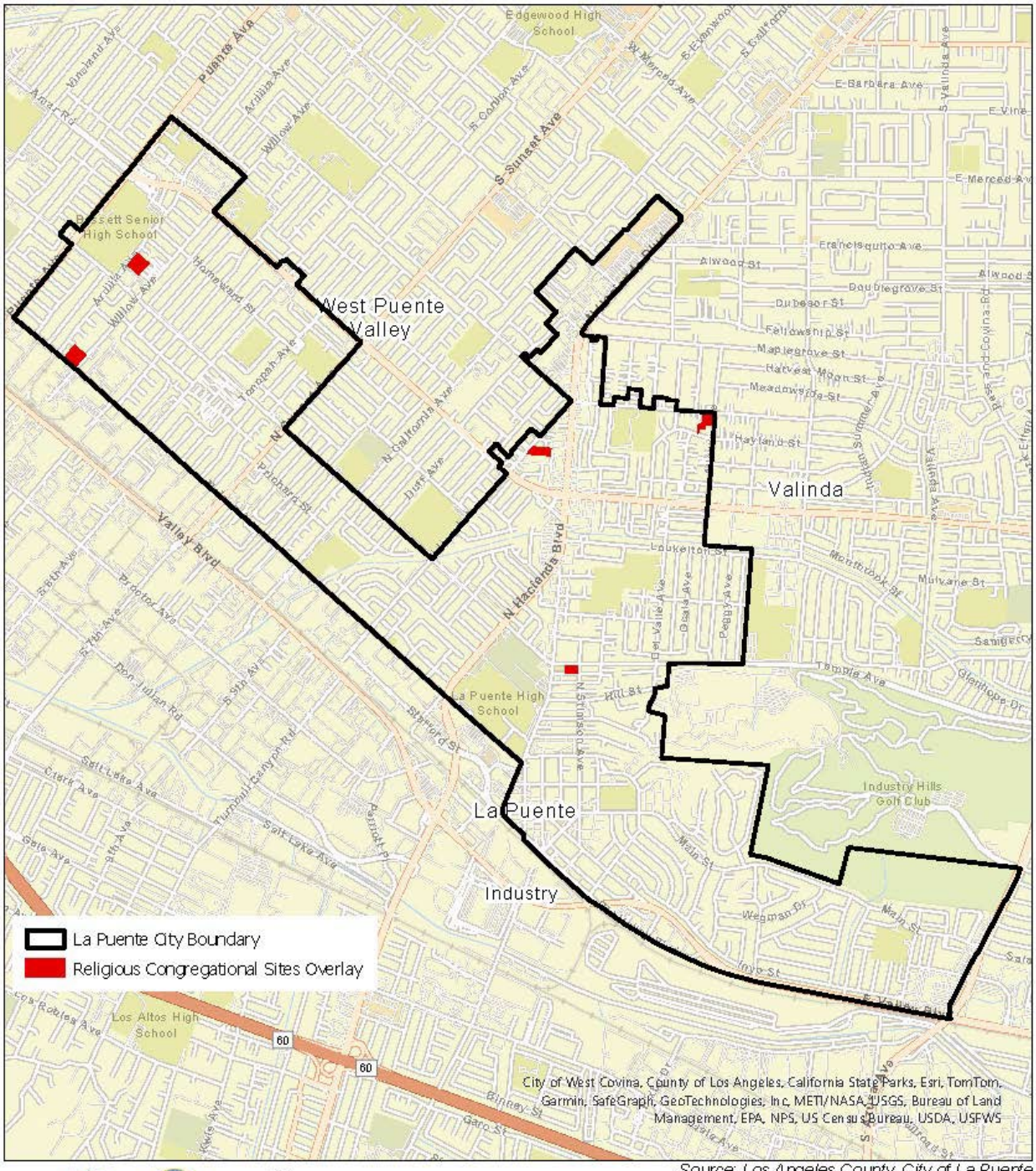
G. Minimum Open Space. 150 square feet of open space shall be provided per dwelling unit, of which not more than 50% may be private open space.

DRAFT

EXHIBIT C-1

MCA 26-01 - Program 3a Religious Congregational Sites Overlay

Exhibit A: Applicable Sites of Religious Congregational Sites Overlay (Program 3a)



Source: Los Angeles County, City of La Puente

SGVCOG | La Puente | Harris & Associates

N

0 0.5 1 Miles

Religious Congregational Sites Overlay (Program 3a)

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

EXHIBIT C-1

MCA 26-01 - Program 3a Religious Congregational Sites Overlay

								Overlay	
SITE ID	Assessor Parcel Number		Site Address/Intersection2	Size	General Plan Designation (Current)	Zoning Designation (Current)	Maximum Density Allowed (Current GP)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)
13	8201-027-007	First Fundamental Bible Church La Puente	13925 NELSON AVE	1.97	LDR	R1	7	20	30
45	8472-037-030	Kingdom Hall of Jehovah's Witnesses	1010 N UNRUH AVE	1.41	HDR	R4	30	20	30
44	8252-009-038	La Puente Church of Nazarene	1179 AILERON AVE	1.31	MHDR	R3	18	20	30
57	8251-016-042	St Joseph Catholic Church	N STIMSON/TEMPLE AVE	1.51	LDR	R1	7	20	30
15	8201-009-001	St. Louis of France Catholic Church	13901 TEMPLE AVE	3.86	MDR	R1	14	20	30

DRAFT

EXHIBIT C-2

MCA 26-01 - Program 3b Replacement Units

Addition Chapter 10.51 Replacement Housing Units

Chapter 10.51 Replacement Units of Title 10, Zoning, of the City of La Puente Municipal Code is hereby added as follows:

Chapter 10. 51 Replacement Housing Units

Sections

10.51.010	**Purpose**
10.51.020	**Definitions**
10.51.030	**Requirements for Replacement Units**
10. 51.040	**Application Requirements**
10. 51.050	**Enforcement**
10. 51.060	**Relationship to Other Requirements**

10. 51.010 Purpose

This Chapter is created to establish procedures to implement State Housing Element Law related to the replacement of housing unit's requirements identified Program 3b of the in the Sixth Cycle Housing Element of the General Plan. It is the intent of these regulations to ensure full compliance with California Government Code Sections 65583.2(g)(3), 65915(c)(3), and 66300(d), as implemented by AB 1397 (2017), SB 330 (2019), SB 8 (2021), and AB 1218 (2023).

The City's intent is to:

1. Prevent the net loss of housing stock during redevelopment.
2. Require one-for-one replacement of demolished dwelling units with equal or greater bedroom count.
3. Provide relocation assistance and rights of return for tenants of Protected Units, as defined in Government Code § 66300(d)(2), when such units are demolished or converted.
4. Apply these requirements citywide to all housing Development Projects, consistent with Government Code § 66300(d).

10. 51.020 Definitions

"Development Project" means any project involving construction, demolition, alteration, or conversion of structures, as defined in Government Code Section 66300(a)(2), regardless of whether the proposed project includes residential uses.

DRAFT

EXHIBIT C-2
MCA 26-01 - Program 3b Replacement Units

"Existing Residential Units" means any dwelling units currently on a site, or that have been vacated or demolished within the past five (5) years prior to the submittal of a complete application for a Development Project, consistent with Government Code Section 66300(d)(2).

"Protected Unit" means a residential dwelling unit that meets any of the following criteria, consistent with California Government Code Section 66300(d)(2):

- A unit that, during the five (5) years preceding the submittal of a complete application for a Development Project, is or was any of the following:
  - Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income;
  - Subject to any form of rent or price control through a public entity's valid exercise of its police power;
  - Occupied by lower- or very-low-income households, as documented by the public agency.
- A unit that within ten (10) years preceding to the submittal of a complete application for a Development Project, was withdrawn from rent or lease under the Ellis Act

"Replacement Unit" means a newly constructed residential unit provided on a one-for-one basis to replace an existing or recently removed dwelling unit, consistent with the requirements of Government Code Sections 65583.2(g)(3), 65915(c)(3), and 66300(d). The specific standards for replacement, including affordability, size, and timing requirements, are established in Section 10.XX.030 of this Chapter.

"Lower-Income Household" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

"Director" means the Director of the Development Services or the Director's designee.

10. 51.030 Requirements for Replacement Units

A. General Applicability. Replacement housing requirements shall apply to any Development Project that would demolish, convert, or alter existing residential units, regardless of whether the proposed project includes new housing**.** If the Director determines that a Development Project would result in a net housing loss, the developer shall replace the residential units to be removed, whether the units to be removed are occupied or not.

Replacement Units shall be replaced on a one-for-one basis and shall contain at least the same number of bedrooms as the units being removed. Replacement Units shall be applied for and constructed concurrently with the Development Project and shall be located within the same neighborhood as the units removed, but need not be located on the same site as previously existed.

DRAFT

B. **Development Standards**. Development Projects shall meet the following standards, subject to the approval of the Director:

1. **Applicability**

a. **Current or Past Residential Use**. Replacement requirements apply to sites that currently have residential uses, or have had residential uses within the past five years (based on the date the application for development was submitted) that have been vacated or demolished.

i. **All Residential Units – One-for-One Replacement Required.** All residential units removed as part of a Development Project shall be replaced on a one-for-one numerical basis to prevent net loss of housing stock, consistent with Government Code § 66300.6(a).

ii. **Protected Units – Additional Affordability Requirements**. Residential units that meet the definition of "Protected Units" under California Government Code § 66300(d)(2) or as defined in Section 10.51.20 Definitions of this Chapter shall be subject to the additional affordability and tenant protection requirements set forth in Government Code §66300(d) and this Chapter.

b. **Minimum Replacement.** A Development Project subject to this Chapter shall not be approved to demolish unless it meets the one-for-one replacement standard in subsection A and the affordability standards in Government Code § 66300(d).

2. One-for-One Replacement of Units

a. **Bedroom Count.** Replacement Units shall provide at least the same number of bedrooms as the units being removed (Gov. Code § 66300(d)(2)(A)(i)). For units with four or more bedrooms, replacement may be three-bedroom units consistent with state law.

b. **Affordability (Applies to Protected Units Only).** When a Development Project involves the demolition or removal of Protected Units, the required Replacement Units corresponding to those Protected Units shall be provided in accordance with California Government Code Sections 65583.2(g)(3), 65915(c)(3)(B), and 66300(d):

Replacement Units shall be affordable to households at the same or lower income level as the Protected Units being removed, as required by Government Code § 66300(d). Income levels shall be determined based on the income limits published annually by the California Department of Housing and Community Development for Los Angeles County.

DRAFT

The number of Replacement Units required to be affordable at each income level shall equal the maximum number of Protected Units at that income level that existed within the twenty-four (24) month period immediately prior to the application for the conversion permit.

When a project is approved, for each unit merged, demolished or eliminated, the developer shall be required to provide an affordable designated unit in the new project to a qualifying household for at least 55 years for rental units and 45 years for ownership units. The developer shall enter a regulatory agreement with the City to provide for the provision of any such units, and the regulatory agreement shall be recorded with the Los Angeles County Recorder's Office.

If the incomes of the prior occupants is not known, and unless otherwise demonstrated, the presumption in California Government Code Section 65915(c)(3)(B)(i) regarding Lower Income Households shall be inclusive of the percentage of Extremely Low Income, Very Low Income and Low Income Households in the same proportion as their share of all renter households within the City of La Puente, as determined using the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy.

3. **Timing**: Replacement Units must be constructed prior to or concurrently with market-rate units and receive a Certificate of Occupancy no later than the market-rate units (Gov. Code § 66300(d)(2)(C)).

4. **Location:** Replacement Units shall be provided on-site whenever feasible. Off-site replacement may be approved by the Director if:

   a. Located within the same jurisdiction;

   b. Provide comparable or better access to schools, transit, and services; and

   c. Are available for occupancy prior to or concurrent with the market-rate units.

C. Existing Occupant Protections (Gov. Code § 66300(d)(2), AB 1218, Relocation Assistance Act)

The following minimum tenant and occupant protections apply only to tenants of Protected Units, as defined in subsection B.1.a.ii, when a Development Project will demolish, remove, or convert such units:

1. **Notice of Displacement**: The project applicant shall provide written notice to all affected tenants at least six (6) months prior to the date of displacement, demolition, or commencement of construction activities. Notice shall specify the anticipated vacate date, tenant rights under state law, and contact information for a relocation coordinator or City

DRAFT

liaison. Notice shall be delivered by personal service or certified mail, and in the primary language of the household to the extent feasible.

2. **Right to Remain**: Tenants shall be permitted to remain in their units until no sooner than six (6) months prior to the commencement of construction, consistent with Government Code § 66300(d)(2)(B).

3. **Right to Return if Demolition Does Not Proceed**: If demolition or removal does not proceed and the property is returned to the rental market, displaced tenants shall have the right to reoccupy their prior unit or a comparable unit on the site at their prior rental rate, as provided in Government Code § 66300(d)(2)(B)(ii).

4. **Relocation Assistance**: The project applicant shall provide relocation benefits to Lower-income tenants of Protected Units consistent with the California Relocation Assistance Act (Gov. Code § 7260 et seq.) and any applicable local ordinance providing greater benefits. Relocation assistance shall include reimbursement of moving expenses and rent differential payments for a period of up to forty-two (42) months, as applicable.

    a. Relocation Payment Timing: Relocation assistance payments shall be made available prior to displacement and in amounts sufficient to enable tenants to secure comparable replacement housing. The City may require a relocation plan and documentation of payment before issuance of a demolition permit.

5. **Right of First Refusal:** Each lower-income household displaced from a Protected Unit shall be offered the right of first refusal to lease or purchase a Comparable Replacement Unit upon project completion.

    a. Comparable Unit: Must match or exceed the number of bedrooms (and bathrooms, if applicable) of the original unit and be affordable at the same income level.

    b. Rent Standard: Returning tenants shall pay the lesser of (a) the rent paid at time of displacement, adjusted annually by CPI or local rent stabilization ordinance, or (b) the affordable rent for the household's income level.

    c. Offer Procedure: Written notice of availability shall be provided within thirty (30) days of issuance of the certificate of occupancy. Tenants shall have at least thirty (30) days to respond.

Tenants of other residential units not defined as Protected Units remain subject to any applicable tenant protection, relocation, or notice requirements established under other state or local laws, including, but not limited to, the California Relocation Assistance Act (Gov. Code § 7260 et seq.), and any Just Cause Eviction or local relocation provisions.

10. 51.040 Application Requirements

DRAFT

EXHIBIT C-2

MCA 26-01 - Program 3b Replacement Units

Prior to approval of any discretionary entitlement or issuance of any ministerial building permit, the applicant shall submit a Replacement Housing and Tenant Protection Plan that includes:

- A five-year unit history for the site, including occupancy status and rent data.
- Identification of Protected Units and determination of affordability level (or rent-based presumption if income unknown).
- Location, number, bedroom mix, and affordability level of proposed Replacement Units.
- Schedule for delivery of Replacement Units relative to other development phases.

The City shall verify compliance with this Chapter before issuing any demolition or building permits.

No permit to demolish a residential building in any zoning district shall be issued until a building permit for the replacement structure is approved and the time for filing an appeal or court action has lapsed with no appeal or court action filed, unless the building is determined to pose a serious and imminent hazard as defined in the Building Code. In the event an appeal or court action is filed, a permit to demolish a residential building shall not be issued unless the appeal is resolved in favor of the demolition, or the court action upholds the demolition.

10. 51.050 Enforcement

Compliance with this Chapter shall be a condition of project approval. Failure to provide Replacement Units or required tenant protections may result in withholding of final inspection, issuance of stop-work orders, and other remedies under the Municipal Code. Replacement obligations shall run with the land and be recorded as conditions of approval.

10.51.060 Relationship to Other Requirements

The provisions of this Chapter are minimum standards and apply in addition to:

- Housing Element Program commitments (Gov. Code § 65583.2(g)(3));
- State Density Bonus Law replacement requirements (Gov. Code § 65915(c)(3));
- Local inclusionary housing, rent stabilization, or relocation ordinances.

Where multiple requirements apply, the more protective standard shall govern.

DRAFT

EXHIBIT C-3

MCA 26-01- Program 3c Housing Element Reuse Sites

Addition of Chapter 10.52 Housing Element Sites

Chapter 10.52 Housing Element Sites of Title 10, Zoning, of the City of La Puente Municipal Code is hereby added as follows:

Chapter 10.52 Housing Element Sites

Sections

10.52.010 **Purpose**

10.52.020 **Definitions**

10.52.030 **Approval Requirements for Housing Element Sites**

10.52.010 Purpose

This Chapter is created to establish procedures to implement State Housing Element Law related to sites identified by the Sixth Cycle Housing Element of the General Plan and its associated Program 3c. The intent of these regulations is to ensure consistency with Government Code Sections 65583.2 and 65589.5, as amended by AB 1397, and to facilitate development on sites identified in the Sixth Cycle Housing Element of the General Plan.

These regulations shall apply to the Inventory of Housing Element Sites, Re-Use Housing Element Sites, Lower Income Rezoning Housing Element Sites, and Downtown Business District Sites, and where so stated herein shall supersede the regulations applying on the sites pursuant to state law.

10.52.20 Definitions.

For purposes of this Section the following words and phrases are defined as follows:

"By-Right Approval" means approval of a housing development without a conditional use permit, planned unit development permit, or other discretionary local review that would constitute a "project" under Section 21100 of the Public Resources Code (CEQA), consistent with Government Code Section 65583.2(i). Projects approved by right may be subject only to administrative review for compliance with objective standards. If a subdivision is required, the project is subject to all applicable laws, including CEQA and the Subdivision Map Act.

"Downtown Sites" means Housing Element sites identifies as having a current zoning designation of Downtown Business District in Table A in Appendix C of the most recently adopted 2021-2029 Sixth Cycle Housing Element.

DRAFT

EXHIBIT C-3

MCA 26-01- Program 3c Housing Element Reuse Sites

"Housing Development Project" means a use consisting of any of the following, as defined in California Government Code Section 65589.5(h)(2):

- Residential units only.
- Mixed-use developments consisting of residential and nonresidential uses, with at least two-thirds of the total floor area designated for residential use.
- Transitional housing or supportive housing, as defined by state law.

"Housing Element Sites" means sites listed on the inventory of land suitable for residential development developed pursuant to paragraph (3) of subdivision (a) of California Government Code Section 65583 that exists Appendix C of the most recently adopted 2021-2029 Sixth Cycle Housing Element.

"Lower Income Households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

"Lower Income Rezoning Housing Element Sites" means sites that were or will be rezoned as part of a rezoning program to meet the Housing Element need for very low and low-income households allocated pursuant to Government Code Section 65584. These sites are identified in Table B in Appendix C of the most recently adopted 2021-2029 Sixth Cycle Housing Element and include sites that are accommodating lower income units.

"Re-Use Housing Element Sites" means Housing Element Sites identified as meeting the criteria for a re-use housing element site in the most recently adopted Housing Element (non-vacant sites identified in the prior Fifth Cycle Housing Element and vacant sites identified in the prior two Housing Elements, "Identified in Last/Last Two Planning Cycle(s)" column) to meet the need for low- and very low-income RHNA in Table A in Appendix C of the most recently adopted 2021-2029 Sixth Cycle Housing Element.

"Religious Congregation Sites" means Housing Element sites identified as Religious Congregation Sites in the most recently adopted 2021-2029 Sixth Cycle Housing Element. These sites are identified in Table 32 of the Housing Element and are also Sites 13, 15, 44, 45, and 57 in Table A in Appendix C of the most recently adopted 2021-2029 Sixth Cycle Housing Element.

10.52.040 Approval Requirements for Housing Element Sites

1. **By-Right Approval for Re-Use Housing Element Sites.** If a Housing Development Project is proposed on a Re-Use Housing Element Site that is identified in the most recently adopted 2021-2029 Sixth Cycle Housing Element as accommodating a portion of the housing need for low- and very low-income households and at least twenty percent of the project's units will be made affordable and available to Lower Income Households, the project shall be subject to By-Right Approval pursuant to California Government Code section 65583.2(i).

DRAFT

EXHIBIT C-3

MCA 26-01- Program 3c Housing Element Reuse Sites

2. **By-Right Approval for Lower Income Rezoning Housing Element Sites.** If a Housing Development Project is proposed on a Lower Income Rezoning Housing Element Site that is identified in the most recently adopted 2021-2029 Sixth Cycle Housing Element, and at least twenty percent of the project's units will be made affordable and available to Lower Income Households, the project shall be subject to By-Right Approval pursuant to California Government Code section 65583.2 (i).
3. **By-Right Approval for Downtown Sites.** If a Housing Development Project is proposed on a Downtown Site that is identified in the most recently adopted 2021-2029 Sixth Cycle Housing Element and at least twenty percent of the project's units will be made affordable and available to Lower Income Households, the project shall be subject to By-Right Approval.
4. **Densities for Lower Income Rezoning Sites or Religious Congregation Sites**. If a Housing Development Project is proposed on a Lower Income Rezoning Housing Element Site or Religious Congregation Site, it shall not be approved unless it meets a minimum density requirement of 20 units per acre and permit at least 16 units, inclusive of Accessory Dwelling Units.

DRAFT

EXHIBIT D-1

MCA 26-01: Program 3a Religious Congregational Sites (RCS) Overlay Parcels (Chapter 10.21)

Assessor Parcel Number	Size	General Plan Designation	Zoning Designation	Max. Density Allowed (units/acre) Current	Min. Density Allowed (units/acre) Overlay	Max. Density Allowed (units/acre) Overlay
8201-027-007	1.97	LDR	R1	7	20	30
8472-037-030	1.41	HDR	R4	30	20	30
8252-009-038	1.31	MHDR	R3	18	20	30
8251-016-042	1.51	LDR	R1	7	20	30
8201-009-001	3.86	MDR	R1	14	20	30

Note: The Religious Congregational Sites (RCS) Overlay Zone establishes a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre, regardless of the underlying zoning designation. In the event of a conflict between the overlay standards and the base zoning district, the overlay standards shall prevail.

DRAFT

EXHIBIT D-2

MCA 26-01: Program 3c Housing Reuse Sites (HRS) Overlay Parcels (Chapter 10.52)

Assessor's Parcel Number	Size	General Plan Designation	Current Zoning	Identified in Last/Last Two Planning Cycle(s)
8471-018-021	0.47	LDR	R1	Used in Two Consecutive Prior Housing Elements - Vacant
8214-016-020	0.47	LDR	R1	Used in Prior Housing Element - Non-Vacant
8201-026-012	0.95	LDR	R1	Used in Prior Housing Element - Non-Vacant
8201-027-007	0.9	LDR	R1	Used in Prior Housing Element - Non-Vacant
8201-008-019	0.4	MDR	R2	Used in Prior Housing Element - Non-Vacant
8201-009-001	1.11	MDR	R1	Used in Prior Housing Element - Non-Vacant
8203-018-006	0.35	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8203-030-012	0.34	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8251-014-048	1.52	LDR	R1	Used in Prior Housing Element - Non-Vacant
8251-014-047	0.37	LDR	R1	Used in Prior Housing Element - Non-Vacant
8254-013-011	0.33	MDR	R2	Used in Prior Housing Element - Non-Vacant
8254-013-040	0.18	MDR	R2	Used in Prior Housing Element - Non-Vacant
8254-015-033	0.32	MDR	R2	Used in Prior Housing Element - Non-Vacant
8472-034-015	0.35	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-002-012	0.28	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-004-018	0.35	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-053	0.24	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-012-006	0.28	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-012-010	0.29	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-012-002	0.28	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-002-015	0.39	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-025	0.15	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-008	0.4	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-016	0.44	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-026	0.5	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-017-038	0.59	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-009-022	0.27	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-009-031	0.21	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-010-030	0.22	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-011-004	0.22	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-009-005	0.29	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-009-019	0.3	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-011-009	0.36	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-011-013	0.36	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8251-004-029	0.26	HDR	R4	Used in Prior Housing Element - Non-Vacant
8251-004-030	0.38	HDR	R4	Used in Prior Housing Element - Non-Vacant

DRAFT

EXHIBIT D-2

MCA 26-01: Program 3c Housing Reuse Sites (HRS) Overlay Parcels (Chapter 10.52)

8247-002-034	0.57	LDR	R1	Used in Prior Housing Element - Non-Vacant
8246-002-031	0.64	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-001-026	0.76	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-002-035	0.75	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-015-003	0.8	LDR	R1	Used in Prior Housing Element - Non-Vacant
8251-016-003	0.72	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-007-020	1	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-004-016	1.54	LDR	R1	Used in Prior Housing Element - Non-Vacant
8251-016-042	0.81	LDR	R1	Used in Prior Housing Element - Non-Vacant
8246-008-804	0.69	MDR	R2	Used in Prior Housing Element - Non-Vacant
8263-003-037	0.54	HDR	R4	Used in Prior Housing Element - Non-Vacant
8246-010-003	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-015	0.13	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-012	0.3	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-008	0.06	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-007	0.12	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-005	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-016	0.64	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-009	0.12	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-002	0.52	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-001	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-007	0.22	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-010	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-012	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-800	0.52	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-900	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-016	0.34	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-015	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-011	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-901	0.15	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-007-013	0.15	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-007-012	0.15	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-007-010	0.15	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-018	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-015	0.34	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-017	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-014	0.16	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-016	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-016-015	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant

DRAFT

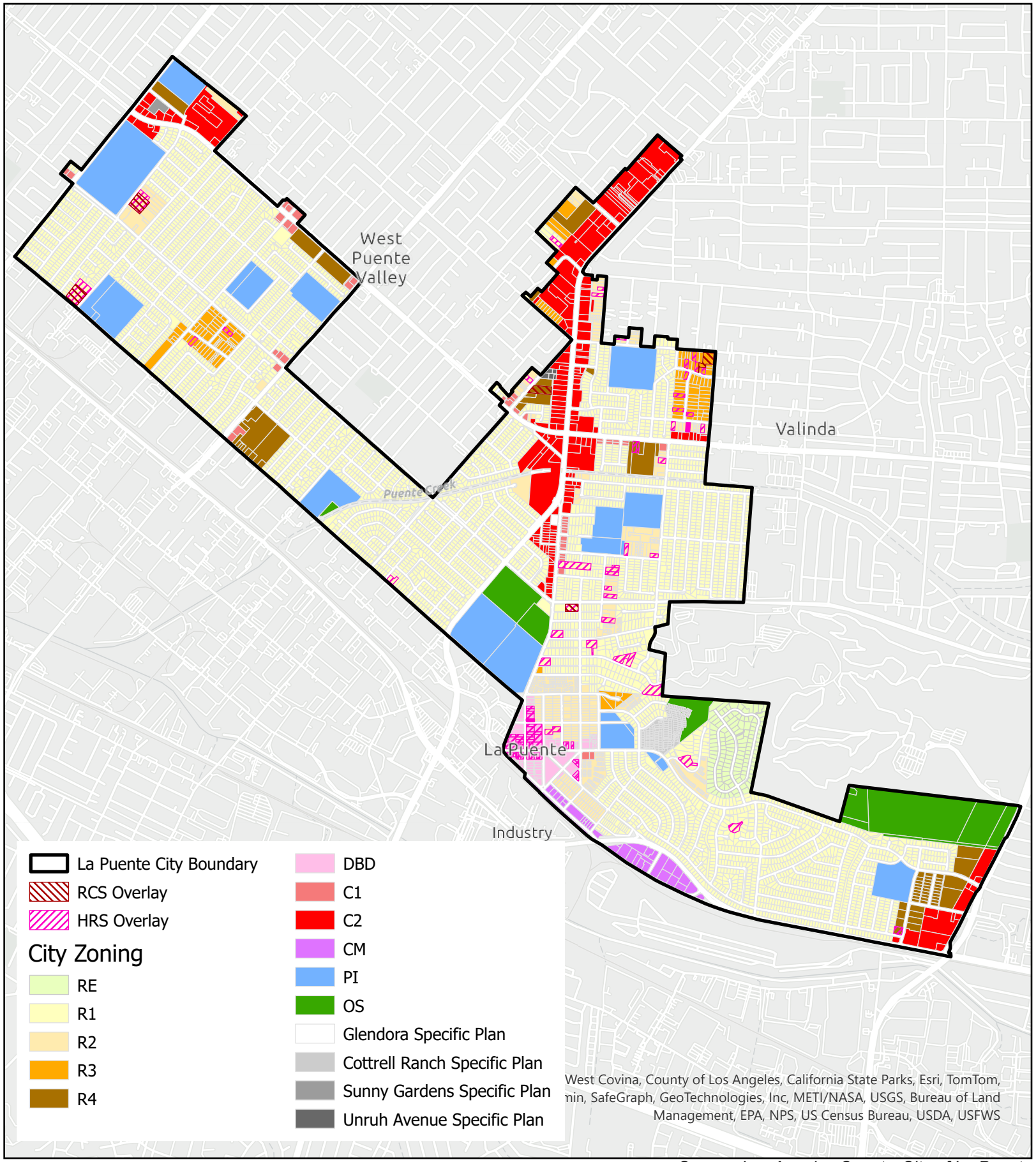
EXHIBIT D-2

MCA 26-01: Program 3c Housing Reuse Sites (HRS) Overlay Parcels (Chapter 10.52)

8246-016-016	0.08	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-016-014	0.16	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-016-013	0.16	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-017	0.55	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-013-019	0.1	MU	DBD	Not Used in Prior Housing Element
8246-013-021	0.07	MU	DBD	Not Used in Prior Housing Element
8246-013-018	0.06	MU	DBD	Not Used in Prior Housing Element
8246-013-015	0.14	MU	DBD	Not Used in Prior Housing Element
8246-013-016	0.1	MU	DBD	Not Used in Prior Housing Element
8246-013-020	0.11	MU	DBD	Not Used in Prior Housing Element
8246-013-023	0.05	MU	DBD	Not Used in Prior Housing Element
8246-013-902	0.031	MU	DBD	Not Used in Prior Housing Element
8246-013-904	0.055	MU	DBD	Not Used in Prior Housing Element
8246-013-900	0.05	MU	DBD	Not Used in Prior Housing Element
8246-014-003	0.15	MU	DBD	Not Used in Prior Housing Element
8246-014-004	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-001	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-002	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-006	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-005	0.16	MU	DBD	Not Used in Prior Housing Element
8246-010-004	0.17	MU	DBD	Not Used in Prior Housing Element
8246-010-006	0.15	MU	DBD	Not Used in Prior Housing Element

Note: The Housing Element Sites designation (Chapter 10.52) establishes a ministerial (by-right) approval process for qualifying housing developments that include at least 20 percent of units affordable to lower-income households. These provisions apply in addition to the underlying zoning and are intended to implement the City's certified Housing Element in compliance with State Housing Law. In the event of a conflict, the provisions of Chapter 10.52 shall control.

DRAFT



Source: Los Angeles County, City of La Puente

SGVCOG

La Puente

Harris & Associates

N

0 0.5 1 Miles

La Puente Zoning Map

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

Attachment E
CEQA Addendum

Addendum No. 1 to the Final Initial Study/Negative Declaration

La Puente 2021–2029 Housing Element

April 2026

Prepared for:

City of La Puente
15900 Main Street
La Puente, California 91744

Prepared by:

2375 Northside Drive, Suite 125
San Diego, California 92108

This page intentionally left blank.

Table of Contents

Section 1 Introduction 1

1.1 Background 1
1.2 Approved Project 1
1.3 Modified Project 3
1.4 Discretionary Approvals Required 4

Section 2 California Environmental Quality Act Requirements 5

Section 3 Evaluation of Environmental Impacts 7

3.1 Aesthetics 7
3.1.1 Approved Project 7
3.1.2 Modified Project 8
3.2 Agriculture and Forestry Resources 8
3.2.1 Approved Project 8
3.2.2 Modified Project 8
3.3 Air Quality 8
3.3.1 Approved Project 8
3.3.2 Modified Project 9
3.4 Biological Resources 9
3.4.1 Approved Project 9
3.4.2 Modified Project 9
3.5 Cultural and Tribal Cultural Resources 9
3.5.1 Approved Project 9
3.5.2 Modified Project 10
3.6 Energy 10
3.6.1 Approved Project 10
3.6.2 Modified Project 10
3.7 Geology and Soils 11
3.7.1 Approved Project 11
3.7.2 Modified Project 11
3.8 Greenhouse Gas Emissions 11
3.8.1 Approved Project 11
3.8.2 Modified Project 12
3.9 Hazards and Hazardous Materials 12
3.9.1 Approved Project 12
3.9.2 Modified Project 12
3.10 Hydrology and Water Quality 13

3.10.1 Approved Project 13
3.10.2 Modified Project 13
3.11 Land Use and Planning 13
3.11.1 Approved Project 13
3.11.2 Modified Project 14
3.12 Mineral Resources 14
3.12.1 Approved Project 14
3.12.2 Modified Project 14
3.13 Noise 14
3.13.1 Approved Project 14
3.13.2 Modified Project 15
3.14 Population and Housing 15
3.14.1 Approved Project 15
3.14.2 Modified Project 15
3.15 Public Services 15
3.15.1 Approved Project 15
3.15.2 Modified Project 16
3.16 Recreation 16
3.16.1 Approved Project 16
3.16.2 Modified Project 16
3.17 Transportation 17
3.17.1 Approved Project 17
3.17.2 Modified Project 17
3.18 Utilities and Service Systems 17
3.18.1 Approved Project 17
3.18.2 Modified Project 18
3.19 Wildfire 18
3.19.1 Approved Project 18
3.19.2 Modified Project 18

Section 4 Conclusion 19

Appendices

Appendix A. Figures

Acronyms and Abbreviations

CEQA	California Environmental Quality Act
City	City of La Puente
EIR	Environmental Impact Report
GHG	greenhouse gas
IS/ND	Initial Study/Negative Declaration
NPDES	National Pollutant Discharge Elimination System
RHNA	Regional Housing Needs Assessments
SB	Senate Bill
SCAG	Southern California Association of Governments

This page intentionally left blank.

Section 1 Introduction

1.1 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. This is partly achieved through periodic comprehensive updates to the Housing Elements of locally adopted General Plans. The latest updates to Housing Elements cover the planning period of 2021–2029, also known as the 6th Cycle Housing Element Update.

On February 22, 2022, the City of La Puente (City) City Council adopted Resolution No. 22-5690 approving General Plan Amendment No. 21-02 for the 2021–2029 Housing Element (approved project) and adopting the associated Final Initial Study/Negative Declaration (IS/ND)[1] in compliance with the California Environmental Quality Act (CEQA). The Final IS/ND contains a comprehensive disclosure and analysis of potential environmental effects associated with the implementation of the approved project. Through preparation of the Final IS/ND, the City determined that the approved project would have no or less than significant environmental impacts and that no mitigation measures would be required.

Since the adoption of the Final IS/ND, modifications to the approved project have been proposed. These modifications include zoning amendments to encourage housing development to meet the established City commitments under the approved project. This Addendum to the Final IS/ND addresses the proposed modifications in relation to the potential environmental impacts associated with the implementation of the approve project analyzed in the Final IS/ND. The Final IS/ND and its supporting documents are incorporated herein by reference.

1.2 Approved Project

The approved project consists of the adoption and implementation of the City's 2021–2029 Housing Element, which updated the City's 2013–2021 Housing Element. The 2021–2029 Housing Element is an integral component of the City's General Plan, as it addresses existing and future housing needs of all types for people of all economic segment groups in the City. The 2021–2029 Housing Element serves as a tool for decision-makers and the public to understand and meet the City's housing needs. Although the law does not require local governments to construct housing to meet identified needs, it does require that the community address housing needs in its discretionary planning actions.

The approved project applies to properties within the municipal boundaries of the City. The City is approximately 20 miles east of Downtown Los Angeles in the San Gabriel Valley and is bordered by the City of West Covina to the north, the unincorporated Los Angeles County community of Valinda to the north and east, and the City of Industry to the south and west. Regional access to the City is provided via Interstate 10 and State Route 60. La Puente has been fully urbanized for many years, and development is

[1] City of La Puente. 2022. Final Initial Study/Negative Declaration, La Puente 2021–2029 Housing Element. Adopted February 22.

characterized primarily as a residential community with a mix of housing types, commercial and industrial businesses primarily along major highways and streets, and public institutional and open space uses.

California Government Code, Title 7, Division 1, Chapter 3, Article 10.6, Section 65580–65589.8, establishes 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, a policy document, identifies the City's current and future housing needs and presents the City's goals, policies, and programs to address those identified needs.

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 Housing Policy Division develops the Regional Housing Needs Assessments (RHNAs) 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 the City a housing allocation of 1,929 units.

The City's 2021–2029 Housing Element, Section 4, Housing Resources, provides details regarding:

- Availability of sites for housing.
- Financial resources.
- Administrative resources.
- Opportunities for energy conservation.

The City's 2021–2029 Housing Element's 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.

The City's 2021–2029 Housing Element, Section 5, Housing Plan, provides guidance for City decision-makers to achieve the Housing Element's long-term housing objectives. The Housing Plan identifies goals, policies, and programs to provide additional housing opportunities, remove governmental constraints to affordable housing, improve the condition of existing housing, and present equal housing opportunities for all residents. The programs identify the methods, agencies, officials, funding sources, and time frames the City will use to implement the policies and achieve the 2021–2029 Housing Element's goals.

The programs addressed in this Addendum are found on pages H-69–H-72 of the 2021–2029 Housing Element and include the following:

- **Program 3a:** Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss (includes Religious Congregational Sites Overlay)
- **Program 3b:** Replacement Housing Requirement
- **Program 3c:** By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites

The Final IS/ND does not address the site-specific impacts of future housing projects under the approved project. Future housing development proposals will be subject to a development review process and subsequent project-level environmental review as projects are proposed.

1.3 Modified Project

California Government Code, Section 65583(c)(1)(A), states that cities have up to 3 years from adoption of a Housing Element to rezone sites, including adopting minimum density and development standards. To comply with state housing law and the City's certified 6th Cycle Housing Element (i.e., the 2021–2029 Housing Element), the City must create streamlined pathways for housing development. Therefore, the City proposes to implement components of 2021–2029 Housing Element Programs 3a, 3b, and 3c through the adoption of a General Plan Amendment and Zoning Code Amendment. These proposed changes include the following:

- **Program 3a: Religious Congregational Sites Overlay Program.** The City would amend its Zoning Code to establish a Religious Congregational Sites Overlay Program that allows by-right development of affordable housing to be integrated on specific sites with existing religious facilities. Housing would be developed in accordance with standards stipulated in California Government Code, Section 65583.2(h) and (i), related to acreage, allowable density, and minimum number of units.
- **Program 3b: Replacement Housing Requirement.** Development on nonvacant sites with existing residential units would be subject to a replacement requirement, pursuant to Assembly Bill 1397. The City would amend its Zoning Code to require the replacement of units affordable at the same or lower income levels as a condition of any development on a nonvacant site, consistent with the State Density Bonus Law.
- **Program 3c: By-Right Approval for Reuse Sites.** Pursuant to Assembly Bill 1397, passed in 2017, the City would amend its Zoning Code to require by-right approval of housing development that includes 20 percent of the units as affordable to lower income households on "reuse sites" identified in the prior Housing Element and used to meet the 6th Cycle RHNA. The approved project assumes sites in the Downtown Business District identified in the 6th Cycle Housing Inventory would be subject to this requirement.

The proposed General Plan Amendment and Zoning Code Amendment would remove discretionary barriers, such as public hearings, for eligible affordable housing projects on specific parcels. Refer to Appendix A, Figures, for maps identifying initial sites that qualify under Programs 3a and 3c. No changes to the previously approved 2021–2029 Housing Element sites would occur as a result of this Addendum. Other sites not identified on these maps may still qualify and be added in the future.

The proposed Zoning Code Amendment (specifically, to Title 10, Zoning, of the La Puente Municipal Code) would establish the following regulatory frameworks:

- **New Chapter 10.21:** Religious Congregational Sites Overlay District.
  - This amendment would create a new overlay zone (Program 3a) applied to specific institutional parcels.
- **New Chapter 10.51:** Replacement Housing Units.
  - This amendment would codify State Housing Element Law related to the replacement of housing units identified in Program 3b to prevent net loss of housing stock during redevelopment, require one-for-one replacement of demolished dwelling units with equal or greater bedroom count, and provide relocation assistance and rights-of-return for tenants of Protected Units.
- **New Chapter 10.52:** Housing Element Sites.
  - This amendment codifies the "by-right" mandate of California Government Code, Section 65583.2(i), for sites identified in Program 3c.

Together, the proposed General Plan Amendment and Zoning Code Amendment constitute the "modified project" evaluated in this Addendum. In summary, the modified project consists of actions required by the City to implement the programs identified in the adopted 2021–2029 Housing Element (i.e., the approved project).

1.4 Discretionary Approvals Required

The City of La Puente, as the lead agency under CEQA, will use this Addendum to the Final IS/ND to make decisions regarding the adoption and implementation of the following:

- General Plan Amendment
- Zoning Code Amendment

Section 2 California Environmental Quality Act Requirements

CEQA Guidelines, Sections 15162–15164, discuss a lead agency's responsibilities once an ND has been adopted.

CEQA Guidelines, Section 15162, states the following:

(a) When an [Environmental Impact Report] EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
  (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
  (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In the alternative, where the changes or new information will result in no new impacts, or no more severe impacts than any that were disclosed in the Final EIR, a lead agency "shall prepare an addendum" pursuant to CEQA Guidelines, Section 15164, which states the following:

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As the lead agency for the approved project, the City must determine if the modified project would result in previously undisclosed significant environmental impacts or a substantial increase in the severity of previously disclosed impacts (14 CCR 15162, 15163, 15164[a], 15088.5[a], and 15088.5[b]). As discussed in the following sections, preparation of this Addendum to the Final IS/ND is appropriate pursuant to CEQA Guidelines, Section 15164.

Section 3 Evaluation of Environmental Impacts

Pursuant to CEQA Guidelines, Sections 15162 and 15164, this Addendum No. 1 documents that the modified project's effects have been adequately addressed in the Final IS/ND. This section summarizes the approved project's impacts identified in the Final IS/ND for each environmental issue area, evaluates any changes in those impacts resulting from the modified project, and identifies if new mitigation measures would be required. Each environmental issue area is discussed in the same order as presented in the Final IS/ND.

The approved project is a policy document that does not change land use designations or, in and of itself, authorize any development in the City. Although the City is required by state law to facilitate development consistent with its allocated share of regional housing needs, the approved project does not authorize a change in the location or nature of allowable development.

The modified project would establish by-right approval of qualifying housing development projects on sites identified in the 2021–2029 Housing Element that meet specific criteria. Pursuant to California Government Code, Section 65583.2(i), "by-right" means a use or development that is permitted without discretionary review and that is subject only to objective standards. Approval of a by-right development shall be ministerial and, therefore, would not be subject to additional review under CEQA. Development for by-right housing projects is still subject to application and staff-level review by the City's Planning Division.

Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize specific development on sites identified under Programs 3a and 3c or replacement housing under Program 3b. The modified project would not include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including those intended to minimize environmental impacts, required as part of the development review processes.

3.1 Aesthetics

3.1.1 Approved Project

Impacts related to aesthetics are discussed in Section 4.1 of the Final IS/ND. As analyzed in the Final IS/ND, the City is considered an urbanized area. All areas of the City, including hillside areas, contain existing development that is primarily housing. No scenic vistas, trees, rock outcroppings, or state scenic highways occur in the City. The Final IS/ND concluded that implementation of the approved project would not have a substantial adverse effect on a scenic vista, substantially damage resources within a state scenic highway, conflict with zoning or other regulations governing scenic quality, or adversely affect daytime or nighttime views. No mitigation was required.

3.1.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with all applicable regulations and objective development standards, including those related to aesthetics/design, lighting, and glare. No new significant aesthetics impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.2 Agriculture and Forestry Resources

3.2.1 Approved Project

Impacts related to agriculture and forestry resources are discussed in Section 4.2 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have no impact on agriculture and forestry resources. The California Department of Conservation categorizes the entire City as "Urban and Built-Up Land." No land in the City is identified, zoned, or designated for agricultural use, forest land, timberland, or under a Williamson Act contract. No mitigation was required.

3.2.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, the modified project would have no impact on agriculture and forestry resources. No new significant agriculture and forestry impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.3 Air Quality

3.3.1 Approved Project

Impacts related to air quality are discussed in Section 4.2 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant impact on air quality. The City is within the South Coast Air Basin, which is a non-attainment area for federal and state criteria air pollutants, including ozone, particulate matter less than 10 microns in diameter (PM_{10}) and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$). Future development proposals facilitated by the 2021–2029 Housing Element programs have the potential to result in pollutant emissions. The City would ensure each future development proposal is reviewed, if applicable, to confirm consistency with applicable federal, state, and local air quality standards; the applicable Air Quality Management Plan; General Plan goals, policies, and standards relative to air quality; standard California Building Code requirements; state and federal regulations; and South Coast Air Quality Management District rules and programs. No mitigation was required.

3.3.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including South Coast Air Quality Management District rules, building codes, and site design requirements. Future by-right development would be consistent with underlying land use designations and, therefore, consistent with the applicable Air Quality Management Plan. No new significant air quality impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.4 Biological Resources

3.4.1 Approved Project

Impacts related to biological resources are discussed in Section 4.4 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have no impact on biological resources. The City has been fully urbanized for many years. As such, the City does not contain habitat supporting special-status plant or wildlife species, riparian habitat, federally protected wetlands, or wildlife corridors. The City does not have local policies protecting biological resources and is not within an approved habitat conservation plan. No mitigation was required.

3.4.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, the modified project site does not contain biological resources, and the modified project would have no impact on biological resources. No new significant biological resources impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.5 Cultural and Tribal Cultural Resources

3.5.1 Approved Project

Impacts related to Cultural and Tribal Cultural Resources are discussed in Section 4.5 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would not cause a substantial adverse change in the significance of historical, archaeological, and Tribal Cultural Resources. The approved project would not disturb any human remains. There is one building listed on the National Register of Historic Places – La Puente Valley Woman's Club at 200 N. First Street. The City is largely built out and does not contain any known archaeological resources, and no such resources had been discovered during prior development activity. No formal cemeteries exist in the City. Regarding the level of past disturbance associated with development throughout the City, it is not anticipated that human remains exist in the City. The City sent letters via email for the purposes of Senate Bill (SB) 18 and Assembly Bill 52 consultation to nine Tribes on

June 16 and June 17, 2021. At the conclusion of the notification period, the City received no requests for SB 18 or Assembly Bill 52 consultation. No mitigation was required.

3.5.2 Modified Project

The modified project would include a proposed General Plan Amendment and, therefore, would be subject to SB 18 consultation with California Native American Tribes traditionally associated with the area. On March 5, 2026, the City sent SB 18 consultation notification letters via certified mail to Tribal contacts provided on a list from the Native American Heritage Commission. On March 11, 2026, Chief Andrew Salas of the Gabrieleño Band of Mission Indians – Kizh Nation formally requested consultation. On March 12, 2026, Brandy Salas of the Gabrieleño Band of Mission Indians – Kizh Nation stated that the Tribe has no objections to the implementation of 2021–2029 Housing Element programs but requests notification before future ground-disturbing activities. Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation is ongoing. No other Tribes have requested consultation to date.

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, the modified project would have the same impact on Cultural and Tribal Cultural Resources. Although qualifying future projects may be approved by-right, development would be subject to applicable regulations governing the protection of Cultural and Tribal Cultural Resources, such as the National Historic Preservation Act; Native American Graves Protection and Repatriation Act; California Historic Building Code; California Health and Safety Code, Section 7050.5; and Native American Historic Cultural Sites (California Public Resources Code, Section 5097 et seq.), which would be assessed on a project-by-project basis. No new significant Cultural and Tribal Cultural Resources impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.6 Energy

3.6.1 Approved Project

Impacts related to energy are discussed in Section 4.6 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have no impact related to energy. Future development proposals would be required to comply with 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 standards required during the development review process. No mitigation was required.

3.6.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including the most recent building and

energy standards at the time of development. No new significant energy impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.7 Geology and Soils

3.7.1 Approved Project

Impacts related to geology and soils are discussed in Section 4.7 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant or no impact related to geology and soils. The City, similar to the rest of California, is within a seismically active region. Although no Alquist-Priolo Earthquake Fault zones exist in the City, several major faults within a 50-mile radius of the City can produce substantial effects from ground shaking. The City has been urbanized for many years, with risks related to seismic-related ground failure, landslides, substantial soil erosion, and unstable soils minimized through development requiring site-specific geotechnical investigations and compliance with the most recent California Building Code. Additionally, the City does not contain any known paleontological resources. No mitigation was required.

3.7.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, future development facilitated by the modified project would be exposed to the same geological conditions analyzed for the approved project. The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including the most recent building code and standards for geotechnical/structural safety and erosion prevention. No new significant geology and soils impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.8 Greenhouse Gas Emissions

3.8.1 Approved Project

Impacts related to greenhouse gas (GHG) emissions are discussed in Section 4.8 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant impact related to GHG emissions. Future development proposals would be required to comply with 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 standards required during the development review process. In addition, the City's General Plan includes eight resource conservation and water quality policies that support actions to reduce the use of resources and energy and, thus, the creation of GHG emissions. Future development proposals would be subject to these policies, as applicable. No mitigation was required.

3.8.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations, objective development standards, and General Plan policies, including the most recent building and resource conservation standards at the time. No new significant GHG emissions impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.9 Hazards and Hazardous Materials

3.9.1 Approved Project

Impacts related to hazards and hazardous materials are discussed in Section 4.9 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would result in a less than significant impact related to hazardous materials and no impact related to airport hazards and emergency plans. 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 the City's Ordinance 10.24.030. No properties in the City are included on the California Department of Toxic Substances Control Hazardous Waste and Substances List (Cortese List). However, the U.S. Environmental Protection Agency identifies portions of the City within the San Gabriel Superfund Site Area 4, which contains contaminated groundwater and soil. The cleanup status is active. Separately, there are several leaking underground storage tanks in the City that have the potential to negatively affect groundwater quality. Future development proposals would be required to comply with applicable policies, regulations, and development standards related to potentially hazardous materials, including soil remediation. Additionally, the approved project would not impair the City's Emergency Operations Plan, and the approved project site is not within 2 miles of an airport. No mitigation was required.

3.9.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, future development facilitated by the modified project would be exposed to the same potentially hazardous conditions analyzed for the approved project related to San Gabriel Super Fund Site Area 4 and routine use, transport, or disposal of hazardous materials in the City. Similarly, the modified project would not impair the City's Emergency Operations Plan, and the modified project site is not within 2 miles of an airport. Future development proposals would be required to comply with applicable regulations and objective development standards, including site-specific conditions related to potentially hazardous materials and requirements of the U.S. Environmental Protection Agency for development within San Gabriel Superfund Site Area 4. No new significant

hazards and hazardous materials impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.10 Hydrology and Water Quality

3.10.1 Approved Project

Impacts related to hydrology and water quality are discussed in Section 4.10 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant impact related to water quality, groundwater supplies, and drainage and no impact related to flood hazard, tsunami, or seiches inundation. Future development proposals would be required to provide for the elimination and reduction of pollutant discharges, including capture and treatment of dry weather and first-flush runoff in a manner consistent with the Los Angeles Regional Water Quality Control Board requirements. Stormwater discharges must comply with applicable provisions of Los Angeles County's National Pollutant Discharge Elimination System (NPDES) permit. As a co-permittee, the City is responsible for implementation of the requirements of the NPDES permit issued to Los Angeles County. Consistent with Los Angeles Regional Water Quality Control Board/NPDES and City requirements, appropriate water quality best management practices would be required. Design of future development proposals would also be subject to drainage standards such as Low Impact Development standards, runoff capture and control features, and stormwater conveyance. No portion of the City is within a 100-year floodplain or tsunami hazard zone or would be subject to inundation by seiche. No mitigation was required.

3.10.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including the water quality standards of the NPDES permit and site drainage design standards. The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, future development facilitated by the modified project would not be within a 100-year floodplain or tsunami hazard zone or subject to inundation by seiche. No new significant hydrology and water quality impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.11 Land Use and Planning

3.11.1 Approved Project

Impacts related to land use and planning are discussed in Section 4.11 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would not physically divide an established community or 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. Implementation of the approved

project would not provide for new land uses that would divide communities (such as new highways or utility corridors). Future development proposals, including those by-right, would be required to comply with applicable regulations and objective development standards. No mitigation was required.

3.11.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified within the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including the Zoning Code Amendment implemented by the modified project. Additionally, the modified project would provide for future new housing opportunities that would not divide communities. No new significant land use and planning impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.12 Mineral Resources

3.12.1 Approved Project

Impacts related to mineral resources are discussed in Section 4.12 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have no impact on mineral resources because no known state or locally designated mineral resources or locally important mineral resource recovery sites exist in the City. No mitigation was required.

3.12.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, the modified project would have no impact on mineral resources. No new significant mineral resources impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.13 Noise

3.13.1 Approved Project

Impacts related to noise are discussed in Section 4.13 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant impact related to ambient noise levels and groundborne vibration and no impact related to airport noise. Typically, residential uses do not generate high noise or vibration levels. Future development proposals would be required to comply with applicable policies, regulations, and development standards related to noise. Additionally, the City is not within an Airport Land Use Plan or within 2 miles of a public airport or public use airport. No mitigation was required.

3.13.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals, including those by-right, would be required to comply with applicable regulations and objective development standards, including those that apply to noise receiving and generation, such as the City's Municipal Code Chapter 4.34, Noise Regulations. The modified project would include the same municipal boundaries of the City as analyzed for the approved project and, therefore, would not be subject to excessive airport noise levels. No new significant noise impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.14 Population and Housing

3.14.1 Approved Project

Impacts related to population and housing are discussed in Section 4.14 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant impact related to population and housing. The approved project is consistent with SCAG's Regional Growth Forecast and RHNA for the City. The approved project aims to preserve existing housing stock while encouraging development of underutilized and vacant properties with existing housing. Any housing displacement would be evaluated on a future project-by-project basis. No mitigation was required.

3.14.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element consistent with SCAG's Regional Growth Forecast and RHNA for the City. Therefore, growth induced by the modified project would not be considered unplanned growth. Future redevelopment proposals may result in the removal of existing housing. However, the modified project would implement Program 3b of the 2021–2029 Housing Element. The modified project would codify State Housing Element Law related to the replacement of housing units identified in Program 3b to prevent net loss of housing stock during redevelopment, require one-for-one replacement of demolished dwelling units with equal or greater bedroom count, and provide relocation assistance and rights-of-return for tenants of Protected Units. Therefore, the modified project would not displace substantial numbers of existing people or housing. No new significant population and housing impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.15 Public Services

3.15.1 Approved Project

Impacts related to public services are discussed in Section 4.15 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would result in a less than significant impact on fire protection, police

protection, schools, parks, and other public facilities. The approved project is a policy-level document and, as such, does not include any site-specific development designs or proposals. However, it 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 public services. 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 life of the approved project. With continued application of these programs, the City would be able to address anticipated increased service demands. New residents in the future housing developments could place an increased demand on school facilities within the Hacienda La Puente School District. As allowed by state law, the school 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. No mitigation was required.

3.15.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals, including those by-right, would be required to comply with applicable regulations and objective development standards, including demand for public services, such as applicable development impact fees. The City has been fully urbanized for many years, with established development in existing public service areas throughout. No new significant public services impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.16 Recreation

3.16.1 Approved Project

Impacts related to recreation are discussed in Section 4.16 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would result in a less than significant or no impact on parks and recreational facilities. The approved project is a policy-level document and, as such, does not include any site-specific development designs or proposals. However, it 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 affect recreational facilities. Future development would be required to comply with applicable regulations and development standards as they relate to recreation requirements. No mitigation was required.

3.16.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified within the adopted 2021–2029 Housing Element. Although the modified project would create

regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. The modified project presents opportunities to include pocket parks and joint use agreements with future redevelopment of underutilized sites, consistent with the City's Community Resources Element of the General Plan. No new significant recreation impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.17 Transportation

3.17.1 Approved Project

Impacts related to transportation are discussed in Section 4.17 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would result in a less than significant impact related to transportation. The approved project would neither significantly impact the effectiveness or performance of existing pedestrian, bicycle, or multipurpose trail facilities nor limit the accessibility for pedestrians or future cyclists or their ability to use existing facilities. Future development proposals would be required to comply with City and Los Angeles County Fire Department design standards regarding safe access and circulation. No mitigation was required.

3.17.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals, including those by-right, would be subject to preliminary review for transportation assessment requirements (including non-CEQA assessments for level of service) and City and Los Angeles County Fire Department design standards regarding safe access and circulation. No new significant transportation impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.18 Utilities and Service Systems

3.18.1 Approved Project

Impacts related to utilities and service systems are discussed in Section 4.18 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would result in a less than significant impact related to water facilities, water supply, wastewater treatment, stormwater drainage, electric power, telecommunication facilities, and solid waste. The approved project is a policy-level document and, as such, would not include any site-specific development designs or proposals. However, it would include policies and programs to facilitate the production of future housing development. As such, new housing units associated with future development proposals could require additional utilities. 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. Future development proposals would comply with the requirements of the applicable

water supplier and wastewater treatment provider, as well as City solid waste reduction and diversion code requirements. No mitigation was required.

3.18.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals, including those by-right, would be subject to review during the application process for the provision of adequate utilities to serve the proposal. Similarly, future development would comply with City solid waste reduction and diversion code requirements during construction and operation. No new significant utilities and service impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.19 Wildfire

3.19.1 Approved Project

Impacts related to wildfire are discussed in Section 4.19 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have no impact related to wildfire. The City is not within a wildland urban interface area, Local Responsibility Area Fire Hazard Severity Zone, or State Responsibility Area Fire Hazard Severity Zone. No mitigation was required.

3.19.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, the modified project would have no impact related to wildfire. No new significant wildfire impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

Section 4 Conclusion

This document identifies the changed circumstances related to the modified project that were not previously disclosed in the Final IS/ND. The City finds that the modified project would not have new significant effects on the environment or a substantial increase in the severity of previously identified significant effects addressed by the Final IS/ND and that no substantial changes have occurred with respect to the circumstances under which the modified project will be undertaken that would require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, no new information of substantial importance to the modified project has been identified as defined by CEQA Guidelines, Section 15162(a)(3). However, minor technical changes or additions are necessary, and in accordance with Section 15164 of the CEQA Guidelines, an addendum has been prepared.

Juan Galvan

April 23, 2026

Signature
Juan Galvan, Senior Planner

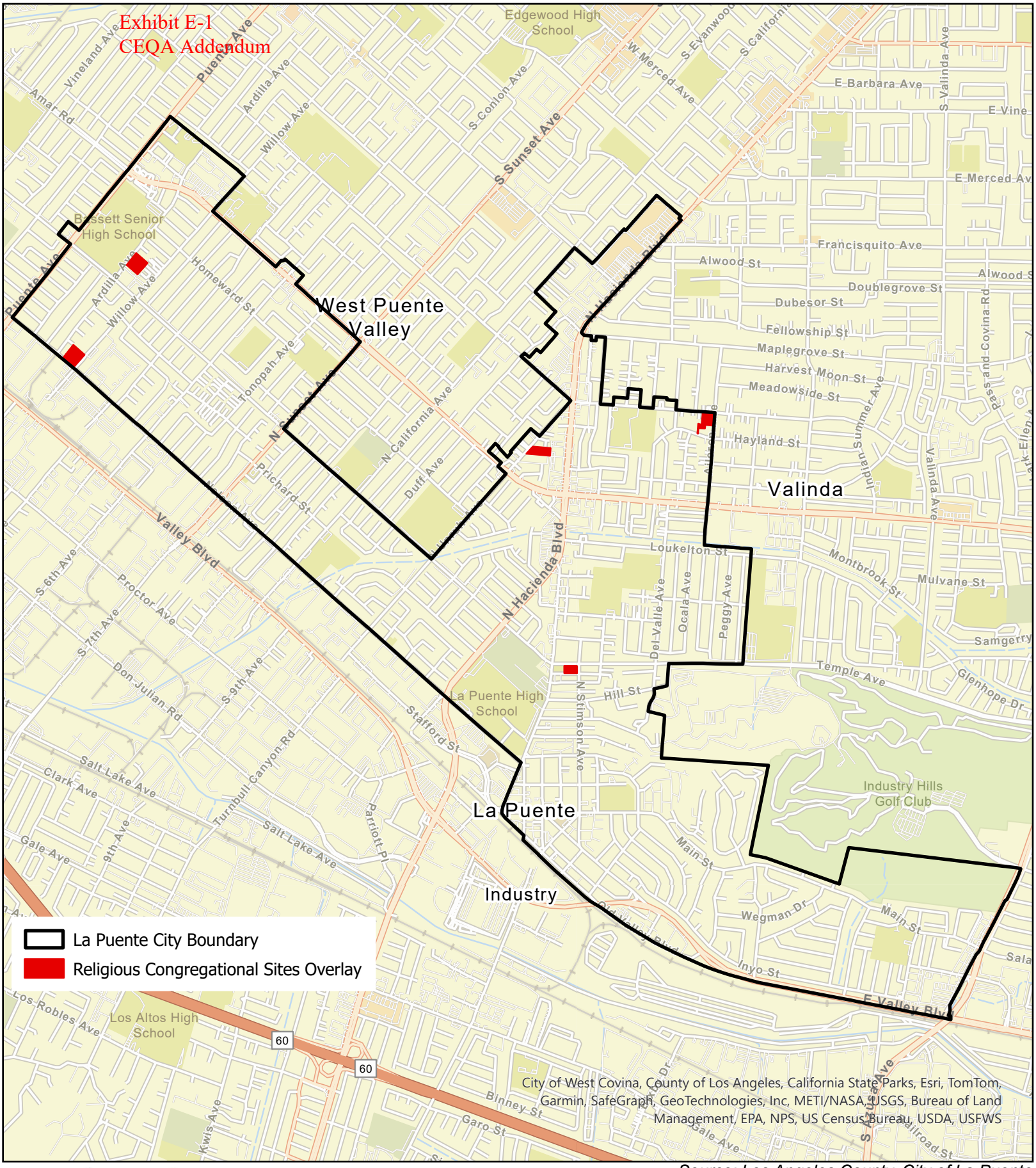
Date

This page intentionally left blank.

Appendix A. Figures

This page intentionally left blank.

Exhibit E-1
CEQA Addendum



Source: Los Angeles County, City of La Puente

SGVCOG

La Puente

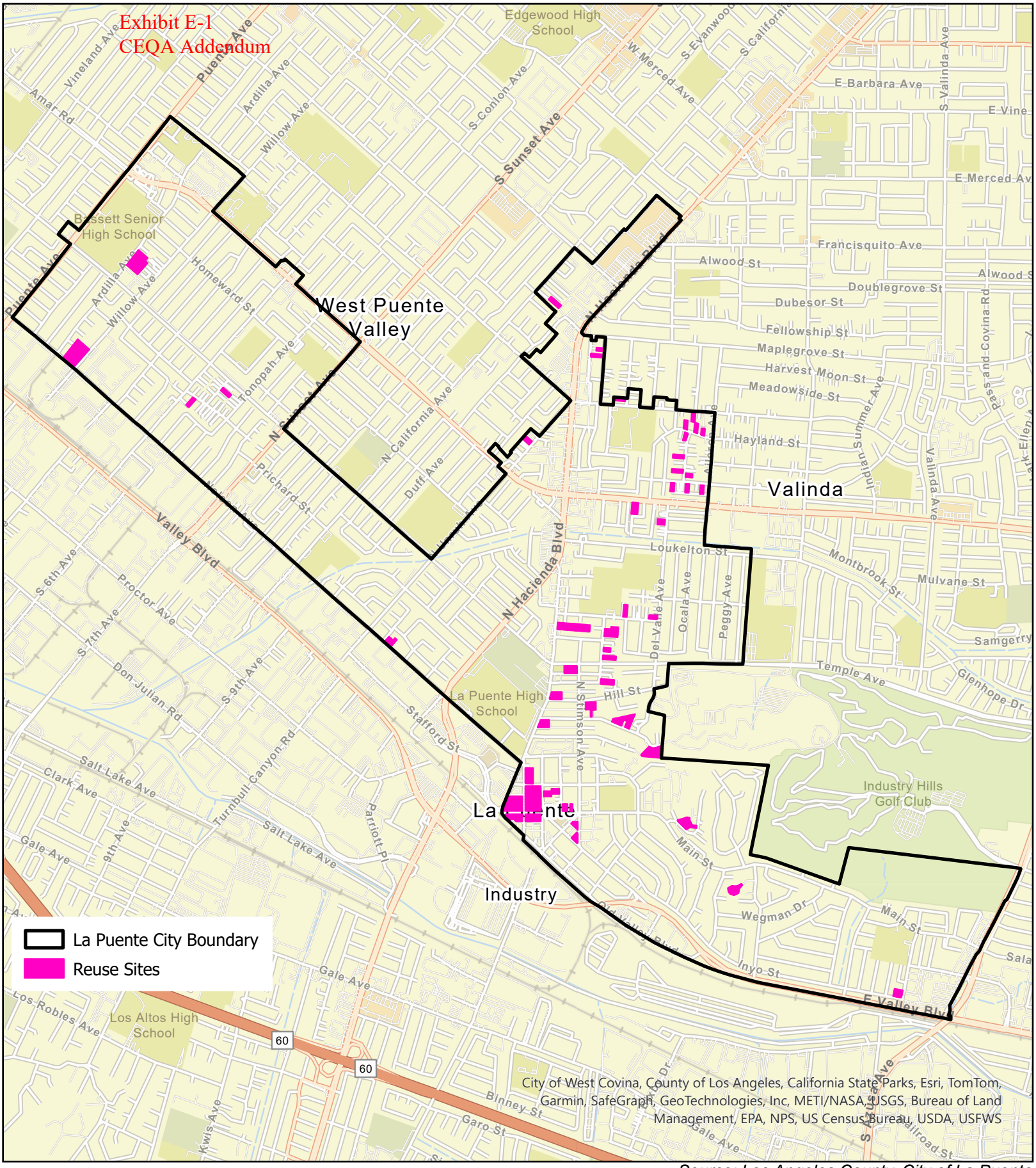
Harris & Associates

N

0 0.5 1 Miles

Religious Congregational Sites Overlay (Program 3a)

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



Source: Los Angeles County, City of La Puente

SGVCOG

Harris & Associates

N

0 0.5 1 Miles

By-Right Approval for Reuse Sites (Program 3c)

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

Agenda Item No. C.2

City of La Puente
Planning Commission
Agenda Report

To: Chairperson and Planning Commission — For meeting of: May 5, 2026

From: Abraham Tellez, Director of Development Services
Juan Galvan, Senior Planner

Subject: MUNICIPAL CODE AMENDMENT NO. 26-02
LOCATION: CITYWIDE

CONSIDERATION

Consideration of a Resolution of the Planning Commission recommending that the City Council adopt an ordinance establishing citywide objective design standards for multifamily and mixed-use residential development projects in accordance with State law.

PUBLIC HEARING NOTICE

The public hearing notice was published in accordance with Section 10.116.020 of the La Puente Municipal Code ("Code"). On April 20, 2026, the hearing notice was submitted to the San Gabriel Valley Tribune for publication on April 23, 2026. The notice was also posted on April 23, 2026, at the subject property, City Hall, the Community Center, and the Los Angeles County Public Library.

DESCRIPTION OF PROPERTY AND IMPROVEMENT

The proposed ordinance applies citywide to multifamily and mixed-use residential development projects subject to the City's Zoning Code.

ANALYSIS

Background

On February 22, 2022, the City Council adopted the City's 6th Cycle Housing Element Update, which identifies policies and implementation programs to address the City's housing needs and comply with State housing law. Housing Element Policy 4.2 calls for streamlining the City's development review process to reduce delays and associated costs and support the development of housing, including affordable housing opportunities.

Regulatory and Policy Context

Recent State housing legislation, including SB 167, SB 330, SB 4, SB 423, and AB 2011, requires that qualifying housing development projects be reviewed using objective standards that do not involve subjective discretion. The City Council approved a Letter Agreement with the San Gabriel Valley Council of Governments (SGVCOG) on August 12, 2025 to participate in the SGVCOG Affordable Housing Incubator Objective Design Standards Program and to complete a zoning code amendment addressing a component of

Program 11 of the City's Certified Housing Element. Program 11 requires the City to adopt citywide objective design standards in accordance with State law to allow streamlined ministerial approval for qualified residential development projects.

To support implementation of these requirements, SGVCOG retained The Arroyo Group to prepare a Regional Objective Design Standards framework. City staff participated in this effort, and the proposed ordinance is based on this regional framework and has been customized to reflect the City's community character and regulatory context.

Purpose and Effects of the Ordinance

The proposed ordinance establishes clear, measurable, and objective design standards for multifamily and mixed-use residential development projects in compliance with State law and the City's Housing Element. The ordinance directly implements Housing Element Policy 4.2 by improving predictability in the development review process, reducing uncertainty for applicants, and enhancing the efficiency and consistency of project processing. Objective standards reduce reliance on discretionary interpretation and help minimize delays associated with subjective design review. From an administrative standpoint, the use of objective criteria improves consistency in plan review and provides clearer expectations for applicants at the outset of the entitlement process.

Overall, the ordinance supports the City's ability to facilitate housing production while maintaining a consistent and high-quality framework for development that contributes to neighborhood character and the pedestrian environment. The proposed ordinance represents a balanced approach that advances State housing law compliance, implements adopted Housing Element policies, and improves the efficiency, predictability, and consistency of the City's development review process while supporting high-quality residential and mixed-use development.

DISCUSSION

Overview of Proposed Ordinance

The proposed ordinance establishes citywide objective design standards applicable to multifamily and mixed-use residential development projects. The draft citywide Objective Design Standards (Attachment B) establish the object criteria that will be used in the review of multifamily and mixed-use residential development projects. The standards are intended to provide clear, consistent, and measurable criteria to guide project design and review. The proposed standards address key elements of site and building design, including:

- Site Planning and Access
- Building Modulation and Articulation
- Materials, Finishes, and Color
- Frontages
- Open Space
- Entries
- Exterior Lighting
- Walls and Fences
- Loading Area, Trash, and Utilities

Application and Implementation

The standards are objective and measurable and will be applied consistently during development review in conjunction with the City's Zoning Code and applicable State law requirements. They are intended to reduce ambiguity in interpretation and provide clear expectations early in the entitlement process.

Effect of Adoption

Adoption of the ordinance will improve the City's ability to process housing development applications efficiently, ensure compliance with State housing laws, and maintain consistent expectations for high-quality residential and mixed-use development.

ENVIRONMENTAL ANALYSIS

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the "Common Sense" Exemption. The adoption of citywide objective design standards for multifamily and mixed-use residential development is a regulatory action that establishes clear, objective, and measurable design criteria. The standards do not alter allowable land use designations or densities, nor do they approve or authorize any specific development project. Therefore, it can be seen with certainty that there is no possibility that the adoption of the proposed ordinance may have a significant effect on the environment, and the project is exempt from CEQA.

RECOMMENDATION

It is recommended that the Planning Commission: (1) adopt Resolution No. 26-1597, recommending that the City Council adopt an ordinance establishing citywide objective design standards for multifamily and mixed-use residential development projects in accordance with State law; and (2) direct staff to file a Notice of Exemption for the project.

ATTACHMENTS

A. Resolution 26-1597 - MCA 26-02
B. La Puente Objective Design Standards - Draft

RESOLUTION NO. 26-1597

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ESTABLISHING CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT PROJECTS (MUNICIPAL CODE AMENDMENT NO. 26-02)

WHEREAS, the City of La Puente ("City") is a general law city, incorporated under the laws of the State of California; and

WHEREAS, the Planning Commission of the City of La Puente is authorized to review proposed amendments to the La Puente Municipal Code and make recommendations to the City Council regarding land use regulations and development standards; and

WHEREAS, on February 22, 2022, the City Council adopted the City's 6th Cycle Housing Element Update, which includes policies and implementation programs intended to address the City's housing needs and comply with State housing law; and

WHEREAS, Housing Element Policy 4.2 calls for streamlining the City's development review process to reduce delays and associated costs and support the development of housing opportunities, including affordable housing; and

WHEREAS, Program 11 of the City's Certified Housing Element requires the City to adopt citywide objective design standards in accordance with State law to allow streamlined ministerial approval for qualified residential development projects; and

WHEREAS, recent State housing legislation, including Senate Bill 167, Senate Bill 330, Senate Bill 4, Senate Bill 423, and Assembly Bill 2011, requires that qualifying residential development projects be reviewed using objective standards that do not involve subjective discretion; and

WHEREAS, the City approved a Letter Agreement with the San Gabriel Valley Council of Governments (SGVCOG) to participate in the SGVCOG Affordable Housing Incubator Objective Design Standards Program; and

WHEREAS, SGVCOG retained The Arroyo Group to prepare a Regional Objective Design Standards framework, and City staff participated in the development of that framework; and

WHEREAS, the proposed Citywide Objective Design Standards have been prepared using the regional framework and customized to reflect the City of La Puente's community character and regulatory context; and

WHEREAS, the proposed Municipal Code Amendment ("MCA") No. 26-02 would establish clear, measurable, and objective design standards for multifamily and mixed-use

residential development projects, improve consistency in project review, and support compliance with applicable State law; and

WHEREAS, the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the "Common Sense" Exemption, because it can be seen with certainty that there is no possibility that adoption of the ordinance may have a significant effect on the environment; and

WHEREAS, notice of the Planning Commission's May 5, 2026, public hearing on MCA No. 26-02 was published in the San Gabriel Valley Tribune on April 24, 2026, in compliance with the City Code and Government Code Section 65091; and

WHEREAS, the Planning Commission held a public hearing on May 5, 2026, for the purpose of recommending that the City Council approve the proposed Municipal Code amendments; and

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

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

SECTION 1. INCORPORATION OF RECITIALS. All of the facts set forth in the Recitals above are true and correct and are hereby incorporated herein by this reference.

SECTION 2. PUBLIC HEARING NOTICES AND PUBLIC PARTICIPATION. All required public hearings and opportunities for public testimony and comment have been conducted in accordance with State law and the Municipal Code of the City of La Puente (the "Code").

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. The Planning Commission recommends that the City Council find that the proposed Municipal Code Amendment No. 26-02 is in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, and is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (the "Common Sense" Exemption), as it can be seen with certainty that there is no possibility that adoption of the ordinance may have a significant effect on the environment. The Planning Commission further recommends that the City Council determine that no further environmental review is required.

SECTION 4. MUNICIPAL CODE AMENDMENT. Pursuant to Section 10.112.060(B) of the La Puente Municipal Code, the City Council shall make the following findings of fa cts prior to approving any amendments to the Zoning Code:

1. The proposed Municipal Code Amendment No. 26-02 is consistent with the goals, policies, and implementation programs of the City's General Plan, including the 6th Cycle Housing Element, in that it establishes objective design standards to facilitate

housing development, streamline the development review process, and support the provision of housing opportunities in accordance with State law.

2. The proposed Municipal Code Amendment No. 26-02 is internally consistent with other applicable provisions of the La Puente Municipal Code, including the Zoning Code, as it establishes objective design standards that are compatible with and complementary to existing development regulations and will be applied in conjunction with those standards.

SECTION 5. VALIDITY. If any section, subsection, sentence, clause, or phrase of this Resolution or the documents incorporated herein is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions.

SECTION 6. SEVERABILITY. The provisions of this Resolution are severable. If any portion is held invalid, such invalidity shall not affect other provisions that can be given effect without the invalid portion

SECTION 7. RECOMMENDATION Based upon the findings and conclusions set forth herein, the Planning Commission hereby recommends approval of the Municipal Code Amendment ("MCA") No. 26-02, as referenced in this Resolution and the related staff report.

SECTION 8. ADOPTION DATE. The Planning Commission Secretary shall certify the adoption of this Resolution. Upon such certification, this Resolution shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of La Puente at a regular meeting held on May 5, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Gary Dudley, Planning Commission Chair

_____
Abraham Tellez, Planning Commission Secretary

Attachment B

City of La Puente
Objective Design Standards

DRAFT

will be replaced with image from City

March 20, 2026

Table of Contents

TABLE OF CONTENTS

Introduction.....3

Section 1: Site Planning and Access.....10

Section 2: Building Modulation and Articulation.....12

Section 3: Materials, Finishes, and Color.....15

Section 4: Frontages.....17

Section 5: Open Space.....18

Section 6: Entries.....20

Section 7: Exterior Lighting.....21

Section 8: Walls and Fences.....22

Section 9: Loading Areas, Trash and Utilities.....23

Appendix A: Frontage Standards.....24

Appendix B: Common Open Space Types.....31

Appendix C: Private Open Space Types.....38

Appendix D: Definitions.....41

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum.....44

External Image Sources.....80

DRAFT

Introduction

BACKGROUND AND RATIONALE

These City of La Puente Objective Design Standards were prepared by The Arroyo Group on behalf of the City of La Puente to provide clear, objective, and measurable standards for multifamily and mixed use development, satisfying the demands of state law. This Standards document derived from the Regional Objective Design Standards document which was developed by The Arroyo Group on behalf of the San Gabriel Valley Council of Governments (SGVCOG).

Several state housing laws, including SB 167, SB 423, SB 330, SB 4, and AB 2011, strongly incentivize cities to develop objective design standards for multifamily residential uses and mixed (residential + commercial) uses. A summary of each law is given on the next page. By adopting Objective Design Standards, the City of La Puente maintains the ability to impose design standards on multifamily residential and mixed use developments.

Per SB 423, Objective Design Standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or developer and the public official before submittal." Providing this level of certainty and clarity introduces predictability in the review process. Together with other state requirements such as clear timelines for decisions to approve or deny a project and a limitation on the number of public meetings, *these Objective Design Standards are intended to streamline the approval process for housing units while maintaining good design.*

Paragon at Old Town Apartments, Monrovia. *Successful use of differing materials to distinguish the retail ground floor from residential upper floors.*

The Olivia, Duarte. *Successfully designed patio frontage type*

Citrus Walk, Covina. *Articulation highlights individual townhome units.*

Lack of transparency on the corner of the mixed-use development.

Lack of relationship between units and frontage

Large portion of frontage dominated by surface parking and a driveway

will be replaced with images from City

Introduction

These standards have been crafted to encourage new, well designed residential and mixed use development that fits the context of the City of La Puente (see the top row of images on page 3). They establish a "floor" for design quality, thereby preventing undesirable, incompatible design (see the bottom row of images on page 3).

Design Goals

Several key goals that guided the development of the standards were:

- Visually and functionally link the private realm to the public realm. The private realm consists of privately owned spaces while the public realm consists of spaces available for public access.
- Facilitate pedestrian activity and safety
- Activate the public realm
- Encourage projects to exhibit a cohesive visual identity that is consistent with the character of the area
- Prioritize human-scaled design
- Safeguard residential privacy as well as proper screening and buffering

Standards Organization

Standards are organized by the following topics:

- Section 1: Site Planning and Access
- Section 2: Building Modulation and Articulation
- Section 3: Materials, Finishes, and Color
- Section 4: Frontages
- Section 5: Open Space
- Section 6: Entries
- Section 7: Exterior Lighting
- Section 8: Walls and Fences
- Section 9: Loading Areas, Trash and Utilities
- Appendix A: Frontage Standards
- Appendix B: Common Open Space Types
- Appendix C: Private Open Space Types
- Appendix D: Definitions

LEGAL BASIS FOR OBJECTIVE DESIGN STANDARDS

Per Government Code 65913.4, Objective Design Standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or developer and the public official before submittal."

SB 167 (2017)

Prohibits local governments from disapproving or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate- income households or an emergency shelter unless the local agency makes specific written findings based upon substantial evidence in the record.

Housing Crisis Act (SB 330) (2019)

Streamlines housing development processes by imposing timelines on the approval of housing projects, limits the number of public hearings to 5, and limits denial of projects to non-compliance with objectively written design standards.

AB 2011 (2022)

Allows eligible residential development projects in commercial areas that comply with housing affordability and/or labor standards to be subject to a streamlined, ministerial review process that is exempt from CEQA. As part of the ministerial process, design review may be undertaken by the City if only objective standards are evaluated.

SB 4 (2023)

Requires 100% Affordable Housing Projects proposed on land owned by religious institutions (and that meet all other requirements of SB 4) comply with all objective development standards of the city or county they are located in that do not conflict with SB 4. As part of the ministerial process, design review may be undertaken by a City if only objective standards are evaluated.

SB 423 (2023)

Requires cities to streamline review and approval of eligible affordable housing projects through a ministerial process. As part of the ministerial process, design review may be undertaken by the City if only objective standards are evaluated.

SB 684 (2023)

Requires local agencies to ministerially approve, without discretionary review or a public hearing, parcel map or tentative and final maps for housing development projects of ten or fewer residential units on urban lots of less than five acres. SB 684 further specifies that the proposed subdivision must be located on a parcel zoned for multifamily residential use, no larger than five acres, and substantially surrounded by qualified urban uses.

Legal Basis for Objective Design Standards in California State Law

Introduction

CITY OF LA PUENTE CONTEXT

The City of La Puente lies in the heart of the San Gabriel Valley between the unincorporated area of West Puente Valley to the west and north, the unincorporated area of Valinda to the north, the unincorporated area of South San Jose Hills to the east, and the City of Industry to the south. The City currently is home to 36,670 citizens. The community, Rancho La Puente, which later became the City of La Puente was founded in 1841. Early families in La Puente lived in adobe homes and engaged in ranching and agricultural work on their land. During the 1870s, additional residents settled in the community with the influx of rail lines and the breaking up of land into smaller parcels. Up until the 1950s, La Puente remained a primarily agricultural community mixed with growing industrial development in oil, banking, and communications. During the postwar period the City of La Puente transformed into a residential bedroom community. In 1956, the City incorporated.

In the postwar period, agricultural land was developed into a dense suburban community of single-story, mid-century ranch styles homes with spacious backyards. These homes were often built for veterans returning from war. The 1960s and 70s saw the construction and expansion of the 60 freeway south of La Puente and the 10 freeway north of La Puente. These freeways connect La Puente to Downtown Los Angeles and the wider region and sped up residential development in the City.

The majority of single family homes in the City were built by the 1965. The majority of single family built during the postwar period still make up the single family housing stock in the City. In the 1970s some low-rise multifamily buildings began to be built in the City. By 1965, most of Duarte was built out, with infill development becoming the primary residential development strategy. Limited growth of multifamily buidlings occured in La Puente from the 1980 to 2020. Starting in 2021, multifamily residential development increased in La Puente with the development of the Arboleda Senior Apartments (74 senior affordable units), the Star of La Puente Townhomes (22 units), four townhome units at 15921 Sierra Vista Ct, and 34 units in a mixed use project at 15861 Main Street.

As of 2021, 74% of residential units in the City were single family homes and 56.9% of all residental units were owner occupied.

The multifamily apartment buildings in La Puente area spread throughout the City, as either standalone developments or in small concentrations of multifamily housing. Most of the multifamily building stock is characterized by the townhome style or the garden/courtyard apartment style. The more recent developments are built in the townhome style and the higher density 4 story apartment style. The majority of the multifamily building stock are one or two stories tall, with only one example standing out at 4 stories tall. Mixed use development, such as La Puente Apartments located at 15861 Main Street, is newly coming into the City.

Due to the varying multifamily structure forms in the City, the City of La Puente's Objective Design Standards groups multifamily buildings into two categories, **house scale** and **block scale**, according to their physical form and scale.

Areas with house scale buildings are originally single family neighborhoods which have been rezoned to accommodate multifamily uses. Typically in these areas, there is a variety of development types, some which represent compatible design and some which represent incompatible design. Successfully designed projects are multifamily projects designed in keeping with the original single family house scale of the neighborhood. These types of projects include well designed townhomes, garden apartments, and bungalow courts.

Block scale areas are located mostly along commercial corridors or in industrial areas that have been rezoned to accommodate multifamily uses and mixed uses. Residential development in block scale areas is typically high density mixed use development. These high density mixed use developments are typically a half to a full block long.

Older courtyard/garden apartment in La Puente

Older townhome development in La Puente

New multifamily development in La Puente, Arboleda Senior Apartments

New townhome development in La Puente

House Scale Context

Block Scale Context

DRAFT

Introduction

BEST PRACTICES

The five best practices identified in Exhibit B of The Arroyo Group's Regional Objective Design Standards Research Memorandum (attached to this document as Appendix E) are listed below. The City of La Puente Objective Design Standards take these regional best practices into account.

1. **Provide guidelines or statements of intent along with objective standards.** The SGVCOG's Regional Objective Design Standards are based on statements of intent which clarify the intent of each standards section. Cities may choose to allow variations to objective design standards as long as the project matches the intent statement for the applicable standard.
2. **Provide options of different strategies to meet the intent of standards.** Developers may choose the standard which suits the design of their development best.
3. **Use clear diagrams along with photographic examples to represent standards.** Clear graphics and imagery will provide as much clarity as possible for developers who are adapting their projects to meet the objective design standards.
4. **Provide definitions for architectural terms.** For complex architectural terms, the provided definition will provide clarity where needed, making the objective design standards understandable to a variety of audiences.
5. **Take into account the context of unique cities and districts to ensure that standards are apt.** Fieldwork in a variety of contexts representative of the San Gabriel Valley helped inform the standards. Different objective design standards will be applicable in different contexts, such as smaller scale neighborhoods versus main street commercial corridors.

House Scale vs. Block Scale

House Scale buildings contribute to a smaller-scale, neighborhood-oriented environment. These buildings are generally up to three stories in height, maintain setbacks from the street or sidewalk, are compatible with traditional residential patterns, and achieve densities less than roughly 40-50 units per acre. House Scale buildings often resemble the massing, rhythm, and proportions of detached houses, even when containing multiple units. Objective design standards which are especially applicable to house scale buildings include residential privacy, frontage types like patio, porch, and stoop, and private open space types. House Scale building types include:

- Multiple detached dwellings on a lot
- Duplexes
- Triplexes
- Fourplexes
- Bungalow Courts
- Courtyard Apartments
- Rowhouses
- Townhouses
- Small-scale mixed-use buildings with neighborhood-serving ground-floor uses

Block scale buildings contribute to a larger-scale, urban environment, often occupying most or all of a city block. These buildings are typically taller and broader in massing, are built close to or at the street or sidewalk, and create continuous façades that define the public realm. Block Scale buildings commonly feature mixed-use configurations, with non-residential uses on the ground floor and residential units on the upper stories, supporting active commercial corridors and higher-density neighborhoods. Objective design standards which are most applicable to block scale buildings include building breaks, ground floor minimum heights, wall plane depth, transparency, stepbacks, common open space types, and frontage types such as shopfront and common entry. Block Scale building types include:

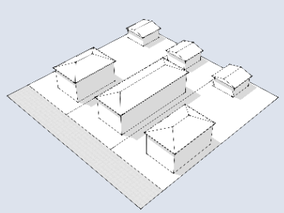
- Mid-rise Buildings
- Podium Buildings
- Wrap Buildings

HOUSE AND BLOCK SCALE ZONES

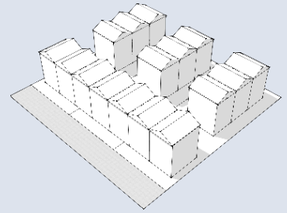
House Scale Zones

Zones that contain buildings that contribute to a smaller-scale, neighborhood-oriented environment. House scale buildings include multiple detached dwellings on a lot, duplexes, triplexes, fourplexes, bungalow courts, courtyard apartments, rowhouses, townhouses, and small-scale mixed-use buildings with neighborhood-serving ground-floor uses.

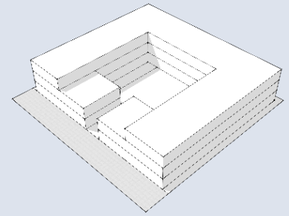
House Scale Zones include the Medium-High Density Residential Zone (R-3) and the High Density Residential Zone (R-4)



Two- to Four- plexes



Rowhomes

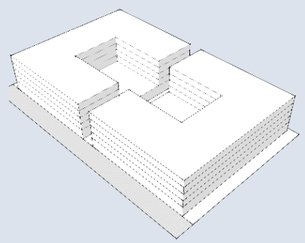


Courtyard Apartments

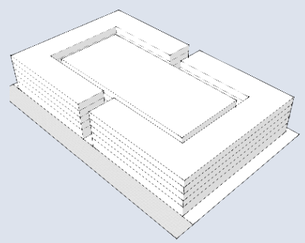
Block Scale Zones

Zones that contain buildings that contribute to a larger-scale, urban environment, often occupying most or all of a city block. Block scale buildings include mid-rise buildings, podium buildings, and wrap buildings.

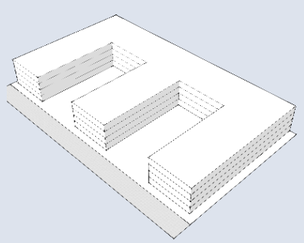
Block Scale Zones include the General Commercial Zone (C-2) and Downtown Business District Zone (DBD).



Podium Mixed-Use



Wrap



Multiplex

House and Block Scale Zones

Introduction

STANDARDS DEVELOPMENT PROCESS

Four cities, Sierra Madre, Alhambra, La Puente, and Duarte, participated in the development of the SGVCOG's Regional Objective Design Standards. Each of the four participating cities features a different planning and design context. Diverse input from the participating cities informed the development of strong objective design standards which are applicable across the San Gabriel Valley.

Input from the four participating cities along with information gathered during the background research phase form the base of knowledge upon which the SGVCOG Regional Objective Design Standards were developed. The City of La Puente's Objective Design Standards were adapted from the SGVCOG's Regional Objective Design Standards. The Arroyo Group Team created a comprehensive Regional Objective Design Standards Research Memorandum (attached to this document as Appendix E) which includes findings from four areas of research:

1. Existing regulatory context, design standards and experience implementing design standards in each city
2. Best practices in objective design standards from other jurisdictions and regions in California
3. Fieldwork into the built context and character of the major growth areas in each of the three participating cities
4. Identification of existing projects in the San Gabriel Valley which embody the application of potential design standards

Exhibit A of the Memo describes existing design standards in three participating cities, Sierra Madre, Alhambra, and Duarte. La Puente joined as a participating City later in the project process, after our background research was completed. This exhibit includes all existing objective design standards and relevant development standards in each City, organized by topic for comparison.

Exhibit B (Comparison Objective Design Standards) of the Memo presents an evaluation of other objective design standards used at the municipal and regional level. While there is wide variety in the format of these documents, The Arroyo Group Team was able to glean five key best practices, which are expounded upon on the previous page.

Additionally, The Arroyo Group Team conducted fieldwork within the cities of Sierra Madre, Alhambra, and Duarte. Exhibit C identifies the specific locations where fieldwork was conducted in each City. In Exhibit D, The Arroyo Group Team surveyed districts in each City where growth and development is most expected, such as the areas shown in images at right, to determine prevailing character features that may need to be reflected in objective design standards.

Exhibit E contains a field evaluation of individual projects in the three cities. Key design issues were identified for these projects, for consideration when developing the objective design standards.

Exhibit F identifies other projects in the San Gabriel Valley which present good examples of the application of particular design guidelines and/or standards. The projects include examples of:

- Mixed-use developments with stacked flats above a ground-floor retail and parking podium
- "Wrap" style residential and mixed-use developments with stacked flats surrounding a central parking garage
- Master-planned communities
- Townhome developments
- Side-by-side double duplexes
- Courtyard multifamily developments

Based on research from the Memo, the Regional Objective Design Standards were developed to be in alignment with current design guidelines and standards in the four cities. The Regional document's design standards reflect successfully designed projects and built character in the four cities.

Cost Factors

Design standards are essential tools that cities use to ensure buildings are of high quality, safe, and visually appealing. However, even the clearest and most objective standards can add costs and complexity to projects. If these standards are too restrictive or numerous, they can drive up housing costs or even prevent projects before they start.

Example of Main Street character in the San Gabriel Valley

Area for potential growth in the San Gabriel Valley

Area for potential growth in La Puente

Survey of multifamily residential buildings in the San Gabriel Valley

Therefore, regulating design is a delicate balancing act between maximizing placemaking, enhancing overall neighborhood value, and managing project costs. According to the Association of Bay Area Governments Objective Design Standards Handbook, the following types of objective design standards which impact building massing have the greatest impact on the cost of developments:

- Requiring of construction materials
- High ground floor ceiling heights
- Frontage types which reduce building square footages
- Upper floor stepbacks which requires more complex engineering
- Projecting elements which require weatherization
- Setback standards
- Requiring certain types of open space, such as balconies and rooftop decks

In developing the Regional Objective Design Standards, it was taken into account how specific design standards could increase housing costs and impact project feasibility. However, it is also important to encourage successful, context specific developments while also prioritizing the economic feasibility of projects. The Regional Objective Design Standards were intended to encourage the creation of high quality, visually appealing buildings that benefit not only the project's residents but also the surrounding neighborhood.

DRAFT

Introduction

STANDARDS APPLICABILITY

The City of La Puente's Objective Design Standards are designed to apply to projects which qualify for State laws that may encourage or require the application of objective design standards in project review. These projects include:

- All new residential developments with two or more housing units
- The residential and commercial components of new construction mixed-use developments with two or more housing units, where at least two-thirds of the total square footage is residential. However, note that per AB 1893, for mixed-use projects with at least 500 units, only 50% of the total square footage in the project must be residential for objective design standards to apply
- However, mixed-use projects containing hotel rooms are excluded.
- Multifamily accessory dwelling units (ADUs), as long as the objective design standards are not more stringent than State ADU law and thereby unreasonably increase the cost to construct, or effectively prohibit or extinguish the ability to create or serve an ADU or JADU.

The standards are also designed to apply to remodeled buildings where new floor area is added. In such a case, these standards would apply to those structures and facades which are being modified in order to accommodate the new floor area; other facades or buildings on the site would not be subject to these standards.

The Objective Design Standards are not applicable within the following Specific Plan areas:

- Glendora Specific Plan
- Cottrell Ranch Specific Plan
- Sunny Gardens Specific Plan
- Unruh Avenue Specific Plan

INTERPRETATION AND DEVIATION

The next sections contain objective design standards relating to different topics. The standards are regulatory objective design standards with which all applicable developments must comply. Diagrams are provided for illustrative purposes only.

While the standards have been formulated to be "uniformly verifiable" as State law sets out, there can nevertheless be differences of opinion about whether a project has met the standard. For these cases, Government Code Section 65589.5 (f)(1) states, "... the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development."

Projects are able to deviate from objective design standards via two processes, depending on whether the project qualifies for the Planning Commission Design Review Process or the Staff-Level Design Review Approval Proccess. Developments which qualify for the PC Design Review Process wishing to deviate may receive approval with a variation from the Planning Commission. Developments which qualify for the Staff-Level Design Review Approval Process wishing to deviate may receive approval for the variation from the Community Development Director.

LOCAL ADOPTION PROCESS

Prior to adoption of these Objective Design Standards, the City compared all standards to ensure compatability with the City's Zoning Code and General Plan. The City of La Puente Objective Design Standards are formatted as a standalone document that will be adopted by reference into the City's Zoning Code. Residential developments for which objective design standards are applicable shall comply with the City of La Puente's Objective Design Standards.

Mixed Use Development - Objective Design Standards Applicable

Multifamily Residential Development - Objective Design Standards Applicable

Townhomes - Objective Design Standards Applicable

Duplex - Objective Design Standards Applicable

DRAFT

DESIGN REVIEW PROCESS

This section outlines how individual projects are to be reviewed after adoption of the objective design standards. We cover three potential design review processes: 1. the Major Site Plan and Design Review Process; 2. the Streamlined Ministerial Review process and 3. the Staff-Level Design Review Approval Process.

1. Major Site Plan and Design Review Process The Major Site Plan and Design Review process (Municipal Code (MC) Section 10.94) applies to new multifamily or mixed-use projects with 3 or more units or multi-family residential expansion, including accessory structures, over 25 percent of the existing gross floor area. The Planning Commission (PC) is the review authority. The benefits of this process include allowing public input increasing transparency through hearings, allowing for limited PC discretion, and allowing the developer to hear community concerns and choosing to make voluntary changes to project design. The findings for the Major Site Plan and Design Review process are based on subjective guidelines and standards. However, amendments to the process must be made to comply with State law.

Upon receiving the Major Site Plan and Design Review application, Community Development staff will review the application for compliance with zoning regulations, the General Plan, Objective Design Standards, and subjective design guidelines adopted pre-2020. Staff may only consider subjective design guidelines if they do not reduce density or make the development infeasible. Following this review, City staff will make a recommendation to the PC to approve or deny. If the project needs a variation from a design standard, staff will recommend an approval with a variation in to the PC.

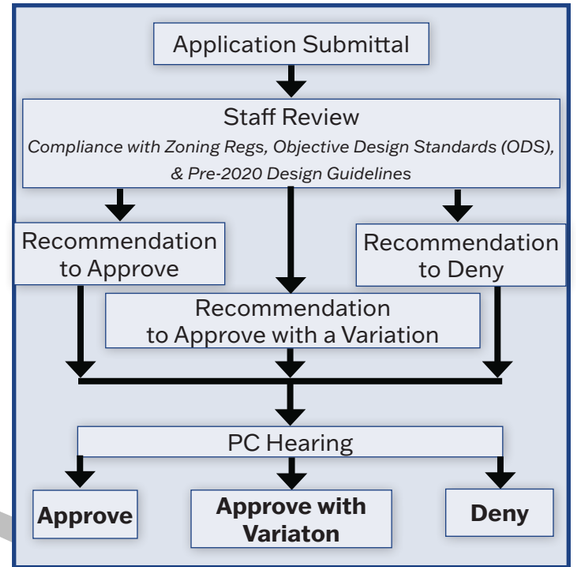
The PC may choose to hold an optional public hearing to approve, approval with a variation, or deny the application, however, a hearing is required for for second story residential construction. The PC will review the application for compliance, similar to Staff review. Per the Housing Accountability Act, the PC cannot deny or condition a mixed-income application if it is consistent with the zoning regulations and General Plan. The PC cannot deny or reduce the density of a project unless not reducing it would cause a specific, adverse impact to the project's surroundings.

2. Minor Site Plan and Design Review Process The Minor Site Plan and Design Review process applies to new multifamily projects with 2 units and single-family residential construction, including accessory structures. Thsi process provides a faster review period, more consistent reviews, more certainty in the review process, and a reduced staffing need with less Planning Commission hearings.

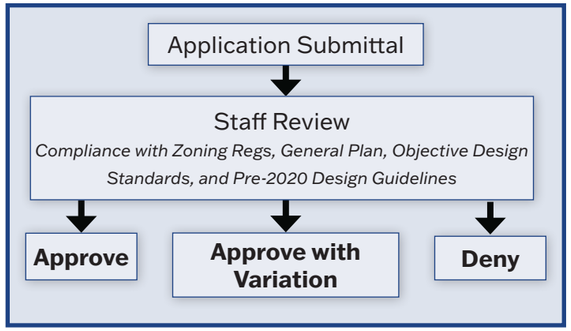
City staff shall review the project for compliance with zoning regulations, the General Plan, Objective Design Standards, and subjective design guidelines adopted pre-2020. The Director will make a decision to approve, approve with a varation, or deny.

Per the Housing Accountability Act, the staff cannot deny or condition a mixed-income application if it is consistent with the zoning regulations and General Plan. The staff cannot deny or reduce the density of a project unless not reducing it would cause a specific, adverse impact to the project's surroundings.

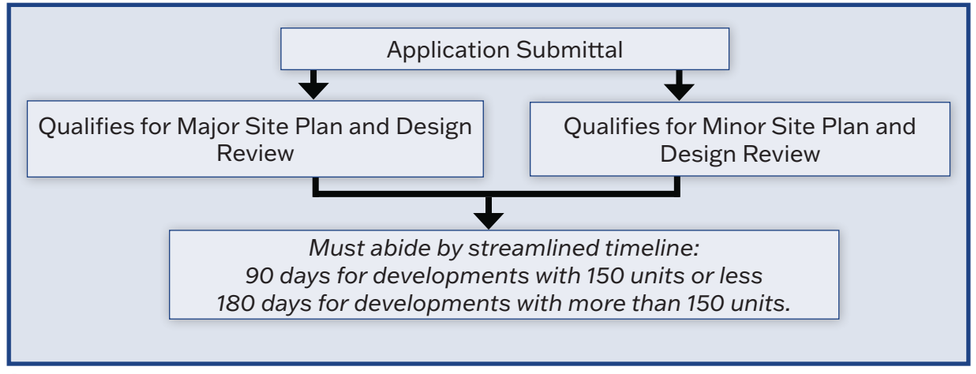
3. Streamlined Ministerial Review Process This review process applies to multifamily and mixed use projects which are being streamlined through SB 4, SB 423, or AB 2011. If the development qualifies for process #1, it will go through Major Site Plan and Design Review. If the development qualifies for process #2, the development will go through Minor Site Plan and Design Review. The timeline for approval or denial is within 90 days for developments with 150 units or less, or 180 days for developments with more than 150 units.



Major Site Plan and Design Review Process



Minor Site Plan and Design Review Approval Process



Streamlined Ministerial Review Process

DRAFT

Section 1: Site Planning and Access

INTENT

Buildings should be placed and oriented to reinforce a pedestrian-oriented public realm and to establish a strong visual and physical relationship with adjacent streets, sidewalks, and open spaces. Site planning should prioritize pedestrian access and activity by aligning building frontages along public streets, paseos, plazas, and other publicly accessible spaces, and by minimizing blank walls, excessive setbacks, and parking along street edges. Primary entrances, active ground-floor uses, and transparent facades should be oriented toward the public realm to support walkability, safety, and street vitality.

Site design should emphasize open spaces and the public realm, enhancing connectivity by linking building entrances to sidewalks, transit stops, open spaces, parking areas, and neighboring parcels. Access points should be legible and well integrated into the surrounding circulation network, while vehicular and service access should be designed to minimize conflicts with pedestrians and reduce impacts on the public realm. Overall site planning should activate streets and open spaces and contribute to a cohesive, human-scaled environment.

STANDARDS

Street Relationships

1.1 The primary entrance to all buildings adjacent to a public street shall be visible from the sidewalk and directly connected via a pedestrian pathway

1.2 All projects shall comply with the Frontage Type Standards in Section 4.

1.3 In house-scale zones, the length of any building along the primary street shall not exceed 80′. However if the ground floor is broken by an opening of at least 10′ wide and 10′ high, leading to a visible interior courtyard or other common open space on the ground level, the building may continue above one such opening. The length of any building, along a secondary street shall not exceed 150′.

1.4 In block-scale zones, the length of any building along a public street shall not exceed 350′.

1.5 Developments with at least 150′ of frontage along the primary street shall include at least one of the following open spaces along the primary street:

a. A community plaza, commons, forecourt, or publicly accessible neighborhood park.
b. A terrace of a minimum 50′ deep and 15% of the primary frontage width above the first level.
c. A paseo is provided from the primary street, connecting to a courtyard in the interior of the site.

All open spaces shall comply with standards defined in Section 4: and Appendices B and C, as applicable.

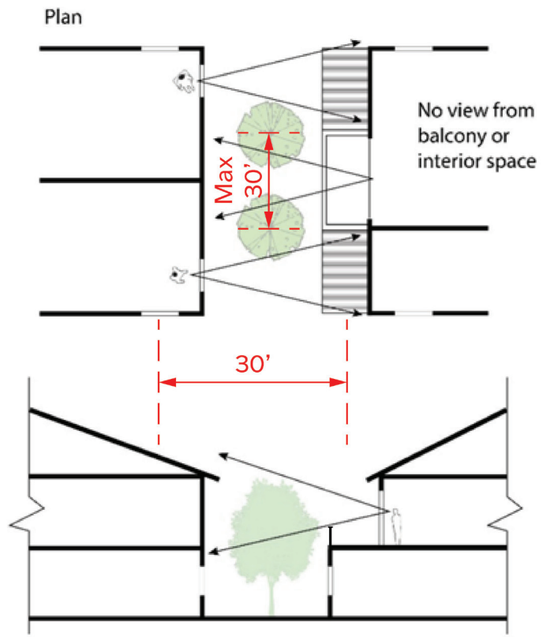
Residential Privacy

1.6 When units face each other through the open air at a distance of less than 30′, windows shall be offset, or screened with landscaping as shown below, at a rate of one tree per 30′ of buffer length. Landscaping shall be of sufficient density and height to provide effective visual separation between units. In house scale zones only, this standard shall also apply to units built to face existing units on an adjoining property.

1.7 When residential buildings are located within 10′ of one another, windows on the facing building facades shall avoid unfiltered or direct views by one or more of the following:

a. Utilize non-transparent or obscured glazing, such as frosted or patterned glass, glass block, or non-operable opaque windows. Reflective glazing is not permitted.
b. Provide permanent architectural screens or affixed louvers at windows.
c. Utilize clerestory windows a minimum height of six feet from the ground or floor plate.

1.5: *Developments with at least 150′ of frontage along primary street shall include at least one of the following open spaces*



1.6: *Windows within 30 ft offset and screened*

1.3: *Continuation of a building above an opening leading to a visible interior courtyard or common open space on the ground level.*

DRAFT

Section 1: Site Planning and Access

Pedestrian Access

1.8 Pedestrian walkways shall connect all primary entries to public sidewalks. The Director may approve a shared pedestrian walkway/vehicular driveway in house-scale zones, provided that the walkway is paved with stone , tile or brick, and the driveway serves no more than eight (8) parking spaces.

1.9 Pedestrian walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick or comparable material.

1.10 Where a required walkway is parallel and adjacent to a driveway or parking space, it must be separated from the auto travel surface by a raised curb at least four inches (4") high, bollards, or other physical barrier.

1.11 The primary entry shall be separated by at least 10′ from any driveway or parking space.

Parking Areas

1.12 Surface parking areas shall be shielded from view of the public right of way by a building or a landscaped buffer as described in the Frontage Type Standards in Appendix A.6.

1.13 Parking structures developed as part of a private development shall not be taller than the buildings which they serve.

Vehicular Access

1.14 Vehicular access points to parking areas shall be taken from the side street or alley, if available, except for projects which meet the following criteria:

a. 350′-700′ primary street frontage - 1 vehicular access point from the primary street
b. Over 700′+ primary street frontage - 2 vehicular access points from the primary street
c. Projects with less than 350′ of primary frontage are allowed 1 vehicular access point from the primary street only if no side street or alley access is available.

This standard may be waived if the Community Development Department determines that an alternate access point is needed for safe traffic flow, or the Fire Department determines that additional access points are needed for fire lanes.

1.15 Curb cuts on corner lots shall not be located closer than 40 feet from a curb return in house-scale zones, 80 feet in block-scale zones, or a longer distance on arterial roadways as established by the Public Works Department. Where parcel size precludes this standard, the curb cut shall be located as far from the corner as possible.

1.16 Notwithstanding standards 1.14 or 1.15, there shall be no curb cuts or vehicular access points on Main Street between Glendora Avenue and 2nd Street.

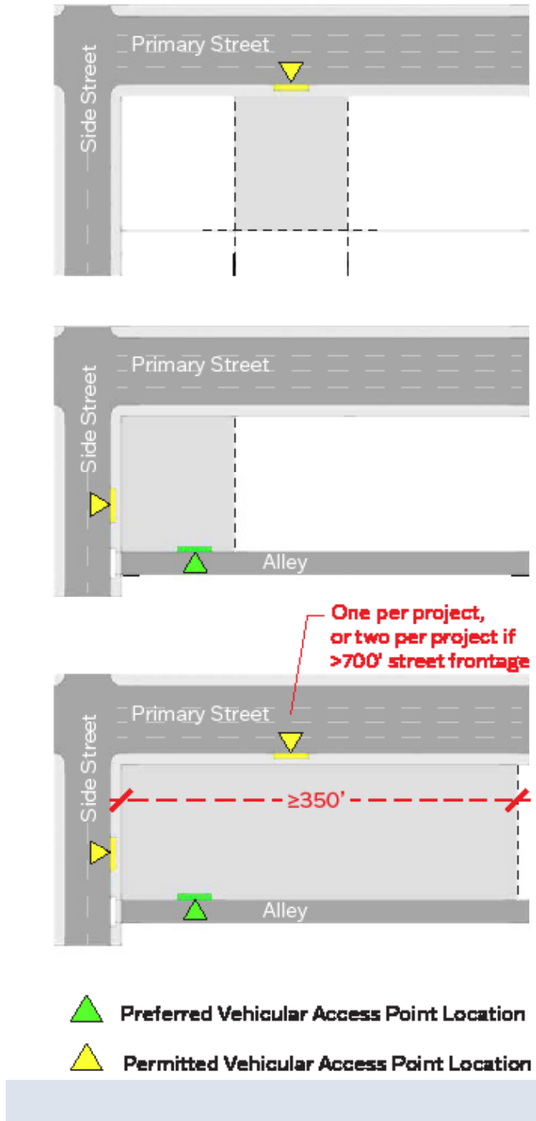
1.17 Sharing of driveways between adjacent properties is permitted and encouraged. Easements shall be established as necessary.

1.18 Driveways in house-scale zones shall be paved with concrete or pavers. Areas on driveways that are paved with permeable pavers may count toward minimum landscaping or stormwater retention requirements, provided that they comply with the standards established in those sections.

1.19 In house-scale zones, a one-way driveway, or two-way driveway serving up to ten (10) parking spaces, shall have a minimum 10′ and maximum 12′ width. A two-way driveway serving between eleven (11) and twenty (20) parking spaces shall have a minimum 16′ and maximum 22′ width. A two-way driveway serving more than twenty (20) parking spaces shall have a minimum 20′ and maximum 22′ width. The maximum may be exceeded if required by the Fire Department.

1.20 In block-scale zones, a one-way driveway, or two-way driveway serving up to ten (10) parking spaces, shall have a minimum 10′ and maximum 12′ width. A two-way driveway serving more than eleven (11) parking spaces shall have a minimum 20′ and maximum 22′ width. The maximum may be exceeded if required by the Fire Department.

1.21 Entry door and gates to any parking structure shall be recessed back from the face of the facade by a minimum of six inches to add shadow and visual interest, or by a greater distance from the sidewalk for traffic safety purposes as required by the Public Works Department.



1.14: *Preferred and permitted vehicular access point locations*

DRAFT

Section 2: Building Modulation and Articulation

INTENT

The individual components of each building should contribute meaningfully to the overall architectural character, expressing a coherent form and style consistent with the project's design vision. Each project can be classified within one of two defined scales, House Scale or Block Scale, as outlined in the introduction.

Within each scale, building articulation should serve to enrich the external appearance and architectural identity of the structure while facilitating a thoughtful and seamless transition between the public realm and private spaces. Modulation and form-making should convey visual interest and a sense of rhythm, achieved through a deliberate composition of elements that reflect both the individuality of the building and its contextual relationship to the surrounding architecture. Building form and articulation should emphasize three-dimensional detailing, create visual interest on the façade, and foster a built environment that is contextually responsive.

Standards

2.1 In block-scale zones, buildings of three stories in height or more shall be designed to differentiate a building's base from the rest of the structure. The area designed as the base should correspond to an area that has a different use from the upper floors of the building, e.g. retail, lobbies, or amenities. In the case of a single-use building, the area designed as a base may correspond to floor(s) with less private spaces on the frontage, such as living rooms in a 100% residential building, or simply the first floor of the structure.

2.2 The effect of differentiation on a building shall be achieved through the use of two or more of the following:

a. Color, texture, or material changes along the building facade
b. Variations, projections, or reveals in the wall plane
c. Variations in fenestration size or pattern
d. Decorative architectural details such as arcades, pilasters, base courses, belt courses, or cornices at intermediate levels

2.3 Vertical circulation elements, including but not limited to stairwells, stair shafts, and elevator shafts, that are located along exterior walls facing a primary or secondary frontage shall be clearly expressed as visually identifiable volumes on the building façade through the incorporation of at least two of the following objective design methods:

a. A minimum 2-foot change in wall plane (projection or recession) along the portion of the façade containing the vertical circulation element.
b. A color, texture, or material change that clearly contrasts with the primary façade material.
c. Decorative architectural detailing, such as vertical reveals, pilasters, or a consistent fenestration pattern, applied evenly across the full height of the vertical circulation volume.
d. A minimum 18-inch variation in the roofline or roof plane corresponding to the vertical circulation element.

2.4 Architectural projections, including but not limited to architectural pop-outs, canopies, awnings, balconies, bay windows, eaves, chimneys, and similar architectural features, shall project a minimum of 2 feet from the exterior wall plane.

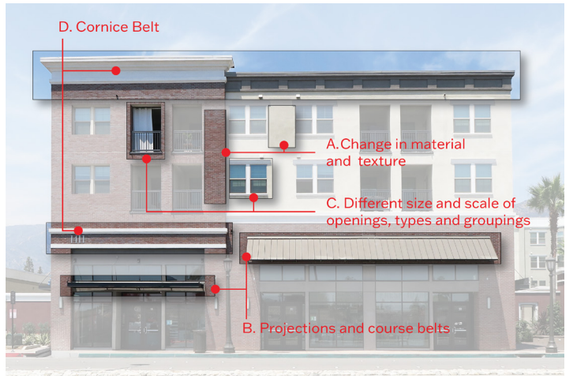
2.5 Ground-floor uses along the street frontage shall be subject to the following minimum clear ceiling heights:

a. For ground-floor retail uses, the minimum clear ceiling height shall be 14 feet.
b. For ground-floor office uses, the minimum clear ceiling height shall be 12 feet.
c. For ground-floor residential uses, the minimum clear ceiling height shall be 11 feet, or the first floor shall be raised off ground level such that the ceiling height is 11 feet above grade.

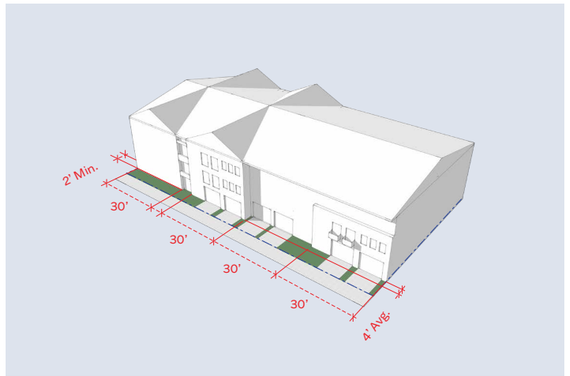
2.6 For buildings in house-scale zones any building façade facing a public street or alley shall include a minimum of one variation in wall-plane depth for every 30 linear feet of façade length.

2.7 The wall-plane variations shall also meet all of the following requirements:

a. Each wall-plane variation shall have a minimum depth of 2 feet
b. Wall-plane variation that occur at recessed balconies are permitted
c. Each wall-plane variation shall extend a minimum of 1 full story in height
d. The average depth of all wall-plane variations across each façade shall be a minimum of 4 feet
e. When feasible wall-plane variations shall be located in areas that correspond to the building's programmatic floor plan, including, but not limited to, building entries, private or common open spaces, stairs and elevator cores, or corridors.



2.2: *Approaches to base differentiation*



2.6, 2.7: *Required wall-plane breaks in house-scale zones*

DRAFT

Section 2: Building Modulation and Articulation

2.8 For block-scale buildings of three or more stories, any building façade facing a public street or alley shall include a minimum of one variation in wall-plane depth for every 50 linear feet of façade length.

2.9 The wall-plane variations shall also meet all of the following requirements:

a. Each wall-plane variation shall have a minimum depth of 2 feet
b. Wall-plane variation that occur at recessed balconies are permitted
c. Each wall-plane variation shall extend horizontally for a minimum height of 2 full stories, above the building base; or extend vertically from bottom to top either including the building base or not including the base
d. The average depth of all wall-plane variations across each façade shall be a minimum of 4 feet
e. When feasible wall-plane variations shall be located in areas that correspond to the building's programmatic floor plan, including, but not limited to, building entries, private or common open spaces, stairs and elevator cores, or corridors.

2.10 The Director may approve an exception to the wall plane standards (2.6-2.9) when using modular construction, and when an alternative method is demonstrated that creates definition, shadow and depth along a facade.

2.11 The building roof height or roof form shall have a minimum of one roof variation for every 50 linear feet of building façade length. Each roof variation shall meet at least one of the following requirements:

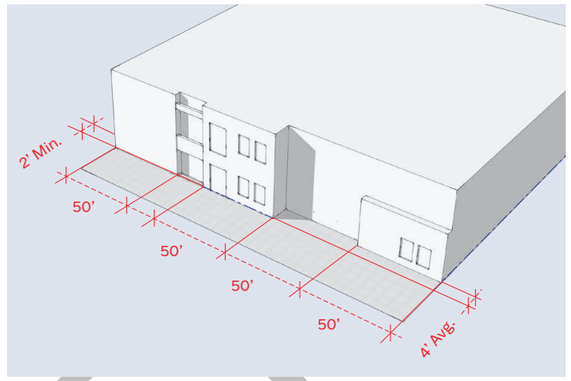
a. A change in roof plane that results in a minimum two-foot projection or recession, measured perpendicular to the façade.
b. A shift in the roof line of 18 inches or greater, measured vertically from the highest point of the adjoining roof line(s).
c. The use of a dormer, gable, ridge break, offset eave, or similar architectural element that creates a minimum five-foot horizontal break or relief in the roof plan before continuation of the primary roof form.

2.12 Roof forms shall terminate in a manner that accurately expresses the true building volume and prevents the appearance of a false or enlarged building mass. All roof terminations shall comply with the standards in this section.

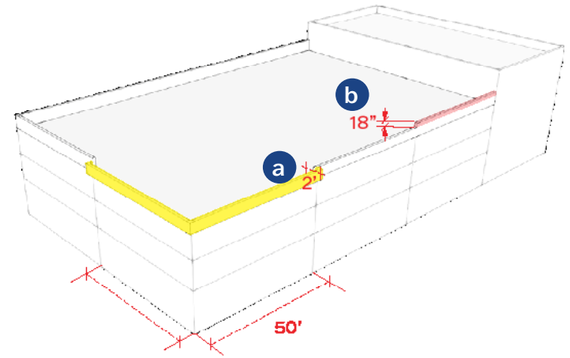
a. When a sloped roof adjoins a side wall or a shared lot line, the sloped roof profile shall terminate directly at the lot line or side wall. The sloped form shall not wrap, project beyond, or extend around the adjoining wall or lot line
b. Flat roof parapets may extend along the rear façade, side wall, or shared lot line, provided the parapet accurately reflects the true building mass and does not imply additional interior volume
c. Where a roof parapet transitions from or connects to a sloped roof form, the parapet shall extend to the point necessary to maintain the continuity of the sloped roof profile
d. Where a roof parapet extends beyond the roof plane, the parapet return shall measure a minimum of six feet (6'), measured horizontally from the roof edge, before terminating or changing direction

2.13 Buildings in house-scale zones shall have a maximum length of blank walls without windows, doors, or material changes of 25 feet in any direction.

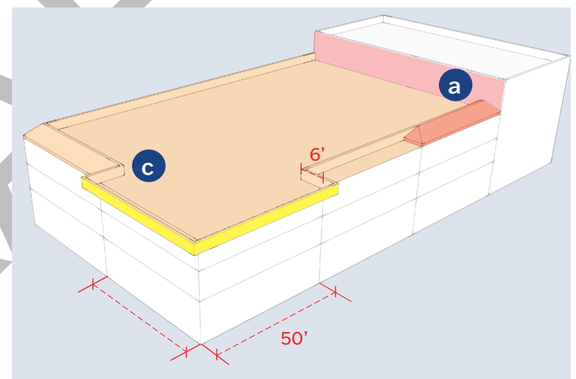
2.14 Buildings in block-scale zones shall have a maximum length of blank walls without windows, doors, or material changes of 35 feet in any direction.



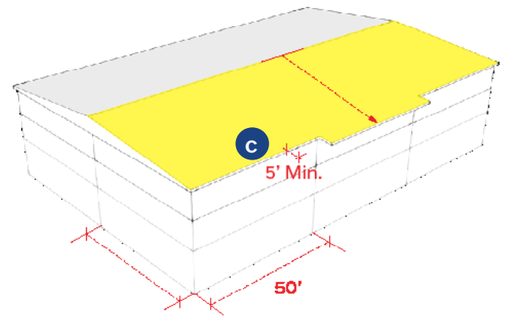
2.8, 2.9: *Required wall-plane breaks in block-scale zones*



2.11 a,b.: *Roof form variation options*



2.12 a,c.: *Roof termination*



2.11 c.: *Roof form variation options*

DRAFT

Section 2: Building Modulation and Articulation

2.15 Facades of residential floors shall have a maximum transparency of 60%. Glazing which does not meet the visible light transmittance and external reflectance standards identified in the "Transparency" definition (see Appendix D) is not permitted along the facades of residential floors.

2.16 The following standards apply to all new developments located on a site that is directly adjacent to a designated historical resource:

a. The building façade along the primary or secondary front of new development shall incorporate a ground floor expression line or entablature that aligns with the height of the corresponding architectural feature on the adjacent historical resource. Where there are two existing historical resource buildings abut the site, the resource with the taller expression line applies.
b. The height within the first 20 feet of the development shall be no more than 15 feet greater than the historic resource.
c. The side setback shall match the side setback of the historic resource, up to a maximum of 15 feet.
d. The street-facing setback of the 20 feet adjacent to the historic resource shall be no less than the average of the minimum permitted setback on the development property, and the existing setback of the historic resource.

2.17 Where a daylit basement with an exposed wall is proposed, a minimum of two of the following design standards shall be provided along all street-facing facades:

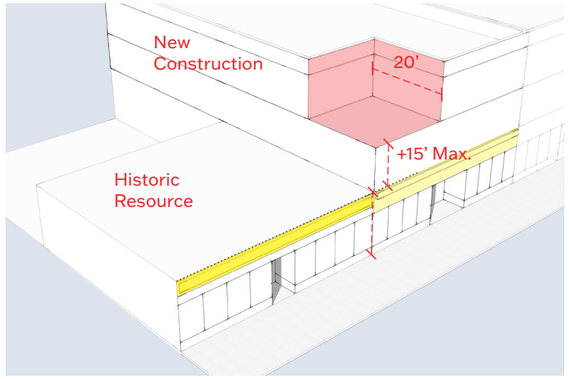
a. Porches or stoops
b. Material cladding that matches the cladding of the floors above when located along the same wall plane
c. A landscape area with a minimum width of five feet, planted with plant species that, at maturity, reach the finish floor height above the basement

2.18 For buildings that provide a top-level stepback, the stepback shall be a minimum of 10 feet, measured from the exterior wall plane along each building façade.

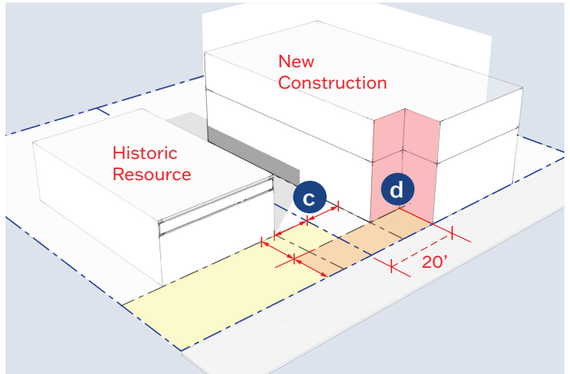
2.19 Where wall-plane variations occur at balconies, each balcony shall incorporate a minimum of two of the following design standards:

a. An accent pattern, material, and/or color shall be applied to the balcony projection components and supporting elements to differentiate them from the primary building façade
b. An accent pattern, material, and/or color shall be applied to the balcony's recessed wall, typically oriented parallel to the building façade
c. The balcony floor and railing shall be offset a minimum of four feet from the adjoining wall plane on either side of the balcony.

DRAFT



2.16 a,b: *Expression Line and Transitional Height adjacent to historic resources*



2.16 c,d: *Setback requirements adjacent to a historic resource*

Section 3: Materials, Finishes, and Color

INTENT

The selection of materials, finishes, and colors shall embody a cohesive visual identity, ensuring that all architectural elements work in harmony to create a unified and refined composition. Building colors and materials should reflect and complement the character of the surrounding neighborhood.

Materials must be chosen not only for their aesthetic qualities but also for their enduring performance—demonstrating resilience, longevity, and ease of maintenance over time. Color palettes should contribute to the vibrancy and visual richness of the community while maintaining compatibility with adjacent structures and businesses.

Exterior materials and finishes are to be of professional and high-quality grade, appropriately aligned with the building's architectural style, scale, and character. Particular emphasis should be placed on the use of tactile, human-scaled materials at the building's base, where detail, texture, and craftsmanship are most perceptible to the passerby, thereby enhancing the pedestrian experience and reinforcing a sense of material authenticity.

STANDARDS

Materials

3.1 A minimum of two distinct exterior materials shall be used on any building façade, exclusive of glazing, railings, trim, or other architectural features. An exception to this standard may be permitted by the Director only when a single material is of a high-quality grade, durable, and is professionally applied with a finish that demonstrates superior craftsmanship, texture, and proportional detailing.

3.2 If a base material is utilized, the allowable materials shall be limited to stone, brick, precast concrete, or porcelain tile. Refer to Standard 2.1 for designated location of base material. When a base material is applied, the following standards shall apply:

a. Heavier materials, including stone, brick and precast concrete, shall be located below lighter materials, such as stucco, siding, and wall paneling, to establish a visually grounded and structurally appropriate composition
b. Porcelain tile shall be used only as an accent wall or as a bulkhead material
c. Base materials used as bulkhead shall have a minimum height of 18" and a maximum height of 42" for appropriate course sizing and a human-scale appearance.

3.3 All exterior storefront frames, window frames, and storefront doors shall match in either material and color, and/or color and finish. An exception to this standard shall apply only when a door is required to comply with the building code to use a specific glazing or framing material that would otherwise deviate from this standard; in such cases, only the color and/or finish shall be required to remain consistent.

3.4 Accent and trim elements, including but not limited to window trim and casings, window sills, door trim and surrounds, lintels, fascia boards, soffits, brackets, corbels, pilasters, trim moldings, parapet caps or coping, and trellis or pergola elements, shall differ from the primary exterior materials in material, color, or texture.

3.5 Material changes shall not occur at building corners. The same material shall continue around the corner for a minimum distance of six (6) feet or at a logical termination point where the material shall extend to the next change in the wall plane.

3.6 Material transitions shall comply with the following standards:

a. Material transitions along building facades shall occur on the inside corners where a change in plane is present.
b. When material changes occur on the same plane, the transition shall be delineated by a trim, cornice, reveal, or other architectural elements that provide separation between materials.
c. At the building base or uppermost floors(s), material transitions shall occur only where a change in plane is at least two inches from the primary wall surface.

Finishes

3.7 All exterior wall surfaces shall be finished with high-quality, durable materials designed and installed to ensure long-term performance. The following standards shall apply:

a. Exposed wood materials shall be sealed, stained, or painted with a weather-resistant finish
b. Wood siding materials shall be factory-finished or field-finished in accordance with manufacturer specification
c. Stucco shall be applied using a minimum three-coat system (scratch, brown, and finish coats) or a two-coat system over lath, in accordance with ASTM or manufacturer's standards
d. Stone veneer shall be natural or manufactured masonry units mechanically fastened or supported by a shelf angle where required
e. Precast concrete panels shall have an integral color and sealed finish
f. Metal wall panels shall be factory-finished with a high-performance coating such as a PVDF (Kynar) or equivalent
g. All exterior paint, stain, or protective coatings shall have a minimum manufacturer-rated lifespan of 10 years

3.1: *Superior finish and detail on single-material building*

3.3: *Consistent color and materials for trim elements*

3.6: *Material transitions along inside corners or with trim element*

DRAFT

Section 3: Materials, Finishes, and Color

3.8 The following exterior materials and finishes shall not be permitted on any building façade:

a. Fluorescent, neon, or reflective colors or materials shall not be permitted.
b. Unfinished concrete masonry unit (CMU) block or unfinished precast concrete shall not be permitted
c. Unfinished lumber or exposed panel sheathing shall not be permitted
d. Metal, vinyl, or composite materials with a faux, artificial, or synthetic imitation of natural materials shall not be permitted
e. Natural materials in their natural state, including but not limited to stone, brick, or copper, that are painted or coated with color shall not be permitted

Color

3.9 No more than two (2) primary colors and two (2) secondary colors shall be permitted on any building façade. Primary colors shall be applied to the main body of the building and its major volumes, while secondary colors shall be limited to accentuating architectural elements and details. The following standards shall apply:

a. Secondary colors shall not exceed 20% of each facade of the building
b. For block-scale projects, one (1) additional color may be permitted, which may be applied as either a primary or secondary color
c. Each masonry, stone, or precast concrete material incorporated on the building façade shall count toward the maximum number of permitted primary or secondary colors
d. Artwork and murals incorporated into the project shall be exempt from this standard

3.10 Trim, windows, doors, storefronts, and key architectural shall differ in color than the adjacent wall surface.

Character

3.11 For partially submerged parking podiums and daylit basements that project above grade, the following material and color standards shall apply:

a. Where basement walls are aligned with the upper floor levels, then material cladding and/or color shall match the cladding of the floor(s) above.
b. Where basement walls are offset from the upper floor levels, the material shall be distinct from the remainder of the façade above and shall project a minimum of 1 inch from the wall surface, with an appropriate transition detail provided at the interface.
c. Basement ventilation louvers shall have a color finish that matches the adjacent basement walls.

3.12 Materials for mechanical screening elements shall match the building's exterior materials, including roofing material in material and color and/or color and finish. The material shall be solid or composed of no more than 23% open area, evenly distributed. If metal materials are used for screening, the same exterior finish standards shall apply in accordance with 3.7.

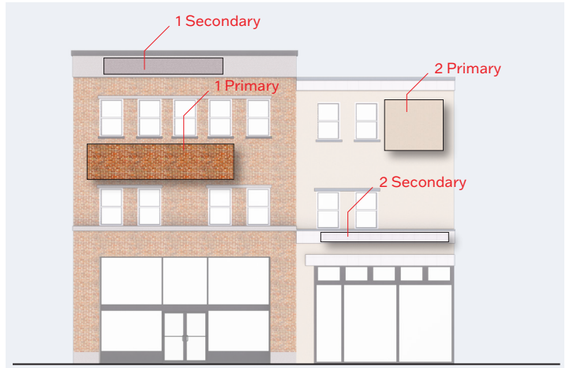
3.13 Exposed rain gutters and downspouts shall be finished in an accent color consistent with the building's secondary color palette or shall be concealed by matching the color to the adjacent exterior walls. All such elements shall comply with the exterior finish standards set forth in 3.7.

3.14 Roof materials and colors shall complement the materials and colors of the building façades and shall provide a durable, weather-resistant finish in accordance with the following standards:

a. A weather-resistant roofing product rated for a minimum service life of twenty (20) years, including but not limited to metal roofing, clay or concrete tile, slate, architectural asphalt shingles, or an equivalent material approved for the project's climate zone, shall be used for all primary roof surfaces.
b. All visible roof surfaces shall utilize the same primary roofing material, except where a distinct architectural design feature is used, such as an accent roof, tower element, or entry overhang.
c. Roof colors shall complement exterior wall colors, trim, and architectural accent features across all elevations.
d. Roof colors and finishes shall be limited to matte, low-sheen, and non-reflective coatings to reduce glare, unless required to meet applicable solar-reflectance or cool-roof standards.

3.15 Vehicles in parking structures shall not be readily visible from a public street or publicly-accessible open space. Any parking structure along a public street that is greater than 150 feet wide or 20 feet tall should additionally conceal vehicles and enhance facade quality through at least one of the following elements:

a. Large public art element covering the frontage space allowing
b. Green wall or other landscape covering
c. Louvers with windows
d. Material, fenestration, and detail pattern that mimics the rest of the development



3.9: *Facade Colors Permitted*

3.10, 3.13: *Contrast colors used to accent and complement color palette of facade*

DRAFT

Section 4: Frontages

INTENT

The design of a building's street frontage is among its most critical elements and is therefore subject to close regulation. Street frontages play a central role in shaping an active and safe public realm by establishing appropriate levels of visibility, engagement, and privacy based on context and ground-floor use. Ground-floor commercial frontages should promote transparency, public visibility, and permeability, while ground-floor residential frontages should provide a clear and comfortable transition from public sidewalks to semi-private outdoor spaces, entry doors, and interior living areas, with private bedrooms and more secluded spaces located away from or above the street frontage. Given the wide range of ground-floor uses and neighborhood contexts, this document defines multiple frontage types, each with tailored standards intended to support both functional performance and contextual compatibility.

Street frontages may also be filled with open spaces per the requirements of Section 5. However, buildings along such open spaces may also be subject to frontage requirements (see 4.5).

STANDARDS

4.1 The first floor of each building where a property line meets a public street right-of-way shall be designed in accordance with one or more of the following frontage types permitted in its applicable zoning district. General guidelines for where each frontage type is applicable are given in the table. Each applicant shall submit a diagram indicating which frontage types are being used in different portions of each building. Standards for each frontage type are given in Appendix A.

4.2 Additionally, surface parking along the street frontage shall be designed in accordance with the "surface parking" frontage type.

4.3 The ground-floor frontage use must comply with the categories listed for the frontage type.

4.4 Frontage type standards are also applicable to the first- floor frontage of buildings fronting community plazas, commons and forecourts.

4.5 Required driveways, utility locations, and up to 10% of the building frontage, with a design approved by the Director, need not be designed in accordance with frontage type standards.

4.6 All ground-floor residential units along a public street frontage shall provide a stoop, porch or patio in keeping with the standards in A.3, A.4 and A.5. The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.

4.7 Outdoor dining may be permitted on public sidewalks outside retail frontages subject to Encroachment Permit and local standards.

4.8 Outdoor dining on private property along a street frontage shall be separated from the public right-of-way by a permanent wall or movable barrier between 2 and 3.5 feet high.

4.1: *Example of the diagram each applicant shall submit indicating which frontage types are being used in different portions of each building.*

	Frontage Type	Frontage Use	Zone					
			Block Scale Zones				*House Scale Zones*	
			C-2 - Hacienda Blvd, Valley Blvd, Amar Rd, Azusa Ave	C-2 - Other	DBD - Main St[1]	DBD - Other	*R-3*	*R-4*
A.1	Shopfront	Retail, Office, Residential Amenity	Y	Y	Y	Y	N	N
A.2	Common Entry	Residential Lobby and Amenity, Office	Y	Y	N	Y	N	N
A.3	Stoop	Residential	Y	Y	N	Y	N	N
A.4	Porch	Residential	N	Y	N	N	Y	Y
A.5	Patio	Residential	N	Y	N	Y	Y	Y
A.6	Surface parking	Parking	Y	Y	N	Y	N	N
A.7	Structured parking	Parking	Y	Y	N	Y	N	N

4.1, 4.2: *Table of frontage types permitted for each use and zoning designation.*

1 *Between Glendora Avenue and 3rd Street only, otherwise "Other"*

DRAFT

Section 5: Open Space

INTENT

Open space is an integral part of development, providing access to natural light and fresh air, and usable exterior spaces with a mix of active and passive programs providing comprehensive lifestyle offerings to building users. Successful developments integrate a diversity of open space types, sizes and functions to serve a broad range of users and interests. While not all types, sizes and functions can be accommodated within a single project, projects contribute to a larger, diversified network of connected and walkable open spaces throughout the surrounding area within easy access to all residential units. Well-designed common open spaces form a transition between public sidewalks and private spaces, enhancing livability, sociability, and privacy for individual units. Within these, publicly-accessible common open spaces increase community interaction, attract non-resident visitors supporting local businesses, and overall create more vibrant places.

STANDARDS

General Open Space

5.1 All projects containing two (2) or more dwelling units shall include open space, or an aggregated series of open spaces, that meet the minimum area requirements established by the City. All projects containing a multi-family residential component of four (4) or more units shall include common open space, or an aggregated series of common open spaces, that meets the minimum area requirements established uniquely by each City. All areas that count toward these requirements:

a. Shall be located outside an enclosed building, except for building passthroughs.
b. Shall not be used for parking, driveways, loading, or storage, except for green alleys that comply with the standards in Appendix B.
c. Shall not be located within the required front yard setback, except for patios and porches that comply with the standards in Appendix B.

5.2 All open spaces that count toward the minimum area requirements in 9.1 shall satisfy the definition and the standards of either common open space or private open space given below.

5.3 City standards related to site design and landscaping within open spaces shall apply. Additionally, the use of plant material rated as low to moderate water use as defined by the California Water Use Classification of Landscape Species (WUCOLS) is required for all planted areas, including tree planting.

5.4 All open spaces shall be thoroughly screened from abutting residential properties through planted or structured screening systems, except for key circulation and connections to adjacent areas. Refer to Section 8 for further requirements.

Common Open Space

5.5 All areas used to satisfy common open space requirements shall comply with the minimum standards of one of the following open space types. Refer to Appendix B for detailed definitions and standards of each type.

a. Community Plazas and Commons
b. Neighborhood Parks and Recreational Amenity Areas
c. Courtyards
d. Building Forecourts
e. Pocket Parks
f. Paseos
g. Building Pass-throughs
h. Alleyways / Green Alleys
i. Shared Yards
j. Terraces and Decks
k. Rooftop Decks
l. Green Roofs

5.6 All common open spaces shall include a combination of hard paved surfaces and soft landscaped areas. Refer to Appendix B for space-by-space landscape requirements for each type of open space

5.7 All common open space areas shall be designed to mitigate the effects of building glare, daytime sunlight, and heat by incorporating trees and/or shade structures, such as arbors and gazebos. It is encouraged to locate shading in open space areas where it can be most effective, such as near seating areas or along circulation routes. Constructed shade structures or projections from adjacent buildings shall cover no more than 50% of any open space, except for building passthroughs.

5.8 Programming intent shall be provided for all common open space areas. Programming shall include active and passive types of programming appropriate to the scale of the development, refer to Appendix B for space-by-space requirements for each type of open space. Such programming may include, but is not limited to:

Passive Programming:

a. Walking / trails
b. Outdoor dining / moveable tables and chairs
c. Fixed seating (small gathering and individual hang out)
d. Multi-purpose seating / flexible gathering
e. Barbeque and picnic facilities
f. Community gardens
g. Visual / experiential gardens
h. Outdoor art / art walk
i. Open, pastoral green spaces
j. Pop-up or rotating events and activities (eg Farmer's markets, seasonal events, etc)

Active Programming:

a. Playgrounds / kids' play equipment
b. Dog parks
c. Spas and Swimming pools
d. Interactive water features
e. Sports courts (tennis, basketball, pickleball, etc)
f. Sports fields (baseball, soccer, football, etc).

5.9 Projects on properties greater than 5 acres in the C-2 zone, or 2 acres in the DBD zone, shall provide at least one publicly-accessible common open space that satisfies the standards of one of the open space types in Tiers 1-4 in the Common Open Space Summary Matrix.

5.10 All common open space types whose access is listed as only "Public" in the Common Open Space Summary Matrix shall be publicly accessible during business hours of the adjacent use, or consistent with City park hours of operation, unless approved by the Director.

5.11 Top of building rooftop spaces (rooftop decks and green roofs) shall satisfy no more than 25% of the overall common open space area requirements, except for buildings on lots of 10,000 square feet or less in block-scale zones. Additionally, in house-scale zones, at least 25% of the overall common open space area requirements must be met through ground-level open spaces.

5.12 At the discretion of the Community Development Director, up to 25% of the overall common open space area requirements may be reduced from the project requirements if he/she determines that the project effectively uses a diversity of common open space types and scales to broaden usership by residents, attract visitors, support mixed-use development, and better contextually connect developments to key adjacent areas.

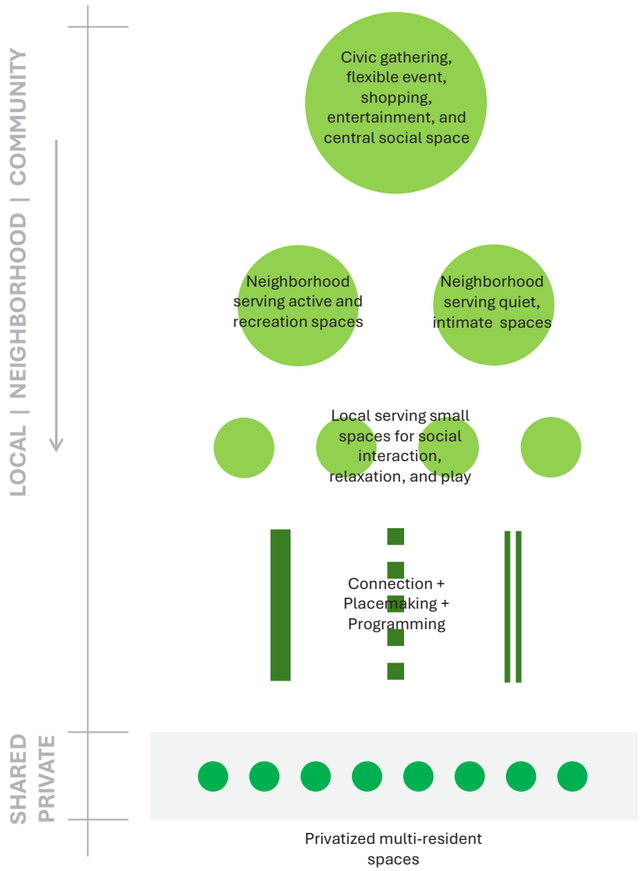
Private Open Space

5.13 All areas used to satisfy private open space requirements shall comply with the minimum standards of one of the following open space types. Refer to Appendix C for detailed definitions and standards of each type.

a. Balconies (covered or uncovered)
b. Patios
c. Private Rooftop Decks
d. Private Yards
e. Porches

DRAFT

Section 5: Open Space



Common Open Space Hierarchy

Tier 1: Primary Open Spaces

- Community Plazas and Commons

Tier 2: Secondary Open Spaces

- Neighborhood Parks and Recreational Amenity Areas
- Courtyards

Tier 3: Tertiary Open Spaces

- Building Forecourts
- Pocket Parks

Tier 4: Open Space Connectors

- Paseos
- Building Passthroughs
- Alleyways / Green Alleys

Tier 5: Privately Accessible Open Spaces

- Shared Yards
- Terraces and Decks
- Rooftop Decks
- Green Roofs

Common Open Space Type	Users	Zone Context	Access	Development Frontage	Programming	Min. Landscaping	Min. Size
Tier 1: Primary Open Spaces							
Community Plazas and Commons	Community	Block	Public	Retail / Commercial	Passive	25% planted area, tree planting required	2,500 - 5,000 SF
Tier 2: Secondary Open Spaces							
Neighborhood Parks and Recreational Amenity Areas	Neighborhood	House or Block	Public or Shared Private	Primarily Residential, All Uses Allowed	Active / Passive	50% planted area, tree planting required	1,000 SF
Courtyards	Neighborhood	House or Block	Public or Shared Private	Primarily Residential, All Uses Allowed; buildings must define at least two edges of the space	Primarily Passive	25% planted area, tree planting required	600 SF
Tier 3: Tertiary Open Spaces							
Building Forecourts	Local	House or Block	Public or Shared Private	All Uses	Passive	25% planted area, tree planting required	200 SF
Pocket Parks	Local	House or Block	Public or Shared Private	Primarily Residential	Active / Passive	50% planted area, tree planting required	360 SF
Tier 4: Open Space Connectors							
Paseos	Connection	House or Block	Public	All Uses	Passive	15% planted area, no tree planting requirements	15' wide or wider for fire access
Building Passthroughs	Connection	House or Block	Public	All Uses	Passive	No planted area or tree planting requirements	10' wide
Alleyways / Green Alleys	Connection	House or Block	Public	All Uses	Passive	Planting areas encouraged but not required, no tree planting requirements	20' wide
Tier 5: Privately Accessible Open Spaces							
Shared Yards	Local	House	Shared Private	Residential	Passive / Light Active	15% planted area, tree planting required	Various requirements based on lot size
Terraces and Decks	Local	House or Block	Shared Private	Residential	Passive / Light Active	15% planted area, tree planting encouraged but not required	360 SF
Rooftop Decks	Local	House or Block	Shared Private	Residential	Passive / Light Active	15% planted area, tree planting encouraged but not required	25% deck area house scale zone, 75% deck area block scale zone
Green Roofs	Local	House or Block	Shared Private	Residential	N/A	75% planted area, tree planting encouraged but not required	Full rooftop minus edge setbacks

Common Open Space Summary Matrix

DRAFT

Section 6: Entries

INTENT

Primary building entries should be clearly identifiable, well articulated, and oriented toward the public realm in order to support pedestrian activity and intuitive wayfinding. Entries should be located along public sidewalks, paseos, plazas, or other publicly accessible open spaces, and should establish a direct, visible connection between the building interior and surrounding streets and open spaces. Architectural elements, lighting, signage, and changes in material or form should be used to emphasize entry locations and create a welcoming, human-scaled arrival experience.

Building entries should be integrated with pedestrian circulation systems and should be designed to minimize conflicts with vehicular access and service areas. Where buildings include multiple entrances, primary pedestrian entries should be distinguished from secondary or service entries through placement, design, and orientation. Overall, entries should reinforce street activation, enhance safety through visibility and activity, and contribute to an active, engaging public realm.

STANDARDS

Entry Locations

6.1 Primary entries to any nonresidential use, and any primary residential entry serving multiple units, shall be emphasized and oriented to the street, or common open spaces categorized under Tiers 1-4 in Section 5. Secondary entries may be from parking areas, the rear of the building or alleys.

6.2 Residential entrances serving more than one unit shall enter into a lobby, mailroom, shared vestibule or community space.

Entry Design

6.3 Primary sidewalk entrances to public-serving commercial uses shall be open for the entire duration that the commercial facility is open.

6.4 Primary building entrances shall incorporate two or more of the following design elements:

a. A change in wall plane - recessed or projecting - of a minimum of three feet
b. Wall articulation, such as pilasters or cornices, trim element, or additional painted or relief detail around the entry
c. Projecting element above the entry (minimum depth of 2 feet and minimum width of the size of the entry door)
d. Break in the building massing or a portal enabling visibility into a courtyard that provides access to units.
e. Transparent windows or openings enabling visibility into interior spaces (a minimum of 50% within 20 ft of entrance).
f. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet, if allowed by the appropriate Frontage Type. Ensures visibility into lobbies or units, making the entry more inviting and active.

6.5 In mixed use projects, when residential and commercial uses are combined in the same structure, separate entrances shall be provided for each use. To improve wayfinding, different entrance design elements (from the menu in 6.5) or different application of these elements shall be used for residential and commercial uses. Entries can be accessed from an alley, courtyard, or on a side street on sites with two or more street exposures.

6.6 Additionally, primary building entrances, such as lobby entrances, shall be highlighted through greater transparency than other portions of the façade, and/or a lighting strategy which emphasizes this location. Building/user identification or address signage shall also be provided in the vicinity of the entrance.

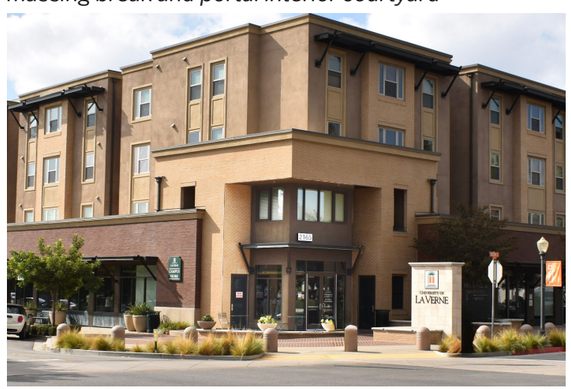
Security Features

6.7 Security gates and grilles, and their associated housing mechanisms, shall be fully concealed from the public right-of-way during business hours. Additionally, any such gate or grille shall be at least 75% open and transparent when deployed.

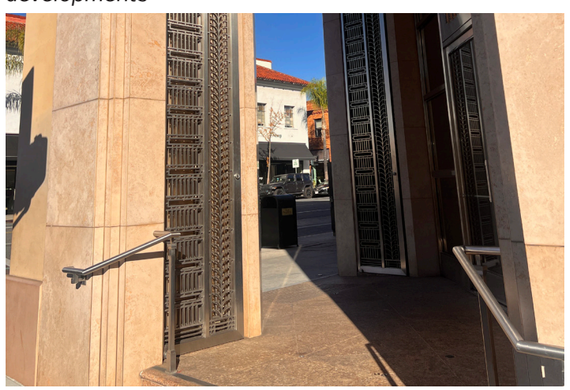
6.8 Permanent security bars and metal doors are prohibited on ground floor entries and anywhere on the ground-floor street or public open space frontage.

6.4: *Building entry accentuated with wall articulation, massing break and portal interior courtyard*

6.6: *Separate entrances provided for mixed use developments*



6.4: *Building entry accentuated with corner location, wall articulation, projecting element and increased transparency*



6.8: *Hidden security grille*

DRAFT

Section 7: Exterior Lighting

INTENT

Exterior lighting should be designed to promote high-quality illumination while ensuring the efficient use of energy to minimize light pollution, glare, and light trespass. Each project should have adequate lighting to support safety and visibility, with particular emphasis on walkways, driveways, building entrances, parking areas, and open spaces.

All exterior lighting fixtures should be decorative in nature and compatible with the architectural character of the building. Site lighting should be arranged and shielded to prevent adverse impacts on surrounding or neighboring properties. Where appropriate, accent lighting may be incorporated to highlight key architectural or landscape features and enhance the overall nighttime environment without generating glare or spillover.

STANDARDS

Lighting Along Walkways

7.1 Lighting along exterior walkways, driveways, building entrances, and parking surfaces shall provide a minimum illumination level of 1.0 foot-candle and shall not exceed 3.0 foot-candles, measured at the finished surface during hours of darkness, defined as one-half hour before dusk until one-half hour after dawn. All such exterior lighting shall be equipped with automatic dusk-to-dawn control systems for safety and security purposes.

7.2 Lighting type, placement, and orientation shall be designed to prevent direct glare onto adjoining properties, public rights-of-way, and the night sky. All site and building lighting shall be designed, located, and lamped to comply with the following requirements:

a. Illumination levels shall not exceed 0.3 foot-candles measured beyond any property line boundary
b. Not less than 90 percent of all light output shall be directed downward
c. All exterior lighting fixtures shall be fully shielded and shall incorporate blinders, shades, or comparable devices to prevent glare and light spill onto adjacent properties

7.3 All exterior lighting shall utilize automatic shut-off controls, including sensors, timers, motion detectors, or equivalent technologies.

7.4 The following lighting types and design features shall not be permitted on any building:

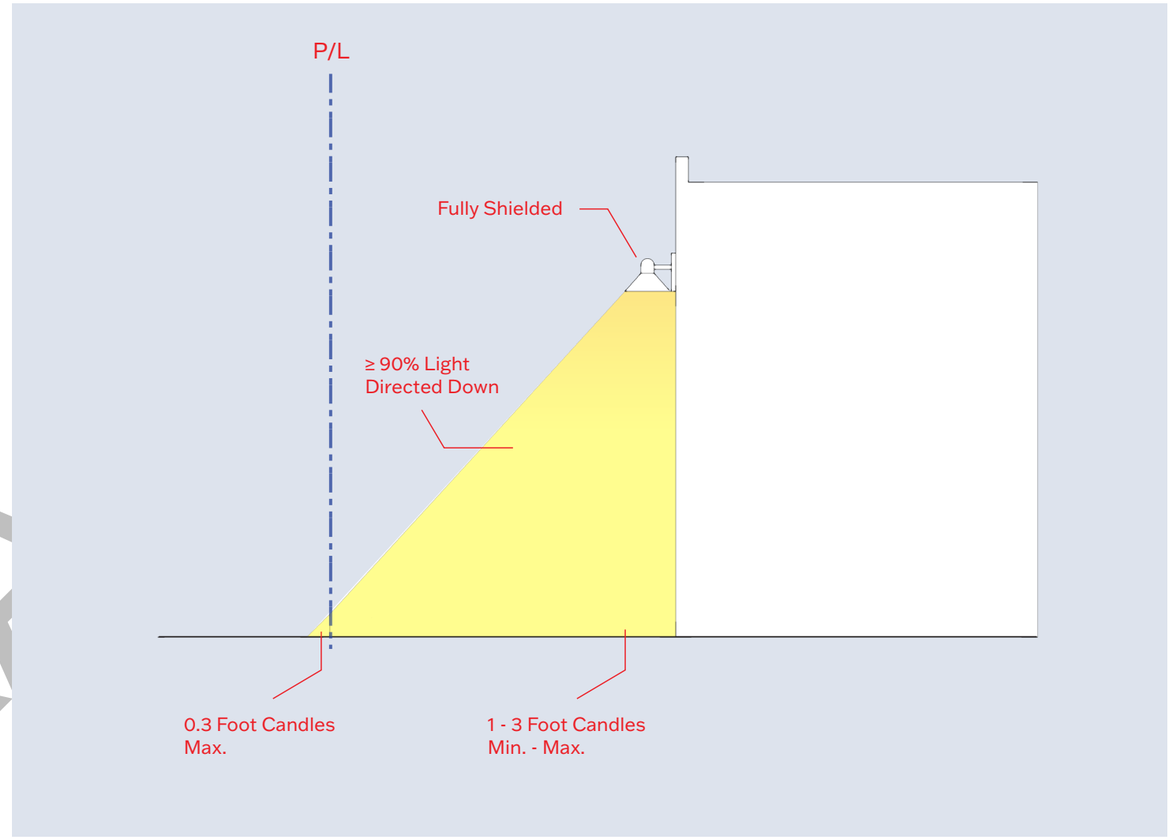
a. Internal illumination of fascias, walls, roofs, awnings or other architectural elements shall not be permitted
b. Spot lighting or broadcast lighting shall not be permitted
c. Animated or flashing lighting shall not be permitted
d. Colored lighting shall not be permitted, except for neon lighting strips used as a accent lighting feature integrated into the building design.
e. Uplighting on residential dwelling units shall not be permitted, except for focused or accent lighting solely to highlight specific architectural features of a building.

Design of Lighting

7.5 All exterior lighting shall use light sources with a correlated color temperature of 3000 Kelvin or lower to minimize blue-light emissions.

Landscape Lighting

7.6 Landscape lighting fixtures shall not exceed 4 feet in height when located within planting areas or along pedestrian pathways and shall be setback a minimum of 5 feet in any direction from residential windows, patios, or private open spaces.



7.2: *Illumination Standards*

DRAFT

Section 8: Walls and Fences

INTENT

Walls and fencing serve an important role in shaping a cohesive and pedestrian-oriented environment. Their use supports property protection, enhances privacy, reduces noise, and contributes to an attractive visual setting. Walls and fences are appropriate for screening automobile parking, loading and storage areas, utility equipment, and for buffering residential uses from adjacent activities.

These features should remain as low as practicable while still fulfilling their screening and security functions. When used as screening elements, walls and fencing should be designed to complement the site's architectural character and incorporate architectural detailing consistent with the overall development. Wherever feasible, landscaping should be integrated with wall and fencing design to soften visual impact, reinforce site aesthetics, and improve the public realm.

STANDARDS

Screening

8.1 Surface parking lots and open parking structures shall be screened from public streets and adjacent residential properties by a continuous fence, wall, and/or landscape buffer. All required fencing and wall elements shall be designed in accordance with the applicable frontage type standards as identified in Appendix A.

Wall and Fence Height

8.2 Walls, including retaining walls, and fencing shall not exceed 42 inches in height when located within 20 feet of the front property line or edge of any public street right-of-way, whichever is greater, and shall not exceed 6 feet in height within required interior setbacks. All required fencing and wall elements shall be designed in accordance with the applicable frontage type standards as identified in Appendix A.

8.3 An exception to the maximum fence height within 20 feet of the front property line or edge of any public street right-of-way, whichever is greater, may be approved by the Director when such fence surrounds a common open space. The fencing shall be visually transparent, appropriate to the context and needed access controls and decorative.

8.4 The following fence elements are permitted to exceed the maximum height specified in 8.2 by no more than 12 inches, inclusive of pilaster caps, post caps, and integrated lighting fixtures, and shall comply with the following dimensional requirements:

a. Wood, metal, or vinyl (PVC) post shall not exceed 6 inches by 6 inches in cross-section
b. Masonry or concrete post / pilaster shall not exceed 18 inch by 18 inch in cross-section
c. Fence posts shall be spaced a minimum of 6 feet apart, measured on-center
d. Fence elements shall be compatible in material and/or color with the materials or architectural features used on the building(s) located on the site.

Design of Walls and Fences

8.5 All exposed walls shall incorporate a treated architectural finish, including, but not limited to, smooth-formed concrete, sandblasted concrete, exposed aggregate concrete, brick veneer, split-face masonry, decorative stone veneer, or a stucco-applied finish. Alternative materials or finishes that are compatible with and integrated into the design of on-site buildings may be permitted, subject to approval by the applicable reviewing authority.

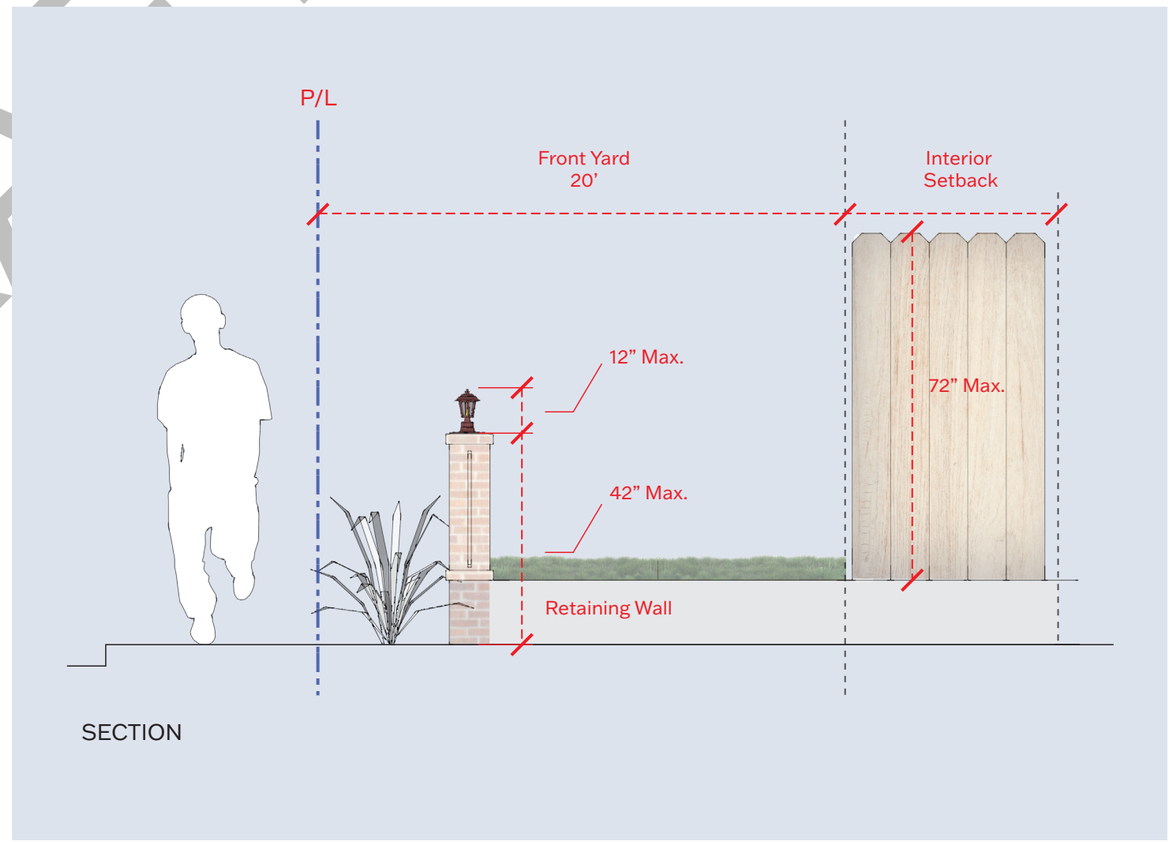
8.6 All fencing materials shall be constructed of treated wood, powder-coated or galvanized steel, wrought iron, or high-quality composite materials. Vinyl or plastic fencing, barbed wire, razor wire, and electric security fencing shall not be permitted. Chain-link fencing shall not be permitted, except when used temporarily for construction or site security during active construction activities.

8.7 Retaining walls shall be designed such that all exposed surfaces incorporate an architectural finish consistent with the materials and treatments identified in 8.5.

8.8 Fencing materials shall not utilize reflective, glossy, or glaring finishes or colors.

Location of Walls and Fences

8.9 All fencing shall be installed with the finished side oriented toward public streets and adjacent properties.



8.2, 8.3: *Maximum wall and fence height*

DRAFT

Section 9: Loading Areas, Trash and Utilities

INTENT

The design and placement of loading areas, trash enclosures, and utility equipment shall incorporate effective screening techniques to minimize visual, noise, and privacy impacts on surrounding properties and public rights-of-way. These elements shall contribute to an orderly and visually cohesive site environment. To support a high-quality pedestrian realm, commercial loading areas and trash enclosures shall be enclosed or otherwise screened and positioned out of view from public streets to the greatest extent feasible. Utility meters, electrical panels, transformers, and comparable equipment shall be sited in a manner that respects the experience of the public realm and adjacent buildings, and, when possible, located away from primary building frontages.

STANDARDS

Commercial Loading Areas

9.1 Loading areas shall be permitted only for development projects with non-residential uses, excluding office uses, that exceed 10,000 square feet of total floor area.

Screening Loading Areas

9.2 Commercial loading areas shall be screened from surrounding properties and public rights-of-way by a fence, wall, and/or landscape buffer designed to minimize visual, noise, and privacy impacts. Commercial loading areas shall be located and accessed from secondary or tertiary streets where feasible, and shall not be located along a primary street frontage.

Trash Enclosures & Location

9.3 All refuse, solid waste, recycling, compost, and green waste bins or containers shall be fully screened on all sides from public rights-of-way by a solid fence or wall with a minimum height of five and one-half (5½) feet. Trash enclosures may include one or more solid access gates, which shall remain closed at all times except during active loading or unloading operations.

9.4 Trash enclosures shall be located within two hundred (200) feet of an access point to the building they serve and shall not be located in any of the following areas:

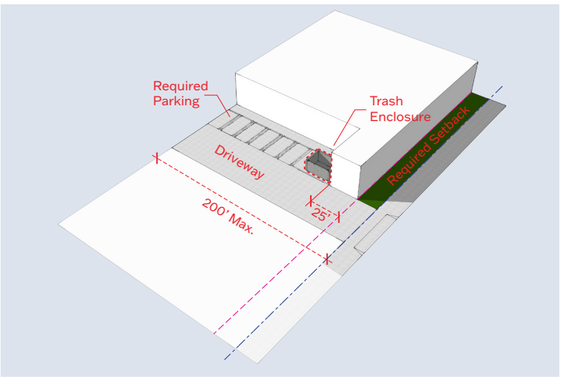
a. Within 25 feet of a required front or street-side setback
b. Between any building and the public street or sidewalk
c. Within required landscaped areas, pedestrian pathways, driveways, or common open space areas
d. Within any required parking space

Utility Location

9.5 Roof-mounted equipment shall be fully screened by parapets or other roof structures that are at least as tall as the highest part of the mechanical equipment, or the equipment shall be set back a minimum of 10 feet from the roof edge. Roof-mounted solar energy systems and panels may be permitted without screening, subject to approval by the applicable reviewing authority.

9.6 All attached and free-standing equipment shall be fully screened from public view by fencing or landscaping that is equal to or greater in height than the highest point of the equipment, or painted to match the adjacent building structure. If any of these options is prohibited by applicable building, fire, electrical, or plumbing codes, an alternate option shall be used. Where fencing is used for screening, adequate clearance and access gates shall be provided in compliance with applicable codes. Electric vehicle charging equipment shall be exempt from this requirement.

9.3: *Loading area provided an alley avoid street exposure*



9.4: *Trash enclosure location standards*

DRAFT

Appendix A: Frontage Standards

A.1 Shopfront

Applicable Uses: Retail, Office, Residential Amenity

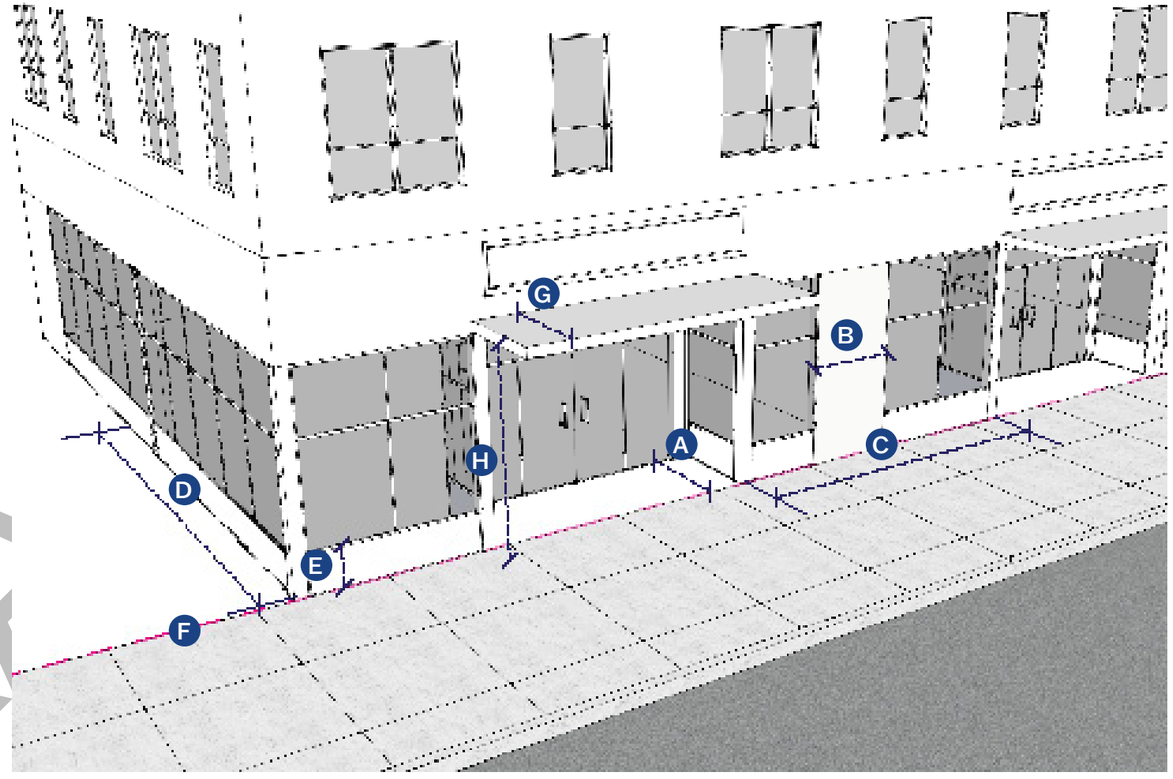
The main façade of the building is near the right-of-way with an at-grade entrance along the sidewalk. This frontage type is intended for active ground floor uses and has substantial glazing at the ground level. Awnings should be incorporated unless site conditions or design strategy preclude them.

Required Dimensions	
Depth, Recessed Entries (A)	*5 ft max., behind building shopfront line*
Distance Between Windows (B)	*20 ft max.*
Distance Between Entries (C)	*75 ft max. in the DBD zone. No requirement in the C-2 zone.*
Continuation of Shopfront Frontage Type around corner (D)	*25 ft min.*
Bulkhead (E)	*1.5 ft., 2 ft max.*
Building setback from property line (F)	*0 ft min., 1.5 ft max. in the DBD zone, except when using open space type. In the C-2 zone, min setback of the zone, no max.*
Awning Depth (G)	*6 ft min*
Awning Height (H)	*9 ft min., max. is the midpoint between the top of highest window of the ground floor and the window sill of the second*
Transparency, Ground Floor	*65% min.*

Other Standards
Per CalGreen building code, awnings are required on all south-facing storefronts.

Ground-floor elevation shall be level with adjacent sidewalk.

Notes
The Planning Division and Public Works Department may reduce the allowed awning depth if warranted by local conditions.



A.2 Common Entry

Applicable Uses: Residential Lobby and Amenity, Office

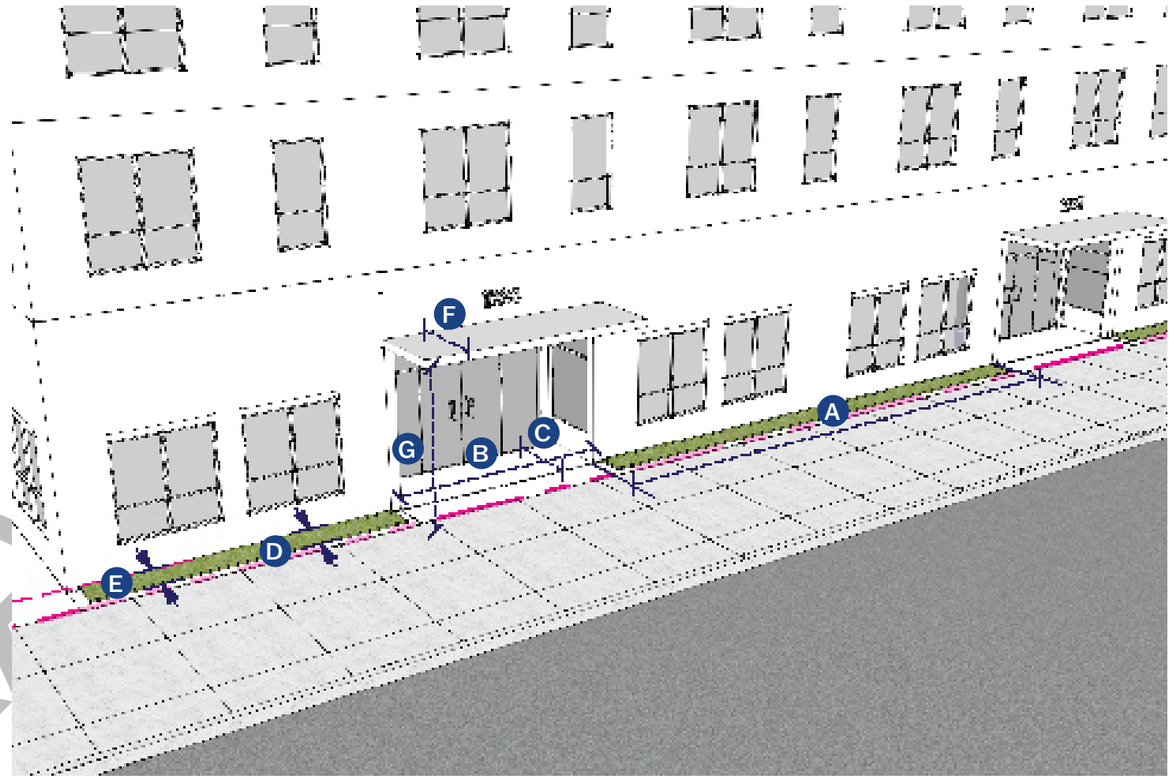
This frontage type is intended for office, civic or residential uses which are accessed through centralized building or site entries located directly on the sidewalk. The entry enters into a lobby, community room or reception area. Between entries, individual offices, gyms, meeting rooms and other such spaces line the ground-floor frontage. In developments with ground-floor office uses, common space areas are oriented toward the street in order to ensure compatibility with a transparent frontage.

Required Dimensions	
Distance Between Entries (A)	*100 ft max.*
Width, Entries (B)	*5 ft min., 15 ft max.*
Depth, Recessed Entries (C)	*1.5 ft min., 8 ft max.*
Planting Width (D)	*3 ft min., 20 ft max.*
Building Setback from Property Line (E)	*Min setback applicable to the zone. 10 ft max. in block-scale zones, 20 ft in house-scale zones.*
Awning Depth (F)	*2 ft min.*
Awning Height (G)	*9 ft min.*
Transparency, Ground Floor	*55%*

Other Standards

Planting width may be filled with movable planter boxes or with landscaping planted in the ground. Planter boxes and landscaping may not block any of the required minimum transparency of the frontage.

Pathway between sidewalk and entry shall be direct.



DRAFT

Appendix A: Frontage Standards

A.3 Stoop

Applicable Uses: Residential

The main facade of the building is near the right-of-way and the stoop engages the sidewalk. This frontage type is elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.

Required Dimensions	
Width, Clear (A)	*4 ft min., 10 ft max.*
Depth, Clear (B)	*4 ft min., 8 ft max.*
Depth, Recessed Entries (C)	*6 ft max.*
Finish Level above Sidewalk (D)	*1 ft min., 4 ft max.*
Building Setback from Right-of- Way (E)	*Min setback applicable to the zone.*
Stoop Setback from Right- of-Way (F)	*3 ft min., 10 ft max., in block-scale zones. 5 ft min., 10 ft max., in house-zones*
Transparency, Ground Floor	*35% min.*

Other Standards

Stoop shall serve a single residential unit or building entry.

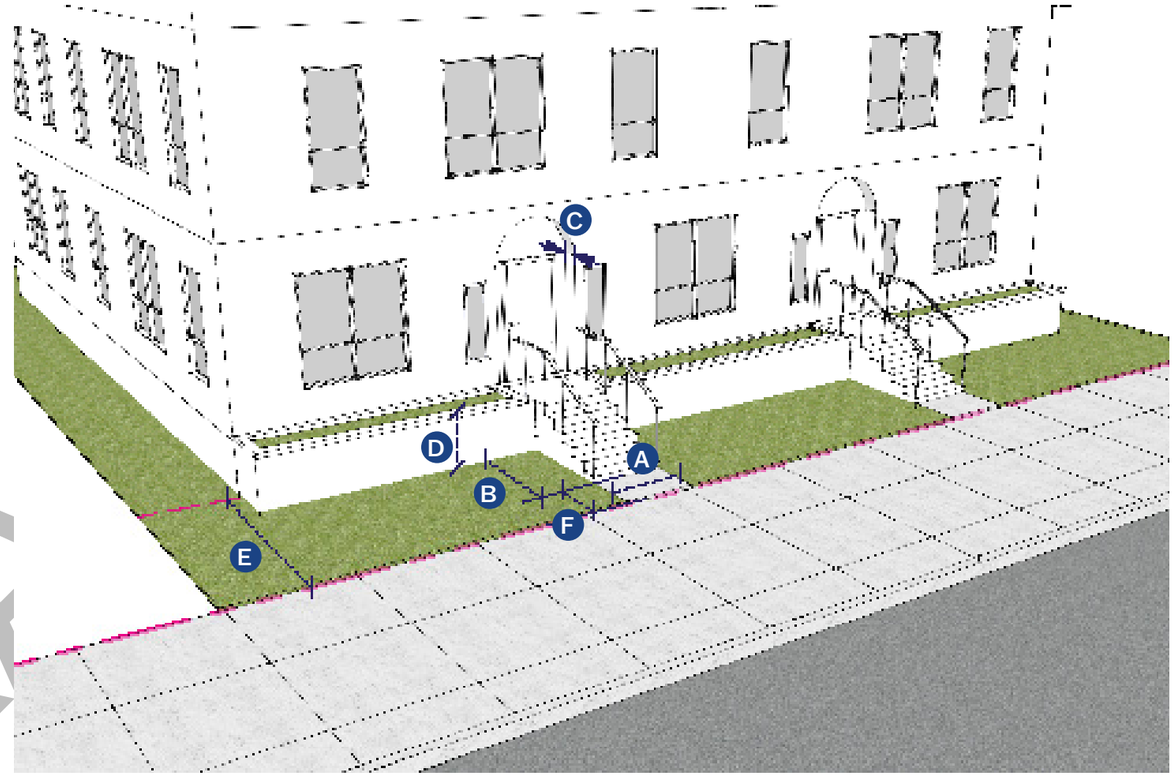
Reasonable accommodation shall be provided as appropriate.

Stairs may be perpendicular or parallel to the building façade.

Entry doors shall be covered or recessed.

All yard areas adjacent to stoops shall be filled with landscaping, and all semi-subterranean parking areas shall be hidden with landscaping.

The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.



Appendix A: Frontage Standards

A.4 Porch

Applicable Uses: Residential

The front door is accessed through a decently-sized, covered outdoor living area which provides an opportunity for seating and "eyes on the street," while maintaining significant privacy for residents. The porch accentuates residential character and provides a unifying element between single-family and modest-density multifamily structures within house-scale neighborhoods.

Required Dimensions	
Width, Clear (A)	*10 ft min.*
Depth, Clear (B)	*6 ft min., 10 ft max.*
Finish Level above Sidewalk (C)	*1 ft min., 4 ft max.*
Distance Between Porch Elements And Right-of-Way (D)	*5 ft min., Max. is the min. setback of the zone*
Building Setback from Right-of- Way (E)	*Min setback applicable to the zone.*
Transparency, Ground Floor	*35% min.*

Other Standards

Porch shall serve a single residential unit or building entry.

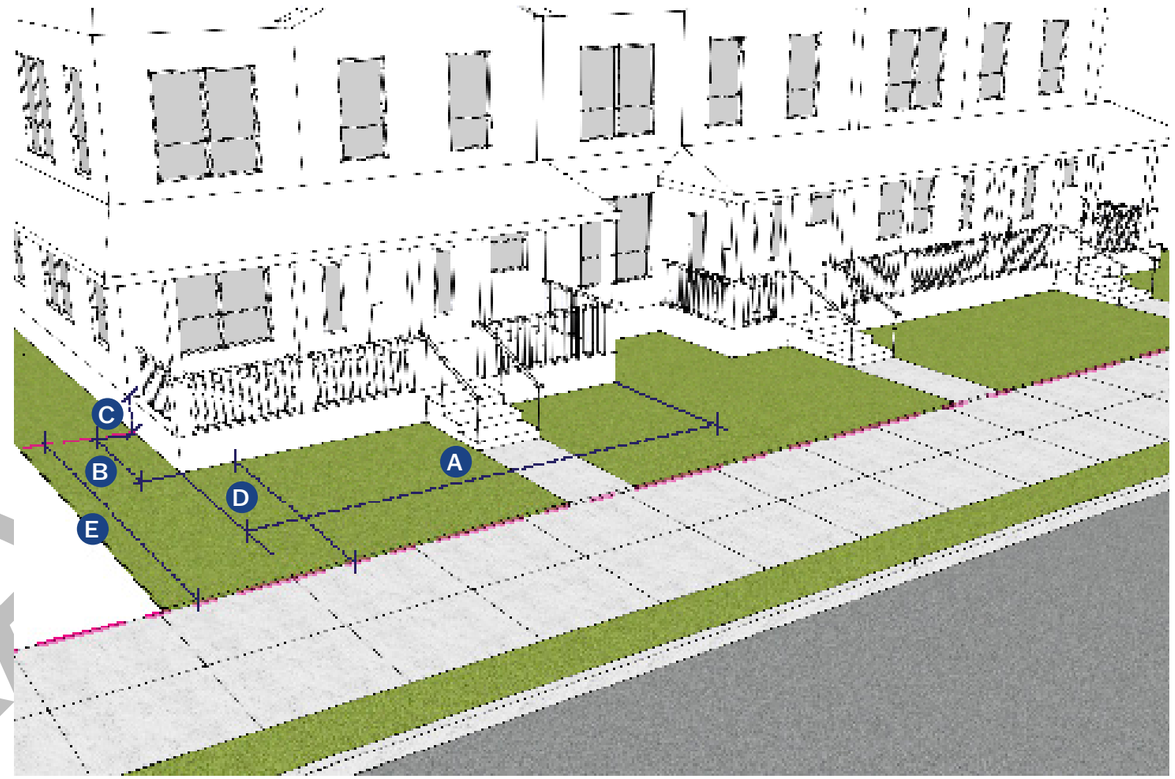
Reasonable accommodation shall be provided as appropriate.

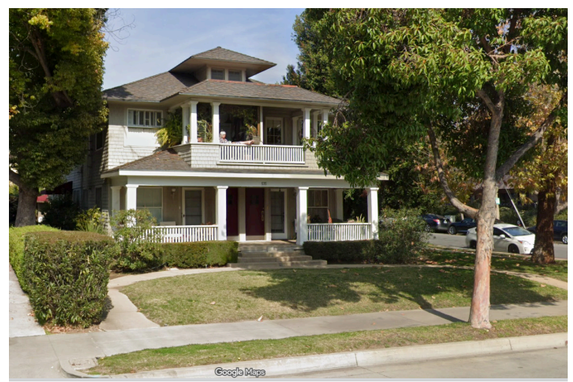
Stairs shall be perpendicular to the building façade.

Entry doors shall be covered or recessed.

All yard areas adjacent to porches shall be filled with landscaping, and all semi-subterranean parking areas shall be hidden with landscaping.

The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.





Appendix A: Frontage Standards

A.5 Patio

Applicable Uses: Residential

Ground-floor residential units are located at-grade, but to ensure an appropriate transition between public space and the unit itself, the area between the sidewalk and building becomes an enclosed private patio, visually open to the street.

Required Dimensions	
Width, Clear (A)	*15 ft min.*
Depth, Clear (B)	*6 ft min., 10 ft max.*
Depth, Recessed Entries (C)	*6 ft max.*
Building Setback from Property Line (D)	*Min setback applicable to the zone. but no less than 10 ft., 15 ft max.*
Pedestrian Access (E)	*3 ft min.,6 ft max.*
Landscaped Strip (F)	*2 ft min.*
Height of Fence/Wall (G)	*1 ft min., 3.5 ft max.*

Other Standards

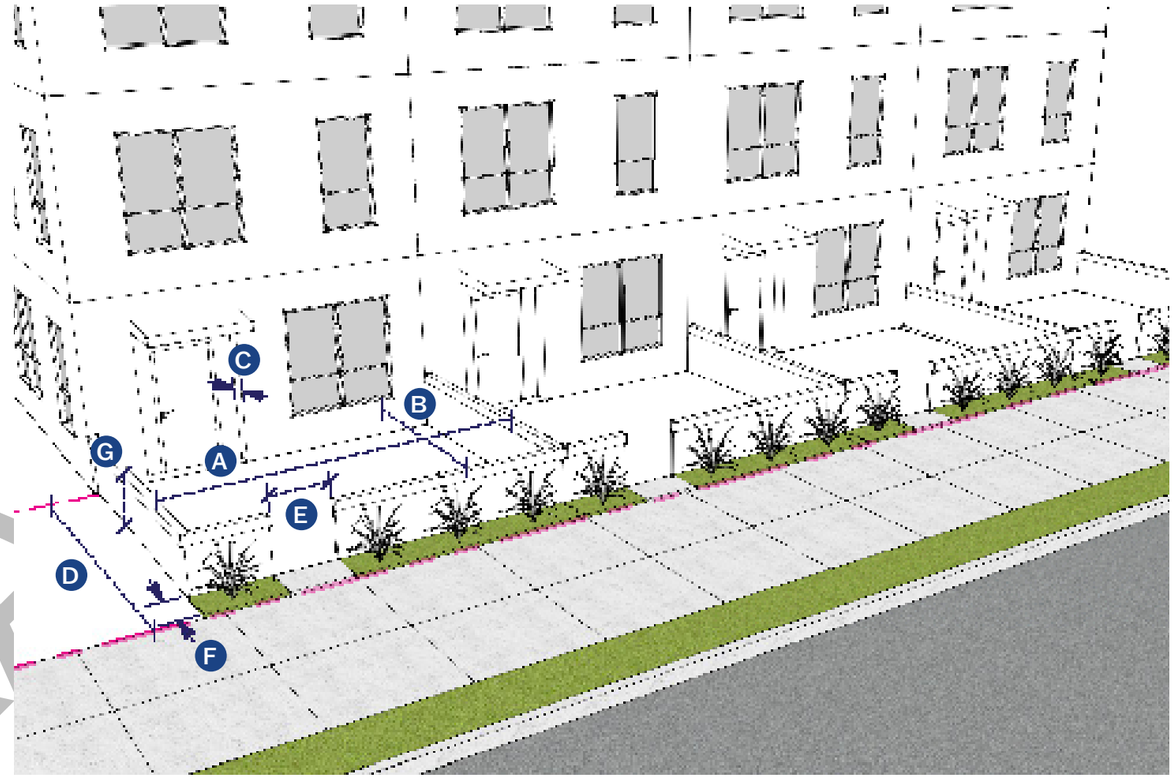
Patio shall serve a single residential unit or building entry.

Pedestrian access area may have a gate.

Entry doors shall be covered or recessed.

If counted toward minimum open space requirements, patio shall comply with "Patio" open space type standards.

The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.



DRAFT

Appendix A: Frontage Standards

A.6 Surface Parking

Parking may be supplied on the surface or in subterranean, podium or above-ground structured configurations. Where appropriate, a limited amount of the street frontage may be used for surface parking. In these cases, the parking is screened by a wall and landscaping.

Required Dimensions	
Parking Facility Width (A) as a function of Lot Width (B)	*30% max (primary street), 50% max (side street), up to 150 ft*
Depth of Landscaping (C)	*3 ft min.*
Wall Height (D)	*3 ft min., 4 ft max.*

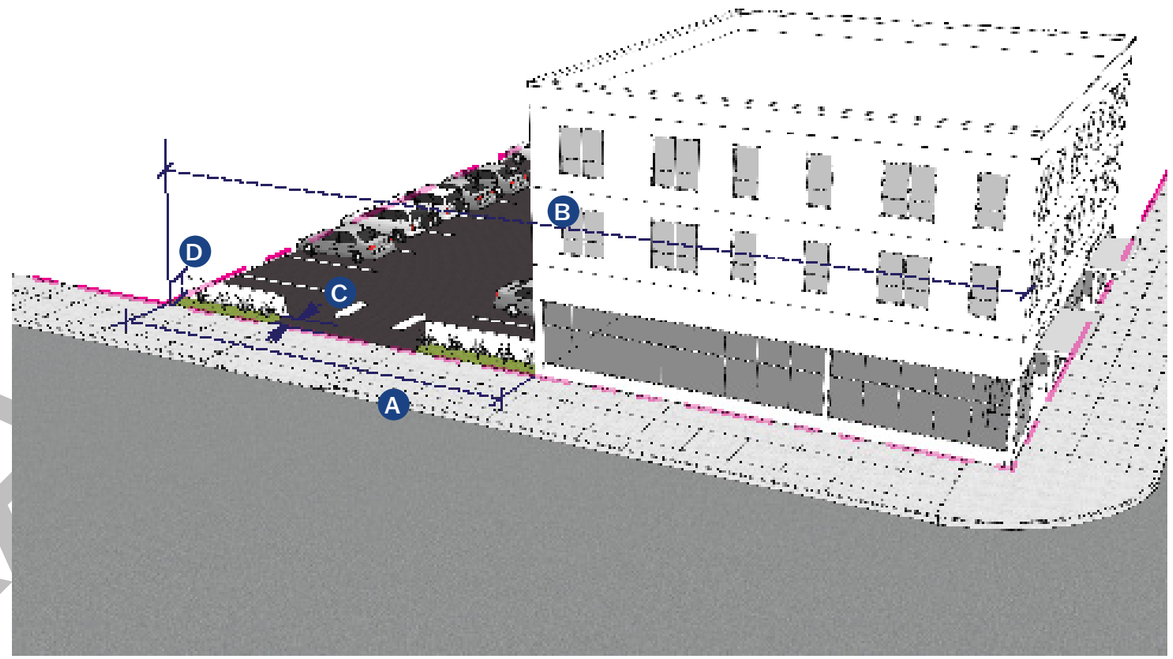
Other Standards

Parking access locations are subject to the standards set in Section 4.10.

Where this frontage type is not permitted, surface parking may not be located along the frontage of the project. Only a driveway accessing parking located behind another building on the site is permitted.

Walls shall be opaque and made of masonry.

Use of a filter strip, infiltration trench or other stormwater best management practice is encouraged over raised landscape planters.



DRAFT

Appendix A: Frontage Standards

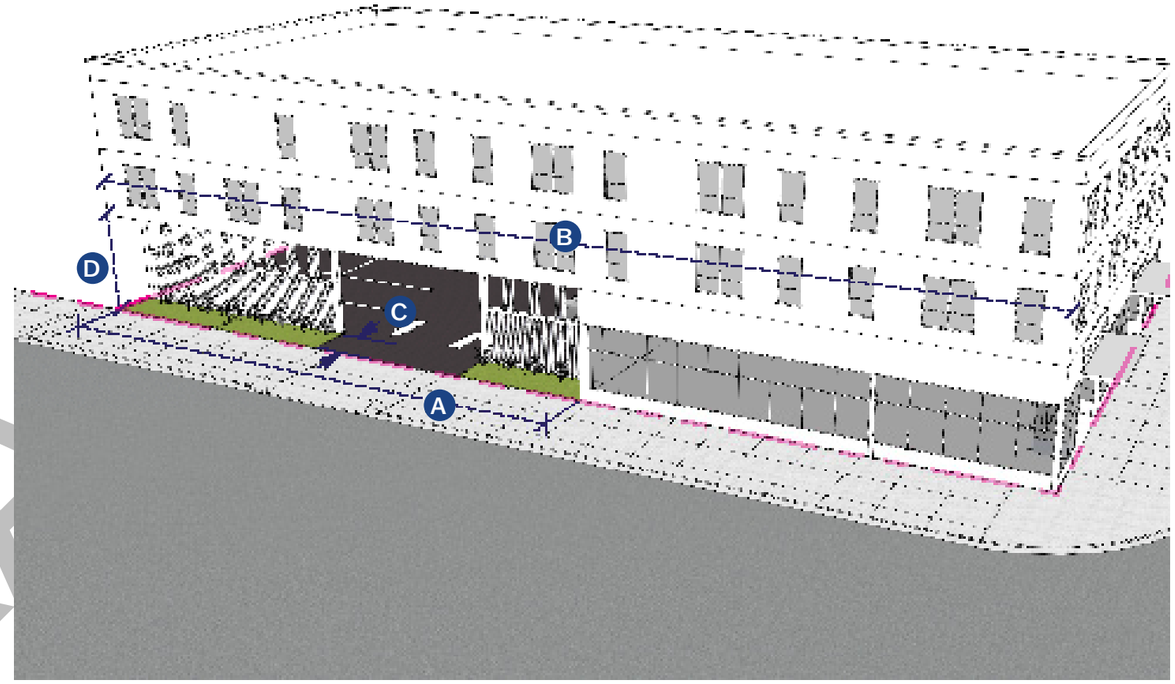
A.7 Structured Parking

Structured parking may occupy a limited portion of the frontage of a building in certain areas. The height is limited and design shields from direct view of cars, while also providing softening through landscaping and limited transparency. Unlike the other frontage types, these regulations apply to structured parking on any floor of the building along a public street frontage (e.g. the second floor of a mixed-use podium building).

Required Dimensions	
Parking Facility Width (A) as a function of Lot Width (B)	*30% max (primary street), 50% max (side street), up to 150 ft*
Depth of Landscaping on Frontage (C)	*5 ft min.*
Transparency, Parking Structure Ground Floor	*15% min, equally distributed across structured parking elevation. All transparent openings along the ground-floor of a building shall be softened by landscaping, louvers or similar strategy.*
Structured Parking Height along frontage (D)	*20 ft max., (primary street)*

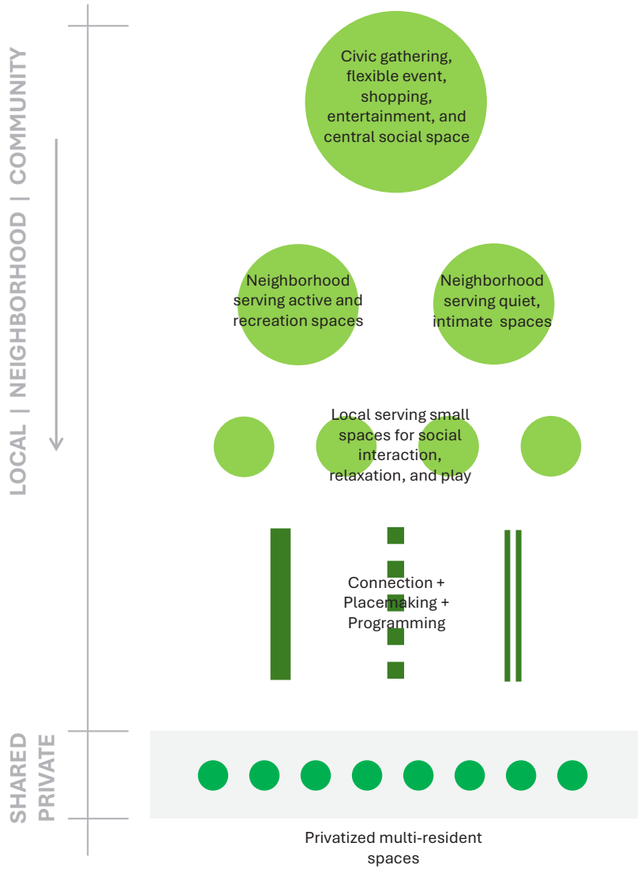
Other Standards
Structured parking garage frontages taller than 20 ft, if allowed, shall be screened or enhanced as described in 3.15.

Where this frontage type is not permitted, structured parking may not be located along the ground-floor frontage of the project. Only a driveway accessing parking located behind another building on the site is permitted.



DRAFT

Appendix B: Common Open Space Types



Common Open Space Hierarchy

Tier 1: Primary Open Spaces

- Community Plazas and Commons

Tier 2: Secondary Open Spaces

- Neighborhood Parks and Recreational Amenity Areas
- Courtyards

Tier 3: Tertiary Open Spaces

- Building Forecourts
- Pocket Parks

Tier 4: Open Space Connectors

- Paseos
- Building Passthroughs
- Alleyways / Green Alleys

Tier 5: Privately Accessible Open Spaces

- Shared Yards
- Terraces and Decks
- Rooftop Decks
- Green Roofs

B.1 Community Plazas and Commons

Spacious hardscaped plaza or open lawn area for civic gathering, entertainment, flexible events, and local destination; a primary community-wide amenity, focal point, and attractor intended to extend the public realm, draw in outside guests, support local retail or commercial development within the community, and be an overall central space for community interaction and events.

Size: Community Plazas to be at least 50 feet x 50 feet, Commons to be at least 5,000 square feet with one side at least 50 feet. Typically, the largest and most significant open space in a development and top of the open space hierarchy.

Location & Application: located at ground level, adjacent to or visible from a primary roadway and in a centralized development location or at the confluence of major circulation routes. Spaces should be highly visible and the centerpiece of the development.

Development Frontage: ground floor retail or commercial uses.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Pedestrian thoroughfare and connectivity required on at least one side of the space to key circulation routes and destinations within and outside the development.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: generally more passive uses, intended to support community gathering, flexible events, shopping, entertainment, and other community-wide destination uses that don't include recreation or other active programming typically reserved for parks and recreational amenity areas. Refer to Section 9.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.

DRAFT

Appendix B: Common Open Space Types

B.2 Neighborhood Parks and and Recreational Amenity Areas

Accessible local parks and recreation spaces offering nearby residents places for activity, exercise, play, and community connection, featuring amenities like outdoor seating and shade, green spaces, recreational facilities, barbeques/picnic, and more. They serve as essential neighborhood hubs for physical activity, social interaction, and easy access to nature, fostering healthier, more resilient communities. Designed for people living in the surrounding residential developments, usually within a quarter-mile radius or less.

Size: spaces can vary significantly in size / shape but shall have a minimum area of 1,000 square feet and a minimum dimension of 25 feet in each direction.

Location & Application: located at ground level, to be visible from an adjacent roadway or primary circulation route. Spaces intended to be accessible for all residents within a 1320' radius (1/4 mile, 5-minute walk) and can be a single space or a distributed series of spaces as required to serve the full development.

Development Frontage: primarily residential uses, can also include small or limited ground floor retail / commercial uses required to support park / amenity area programming, eg. corner shops, small cafes, vending kiosks, etc.

Access & Usage: publicly or privately accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Public street with sidewalk, or pedestrian walkway of at least 15' width required on at least one side of the space connecting to key circulation routes and destinations within and outside the development.

Landscape: include a minimum of 50% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter. Exceptions may be given for small spaces dedicated to dense, more active programming that provide significant community benefit.

Programming: primarily active uses with focus on serving resident recreation, activity, and social needs including sports courts, kids play, community swimming pools, picnic and barbeques, etc. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.

B.3 Courtyards

An open, unroofed outdoor area, often paved, that is partially or completely enclosed by the walls of adjacent buildings, providing a semi-private, secluded outdoor space for light, air, relaxation, or gathering.

Size: spaces shall have a minimum area of 600 square feet and a minimum dimension of at least 20' wide, with secondary dimensions relative to the height of the abutting building(s) wall. Secondary dimensions shall be: up to 2.5 stories = 30' wide, 3 to 5 stories = at least 40' wide, 6 to 8 stories = at least 1/2 the height of the tallest wall.

Location & Application: located at ground level, buildings shall define at least two edges of the courtyard space. Courtyards encouraged to be accessible from a primary roadway when requiring public access, otherwise discretionary for private access but should comply with and support all frontage and building break requirements (e.g. visibility from public street required when using paseo and Courtyard to comply with building break standard 1.3).

Development Frontage: primarily residential uses, can also include small or limited ground floor retail / commercial uses required to support Courtyard programming, eg. corner shops, small cafes, vending kiosks, etc.

Access & Usage: publicly or privately accessible when in residential frontage conditions, publicly accessible when in retail or commercial frontage conditions. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. No specific pedestrian thoroughfare requirements for this type of space but linking Courtyard spaces to other open spaces, including other Courtyards, is always encouraged.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: more passive uses focused on fulfilling resident needs for quiet, intimate spaces serving as tranquil areas for relaxation, connection to nature, socializing, dining, or gardening, while also improving a building's microclimate and aesthetics by integrating indoor/outdoor living. The physical spaces may vary significantly from hardscape type courtyard plazas to more heavily planted courtyard gardens. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.

DRAFT

Appendix B: Common Open Space Types

B.4 Forecourts

Open, paved area directly in front of a multi-family residential or mixed-use building, serving as an entrance, gathering space, waiting / seating area, and pre-entrance space to the lobby, creating a grand approach and welcoming entry for visitors to the building. It functions as a front courtyard or terrace, designed to enhance the building's appeal and manage pedestrian flow into and out of the building

Size: spaces shall have a minimum area of 200 square feet and a minimum dimension of 10 feet in each direction.

Location & Application: located on the ground floor in front of or adjacent to a residential building entrance/lobby, a retail entrance, or an office lobby.

Development Frontage: residential, retail, or commercial uses.

Access & Usage: publicly accessible. Forecourts to provide pedestrian walkway connections to public realm facing sidewalks / walkways and any vehicular drop-off zones.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: primarily passive uses, including fixed and loose seating, shaded outdoor waiting areas, and transition spaces into and out of the building. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.

B.5 Pocket Parks

Small public green space, tucked into residential community areas offering residents a nearby spot for quite relaxation, play, socializing, or enjoying nature, where there may not otherwise be any park areas or space to fit them. Pocket Parks can be various sizes and shapes and can be used to transform otherwise underutilized areas into valuable community assets with seating, greening, and pathways.

Size: spaces shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.

Location & Application: located at ground level, these smaller spaces are encouraged to be distributed throughout the development to provide easily accessible open space opportunities to residents without needing a sizable footprint for a full park. Spaces may also be located in any leftover or undevelopable site areas to serve residential units that may not have or are distant from any other common open spaces. Ideally some measure of smaller open spaces shall be available within a 3 min walk of all residential units, or roughly 800 feet.

Development Frontage: primarily residential uses, offering open space opportunities where they are most needed and available.

Access & Usage: publicly accessible when in retail or commercial frontage conditions; publicly or privately accessible when in residential frontage conditions. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Encouraged to link pocket parks to other open spaces areas through secondary connection systems.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: a broad range of active and passive uses to be allowed in these small, compact spaces for a more flexible distribution of communal open space needs within the development. From simple, contemplative green spaces to more targeted recreation amenities including exercise and kids' play areas, overall programming to take a comprehensive, community-wide view and utilize available space accordingly. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.

DRAFT

Appendix B: Common Open Space Types

B.6 Paseos

Publicly accessible, pedestrian-only pathways used to connect adjacent open spaces and create a larger district-wide network of connected and walkable spaces. Paseos can also be unique linear places programmed with elements and activities to also activate the linear stretches between larger open spaces. Paseos can include a hierarchy of widths and scales to create a rich network of major to minor connectors.

Size: minimum 15' wide, or wider as required for fire/ life safety access.

Location & Application: located at ground level, new connections intended to break up large blocks of development and create more pedestrian porosity, walkability, and programming opportunities, required to connect to public street frontage or common open space at one end minimum, preferably both ends. Any programming applied within the corridor must maintain a walkable clearance of at least 6' wide.

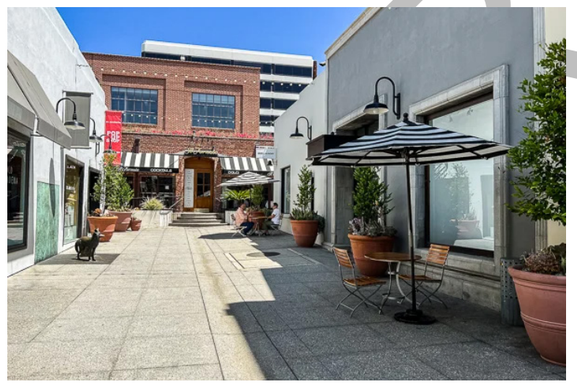
Development Frontage: residential, retail, or commercial uses.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation.

Landscape: include a minimum of 15% planted areas, no tree planting requirements.

Programming: primarily passive uses, including furniture, building spill-out areas, outdoor dining, flexible vending, seasonal decoration, moveable planters, and other non-permanent or semi-permanent uses that can be relocated as required. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.



B.7 Passthroughs

Privately owned and maintained passageways or hallways through interior building spaces that are opened to the public and connect key adjacent open spaces and interior building spaces. Pass-through spaces are often activated to further extend the network of open spaces while also blending connectivity.

Size: minimum 10' wide or complying with interior building requirements, whichever is wider.

Location & Application: located at ground level, new connections intended to break up large blocks of development and create more pedestrian porosity, walkability, and programming opportunities through interior building spaces creating public access, required to connect to public street frontage or common open space at one end minimum, preferably both ends. Any usable programming within the corridor must maintain a walkable clearance of at least 6' wide.

Development Frontage: residential, retail, or commercial uses.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation.

Landscape: no planted area or tree planting requirements.

Programming: primarily passive uses, including furniture, building spill-out areas, outdoor dining, flexible vending, seasonal decoration, moveable planters, and other non-permanent or semi-permanent uses that can be relocated as required.

Additional Requirements: n/a

DRAFT

Appendix B: Common Open Space Types

B.8 Alley Walkways / Green Alleys

Existing vehicular corridors for building access and back-of-house services repurposed to become more activated, pedestrian friendly spaces, creating another layer of connection, exploration and discovery. Art, seating, lighting, greening and reduction of impermeable paving all help soften and create more comfortable pedestrian spaces. Scheduled daily closure of the alley to vehicular traffic can prioritize pedestrian walkability but still maintain access for local deliveries and services during off hour times.

Size: typically existing, to comply with local roadway / vehicular access standards for new developments or minimum 20' wide for fire life safety access, whichever is greater.

Location & Application: utilize existing alleyways to create more pedestrian porosity, walkability, and programming opportunities, may only be counted toward open space requirements in block-scale or commercial zones, and spaces must exclude regular parking access and have time-limited vehicular access for service/back-of-house access; corridor spaces must be for primarily pedestrian use to count toward open space requirements. Any programming applied within the corridor must maintain a drivable clearance of at least 20' wide.

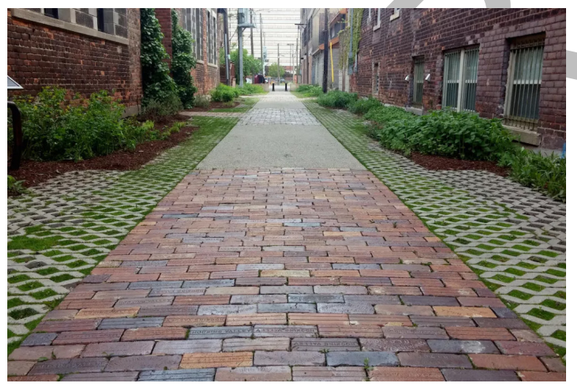
Development Frontage: residential, retail, or commercial back-of-house frontage.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Also acceptable to limit vehicular access to designed times of the day / night to prioritize pedestrian circulation during peak hours.

Landscape: planting areas encouraged but not required, no tree planting requirements.

Programming: primarily passive uses, including furniture, building spill-out areas, outdoor dining, flexible vending, seasonal decoration, moveable planters, and other non-permanent or semi-permanent uses that can be relocated as required. Art and lighting encouraged to add expressive placemaking layers to the back-of-house spaces. Creating opportunities for landscape and greening is also encouraged to help soften spaces and promote other environmental benefits such as stormwater management, infiltration, filtering pollutants, and habitat creation.

Additional Requirements: use of permeable paving systems encouraged but not required. Asphalt paving prohibited. See parking access and service/back-of-house restrictions to being considered open space as noted above.



B.9 Shared Yards

An outdoor area associated with a grouping of homes or buildings, meant for the exclusive use of those occupants, kept separate from public or overall community access, often enclosed by fences/walls for seclusion, offering a personal outdoor retreat for relaxation or recreation away from public view. Spaces include back and side yards and are not for general community use, though legal privacy levels can depend on visibility from neighbors.

Size: at least 50% of lot dimension in one direction, and at least 25% of lot dimension, or 15', whichever is greater, in perpendicular direction.

Location& Application: located at ground level in front, back, or side yard areas surrounding and accessible from the residential unit(s).

Development Frontage: multi-family residential and individual residential units, frontage may also include residential supporting amenities such as recreation rooms, lounges, gyms, etc assuming there is egress to the yards from residential units at some points.

Access & Usage: privately accessible, shared between multiple residential units.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree.

Programming: passive residential uses such as outdoor dining, barbequing, hosting and event spill-out, casual gathering, yard games, gardening, general recreation, and other uses appropriate for private-use communal spaces shared between multiple residents, light active uses such as communal swimming pools and spas are allowed and where space allows.

Additional Requirements: n/a.

DRAFT

Appendix B: Common Open Space Types

B.10 Terraces and Decks

A usable open air space on top of a building, shared among building residents, used for recreation, gathering, or relaxing, offering a pleasant space for outdoor activities and views with features like furniture, plants, and other amenities, distinct from a patio by being raised above the surrounding grade or built on an exterior building level, offering an elevated vantage point and expansive views.

Size: spaces shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.

Location & Application: located on upper building floors (usually the second floor or higher) on flattened external areas, interfacing and accessible from adjacent residential unit(s). Spaces may also be located on dedicated ground floor areas that are elevated as communal outdoor spaces, or on garage podiums. Decks shall be set back a minimum of 6' from any building edge overlooking a lower-density residential development.

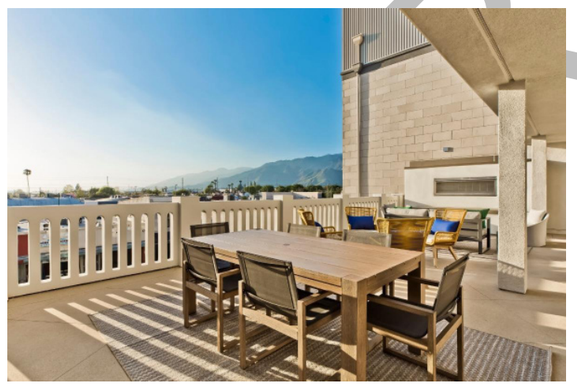
Development Frontage: multi-family residential units, or residential supporting amenities such as recreation rooms, lounges, gyms, etc assuming there is egress to the terrace and deck areas from residential units at some points. Terraces and Decks may front on patios when over podium conditions.

Access & Usage: privately accessible, shared between multiple residential units.

Landscape: include a minimum of 15% planted areas, tree planting encouraged but not required.

Programming: passive residential uses such as outdoor dining, barbequing, hosting and event spill-out, casual gathering, deck games, gardening, general recreation, and other uses appropriate for private-use communal spaces shared between multiple residents, light active uses such as communal swimming pools and spas are allowed and where space allows.

Additional Requirements: pergola, trellis, and/or permanent shade device are allowed, the covering height for any structures not to exceed 12' in height. Any shade devices that exceed the height limit of the district shall be stepped back at least 10' from any street-facing façade. Solid roofing is not allowed over the deck space, except for roof projections from the adjacent building.



B.11 Rooftop Decks:

A paved, usable outdoor space located on a building's rooftop, shared among building residents, providing areas for relaxation, dining, or entertainment. A rooftop deck is distinct from terraces and decks in that it is found on the building's topmost roof level whereas the others are typically found on lower building levels, on podiums, or at ground level. A popular amenity for residential developments, turning underutilized rooftop areas into functional outdoor spaces. Rooftop spaces may also contain specialized on-structure planters to add greening, shade, and softscape amenities.

Size: minimum same as Terraces and Decks, maximum of total roof area for projects in house scale zones, 75% of total roof area for projects in block-scale zones. Ability to count toward minimum open space requirements limited by standard 5.9.

Location & Application: top of building rooftops. Decks shall be set back a minimum of 6' from any building edge overlooking a lower-density residential development.

Development Frontage: does not typically include residential fronting units at the rooftop level but may include residential amenity uses extending up to the rooftop level, eg. recreation rooms, lounges, gyms, etc.

Access & Usage: privately accessible, shared between multiple residential units.

Landscape: include a minimum of 15% planted areas, tree planting encouraged but not required.

Programming: passive residential uses such as outdoor dining, barbequing, hosting and event spill-out, casual gathering, deck games, gardening, general recreation, and other uses appropriate for private-use communal spaces shared between multiple residents, light active uses such as communal swimming pools and spas are allowed and where space allows.

Additional Requirements: pergola, trellis, and/or permanent shade device are allowed, the covering height for any structures not to exceed 12' in height. Any shade devices that exceed the height limit of the district shall be stepped back at least 10' from any street-facing façade. Solid roofing is not allowed over the deck space.

DRAFT

B.12 Green Roofs

A building roof partially or fully covered with vegetation and a growing medium (like engineered soil), creating a natural, functional ecosystem on a structure. These multi-layered on-structure systems help mange stormwater, reduce heat, improve air quality, and provide habitats, acting as an extension of the building's landscape to offer environmental and economic benefits like energy savings and longer roof life. Differentiated from a rooftop deck, terrace, or podium deck by not directly serving or meant to be used by residents, often with a passive or visual only function related to resident engagement.

Size: full rooftop spaces are permitted for use minus edge setbacks requirements. Any rooftop areas proposed to be accessible for residents must not encroach into the minimum planting area requirements for this space. Ability to count toward minimum open space requirements limited by standard 5.9; additionally, green roofs may fulfill only up to 50% of a projects common open space requirement.

Location & Application: top of building rooftops. Decks shall be set back a minimum of 6' from any building edge overlooking a lower-density residential development.

Development Frontage: typically there would be no building uses fronting this space except for access to the rooftop deck.

Access & Usage: typically not accessible to residents but small areas can be made privately accessible shared between multiple residential units.

Landscape: a minimum of 75% of deck area must be planted with groundcover / shrubs. No specific tree planting requirements, but tree planting encouraged where soil depth allows.

Programming: mostly inaccessible for use, limited areas that are accessible to have similar passive uses to terraces and decks.

Additional Requirements: n/a.

DRAFT

Appendix C: Private Open Space Types

C.1 Balconies (covered or uncovered)

An elevated, private outdoor space that extends the living area, offers fresh air, natural light, and views, while also adding aesthetic appeal, functioning as a mini-garden, relaxation nook, or dining spot. It serves as an extension of the home, bringing the outdoors in without requiring a yard, making it ideal for urban living conditions.

Size: at least 5' in any direction, to accommodate seating and a table.

Location & Application: located on upper floors (usually the second floor or higher), directly attached to the outside of the residential unit(s), and can be architecturally covered or uncovered.

Development Frontage: multi-family residential and individual residential units.

Access & Usage: privately accessible, for a single residential unit.

Landscape: allowed to be fully hardscape paved, no planted area or tree planting requirements.

Programming: intended to extend the living space for limited passive uses like outdoor dining, relaxation, views outward, etc.

Additional Requirements: encouraged for guardrail on longest side to be visually transparent (i.e. no solid walls)

C.2 Patios

A paved, ground-level or podium-level outdoor space that is connected to a residential unit, or in close proximity, for exclusive use of that residence. Patios can be accompanied by surrounding yards as part of the larger private outdoor open space but can also be limited to just the immediate patio space for more urban living conditions.

Size: at least 6' deep, to accommodate outdoor furniture, and at least 15' wide.

Location & Application: located at the ground floor or podium-level in fully residential conditions, or podium-level only in mixed-use development conditions where retail/commercial uses are occupying the ground floor. Patios are typically connected directly to the associated residential unit and can also be included within a larger surrounding yard on the ground floor.

Development Frontage: multi-family residential and individual residential units.

Access & Usage: privately accessible, for a single residential unit.

Landscape: allowed to be fully hardscape paved, no planted area or tree planting requirements.

Programming: intended to extend the living space outside for limited passive uses like outdoor dining, barbeque, relaxation, casual gathering, gardening, etc.

Additional Requirements: n/a.

DRAFT

Appendix C: Private Open Space Types

C.3 Private Rooftop Decks

A private, usable outdoor space built on a building's rooftop areas, providing areas for relaxation, dining, or entertainment. A popular amenity for residential developments, turning underutilized roof areas into functional outdoor spaces for residents. Rooftop spaces may also contain specialized on-structure planters to add greening and softscape areas.

Size: at least 10' in any direction, to allow the deck to function as an outdoor room.

Location & Application: located on upper building floors (usually the second floor or higher) on flattened external areas, interfacing and accessible from an adjacent residential unit.

Development Frontage: multi-family residential and individual residential units.

Access & Usage: privately accessible, for a single residential unit.

Landscape: allowed to be fully hardscape paved, no planted area or tree planting requirements.

Programming: intended to extend the living space for limited passive uses like outdoor dining, barbeque, relaxation, views outward, etc.

Additional Requirements: Any shade devices that exceed the height limit of the district shall be stepped back at least 10' from any street-facing façade.

C.4 Private Yards

An outdoor area directly associated with a home or building, meant for the exclusive use of its occupants, kept separate from public access, often enclosed by fences/walls for seclusion, offering a personal outdoor retreat for relaxation or recreation away from public view. Spaces include front, back, or side yards and are for private use.

Size: at least 50% of lot dimension in one direction, and at least 25% of lot dimension, or 15', whichever is greater, in perpendicular direction.

Location & Application: located at ground level in back or side yard areas surrounding and accessible from a residential unit.

Development Frontage: individual residential unit.

Access & Usage: privately accessible, for a single residential unit.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree.

Programming: intended to extend the living space outside for limited passive uses like outdoor dining, barbeque, relaxation, casual gathering, gardening, etc. Yard areas may include a patio with the overall yard space.

Additional Requirements: n/a.

DRAFT

Appendix C: Private Open Space Types

C.5 Porches

A porch is a larger, often roofed structure at the front door, extending along the house, designed for outdoor living with furniture, railings, and columns, making it a functional extension of the home. Porches are for leisure and architectural grandeur.

Size: Between 6’ and 10’ deep and at least 10’ wide, in conformity with standards in A.4.

Location & Application: Along the street frontage, within parameters given in A.4.

Development Frontage: Individual residential unit within a single-family or multifamily building.

Access & Usage: privately accessible, for a single residential unit.

Landscape: No planted area or tree requirements.

Programming: intended to extend the living space outside and provide "eyes on the street". Limited passive uses such as relaxation, casual gatherings and views to the street.

Additional Requirements: n/a.

DRAFT

Appendix D: Definitions

DEFINITIONS

Alley: A narrow service way, either public or private, that provides a permanently reserved but secondary means of public access. Alleys typically are located along rear property lines.

Arcade: Also known as Colonnades. A linear sequence of arches supported on piers or columns which provide a covered walkway.

Architectural Features: Towers, gables, spires, chimneys, and other such architectural elements which are not part of the structure of the building.

Architectural Feature Example: Towers, gables, and chimneys pictured.

Architectural Projection: An element that articulates the building elevations, such as architectural pop-outs, pot shelves, balconies, bay windows, eaves, enhanced window sills, shutter details, window trim, chimneys, and similar architectural features, but does not include patio covers, porches, trellises, or other accessory structures.

Architectural Projection Example: Pop-outs, balconies, window sills, shutter details, and chimneys pictured.

Base Course: The lowest horizontal band or layer of material along the bottom portion of a building façade. It functions as a visually distinct base that grounds the building and differentiates the ground level from the upper wall planes. A base course often uses heavier, more durable, or more textured materials—such as stone, brick, concrete, or masonry—to convey structural stability and withstand physical wear.

Base Course (bottom), Belt Course (middle), Cornice (top) Example

Bedroom: Any habitable room other than a bathroom, kitchen, dining room, living room or family room.

Belt Course: Also known as a stringcourse or band course. A continuous, horizontal band of masonry, stone, plaster, or other material that runs across a building façade. It typically projects slightly from the wall plane or is distinguished through material, color, or texture. Its purpose is to visually divide the façade into horizontal layers, helping to articulate massing and break down the building's scale.

Building Break In Mass: A deliberate architectural interruption in the overall bulk, scale, or continuous form of a building façade or volume.

Building Face: The outside elevation of the occupiable portion of the building.

Building Façade: The exterior face or elevation of a building, typically referring to one of its principal sides.

Common Area: The area within the development hat is not designated as a residential dwelling unit, which is owned in common by property owner(s) in the development, and which is available for common use or enjoyment by all property owners in the development and their invitees. Examples include: common parking facilities, private streets, recreational areas, landscaped areas, open space areas and natural areas.

Cornice: A exterior trim located at the top of a building façade or wall, designed to visually "cap," finish, or crown the structure. It typically extends outward from the wall plane to create a strong shadow line and provide a clear termination to the façade.

Daylit Basement: A walk-out basement, usually situated on a slope, where part of the floor is above ground. Typically with a doorway or window opening to the outside.

Driveway: A private roadway or access way providing vehicular access to a parking space, parking lot, garage, dwelling, or other structure.

Entablature: A superstructure which lies horizontal upon pilasters or columns, and is composed of an architrave, frieze, and cornice.

Entablature Example

Fence: A solid or open barrier other than a wall above ground intended to enclose or mark a boundary made of materials such as wood, metal, other composite materials.

Flashing: Sheet metal or other material used to cover open joints of exterior construction on a roof, such as roof valley joints or roof parapet joints, to ensure they are waterproof.

Foot-candle: A unit of illuminance or light intensity. The name conveys the illuminance cast on a surface by a one-candela source one foot away. Alternatively, it can be defined as the illuminance on a one-square foot surface of which there is a uniformly distributed flux of one lumen.

Gable End: When the ridge line of a gable-roofed house is perpendicular to the street, the roof is said to be a "gable-end roof." This refers to both the gable and the wall below it.

Gable Roof: A roof with two (2) slopes—front and rear—joining at a single ridge line parallel to the entrance facade.

DRAFT

Appendix D: Definitions

Ground Floor Expression Line: A horizontal molding, projection, or other boundary articulating one portion of a façade from the portion above.

Ground Floor Expression Line Example

Hardscape: Any impervious paved surface including concrete or asphalt.

Hemmed: As it relates to metal wall panels, the edge of a single piece of metal that is folded over onto itself to create a smooth, reinforced, and safe finish.

Hip Roof: A roof with four sloped sides. The sides meet at a ridge at the center of the roof. Two (2) of the sides are trapezoidal in shape, while the remaining two (2) sides are triangular, and thus meet the ridge at its end-points.

Louvers: A series of slanted panels that control the sound, light, and airflow in a building, which typically covers plenums and other ventilation openings. Louvers typically block rain, debris, and direct sun.

Massing: A unified composition of two-dimensional shapes or three-dimensional volumes, especially one that has or gives the impression of weight, density, and bulk.

Open Space: Any parcel or area of land or water set aside, dedicated, designated, or reserved for public or private use or enjoyment.

Pane: One of the divisions of a window or door consisting of a single unit of glass set in a frame.

Parapet: A low wall, located at the top of any sudden drop in elevation, such as at the top of a building's facade.

Parkway: A vehicular passageway that provides access and circulation from a street access point into and through a parking lot to parking aisles and between parking areas.

Paseo: A public place or path designed for walking; usually tree-lined, such as a promenade or avenue.

Porch: A covered pedestrian entrance to a building, open on all three sides, which is located on the first floor level.

Porte-cochere: A vehicular passageway leading through a building or screen wall into an interior courtyard; or a porch roof projecting over a driveway at the entrance to a building and sheltering those getting in or out of vehicles.

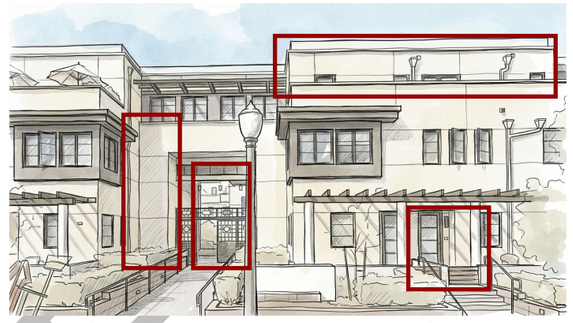
Primary Entry: The main entrance to any building, or space within a building which is not internally linked to other spaces within a building, such as an individual residential unit or retail storefront. Secondary building entries and exits which are for emergency egress purposes only or linkages between spaces in a building do not qualify as primary entrances.

Primary Material: A material used to clad the exterior of a building as distinct from accent materials used in architectural details or features.

Primary Street: Among all streets bounding a property, the street with the highest roadway classification as defined in the City's General Plan. In the case that multiple streets bounding a property have the same roadway classification, the primary street shall be the addressed street, or as determined by the Community Development Director.

Private Open Space: Any space on a lot not enclosed in a building that is designed for leisure use. "Private open space" may include yards, courtyards, balconies, decks, and patios, but shall not include driveways, aisles, parking areas, side yard less than five feet wide, or any portion of the required front yard setback.

Reveal: A narrow, intentional recess, groove, or setback in a wall plane that creates a visible line of separation or shadow. Reveals are used to articulate a façade, break up large surfaces, emphasize joints, or provide visual depth without altering the overall mass of a building.



Private Open Space and Reveal Example: Courts, decks, patios, and reveal pictured.

Riding and hiking trails: A trail or way designed for and used by equestrians, pedestrians and cyclists using non-motorized bicycles.

Right-of-way: A corridor, either public or private, on which a right of passage has been recorded.

Roof Deck: Common or private open space on the uppermost roof-level of a building.

Setback: The distance from a defined point or line governing the placement of buildings, structures, parking, or uses on a lot. A line established by this section to govern the placement of buildings with respect to streets, drives, buildings, sidewalks, or property lines. Interior setbacks are measured from the side or rear property lines. Street setbacks are measured from property lines.

Shared Parking: The shared use of off-street parking facilities by more than one type of land use. The same parking spaces are counted to satisfy the off- street parking requirements of more than one land use, e.g., use of the same parking facility to satisfy the off-street parking requirements of a church and an office building.

Side Street: Any street bounding a property which is not the Primary Street.

Stoop: A raised platform, approached by steps and sometimes having a roof, at the entrance of a dwelling unit.

Street: A public or private vehicular right-of-way, other than an alley or driveway, including both local streets and arterial highways.

Swimming Pool: An artificial body of water having a depth in excess of eighteen (18) inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women, or children.

Tooling: As it relates to mortar joints, is the process of compressing and shaping the fresh (partially set) mortar with a metal tool to create a dense, weather-resistant finish and a specific appearance.

Transition Detail: A designed connection, junction, or interface condition where two different materials, surfaces, building elements, or façade systems meet, such as reveals, flashing, control joints, coping, sealant joints, or trim boards.

DRAFT

Appendix D: Definitions

Transparency: The percentage of the façade area on a particular floor that consists of transparent glass. For the ground floor, this percentage is calculated as the transparent glass façade area between two and ten feet above finished grade divided by the total façade area within this same vertical range. For upper floors, this percentage is calculated as the transparent glass façade area divided by the total façade area between the floor level and the floor level of the next floor above.

To be transparent, window and door glazing shall meet the following requirements:

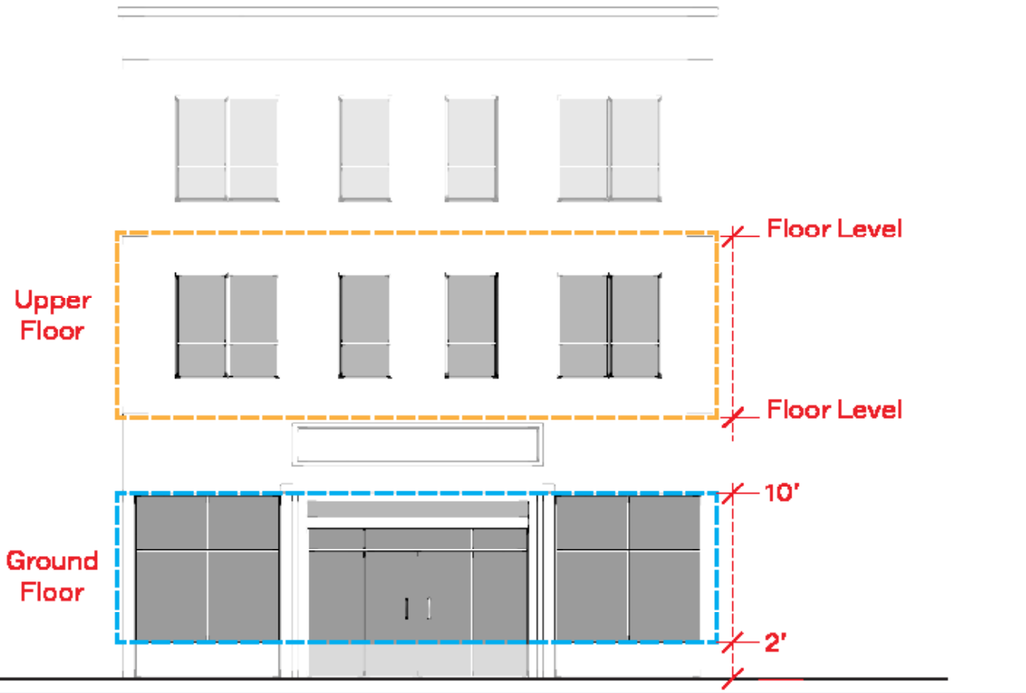
	Visible Light Transmittance	*External Reflectance*
Ground Floor	*Minimum 60%*	*Maximum 20%*
Upper Floors	*Minimum 30%*	*Maximum 40%*

Usable Area: A relatively flat area having a slope of less than five (5) percent in any direction within the required setbacks.

Use: The purpose for which land or building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

Walls: A barrier intended to mark a boundary that presents a continuous surface except where pierced with gates, doorways or decorative masonry. A wall is usually constructed of concrete block, brick, concrete, stucco, or a combination thereof.

Wall Plane: A continuous, flat surface of a wall, uninterrupted by major changes in direction, projection, or recess. It represents one “face” or “segment” of a building’s exterior or interior wall system and is typically defined by consistent alignment, material, and structural direction.



Transparency Measurement

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Regional Objective Design Standards Research Memorandum

To:
Brielle Salazar, Regional Housing Trust Manager
Rosalie Lansing, Management Aide
Jois Talla, Management Aide
(SGVCOG)

From:
Philip Burns, Principal and Project Manager
(The Arroyo Group)

CC:
Clare Lin, Planning Manager
Joshua Wolf, Senior Planner
Katelyn Huang, Assistant Planner
(City of Sierra Madre)

Maia McCurley, Principal Planner
Megan Wu, Associate Planner
(City of Alhambra)

Craig Hensley, Community Development Director
Jason Golding, Planning Manager
(City of Duarte)

This memorandum is submitted in fulfillment of Task 2.1 (Research) of our Scope of Work for Regional Objective Design Standards in the San Gabriel Valley Council of Governments. Background research was undertaken for three participating cities: Duarte, Alhambra, and Sierra Madre. The memorandum is based around three areas of research:

1. Existing regulatory context, design standards and experience implementing design standards in each city
2. Best practices in objective design standards from other jurisdictions and regions in California
3. Fieldwork into the built context and character of the major growth areas in each of the three participating cities
4. Identification of existing projects in the San Gabriel Valley which embody the application of potential design standards

Participating Cities Design Standards

Exhibit A describes existing design standards in each of the three participating cities. The table is organized by topic, helping us compare and contrast these standards. Relevant development standards are also included.

Duarte has the largest collection of design guidelines and standards currently on its books. The architectural and design standards in its Municipal Code which apply to all residential zones cover a wide variety of topics. This is also true of its Duarte Station and Town Center Specific Plans, which were both prepared by the City and together comprise the entirety of areas zoned for high-density (>30 du/ac) residential and mixed-use development. In all three documents, design topics are addressed with a mix of objective standards and subjective guidelines. While the subjective guidelines are not enforceable for denial of a project, or for evaluation through a ministerial project approval process, they do provide a good sense of the intent for each of these areas, and they will form a solid starting-off point for the writing of objective design standards.

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
12 September 2025

Based on design review comment letters submitted by the City, Duarte has a mix of large-scale/institutional and mid-sized projects, with accompanying differences in the level of sophistication in design. Key issues cited in the comment letters include materiality and cohesion between colors/materials, lack of articulation/human-scaled design, appropriate use of architectural styles. The City is looking for more prescriptive and stringent standards which can address these issues.

Since the creation of the Design Review Board in 1989, Alhambra has remained committed to promoting architectural and urban design excellence through a structured and thoughtful design review process. In support of this ongoing mission, the City has recently conducted training sessions for both Board members and City staff. These sessions aim to enhance the design review process by providing guidance on assessing the completeness of architectural drawings, recognizing prevalent architectural styles, and understanding key architectural terminology. Through its continued experience, the City has recognized that the design review process serves as a vital tool for regulating aspects of design not typically addressed through other review procedures. These include considerations of the street character, neighborhood compatibility, and the cohesion of the built environment. The Design Review Board places particular importance on several key design principles: fostering human-scale street connections, ensuring building massing and scale are respectful of adjacent structures, maintaining internal consistency within architectural styles, and selecting materials and details that contribute to authenticity, durability, and contextual appropriateness. However, there are inherent challenges with this type of review: subjective reviews which can be inconsistent based on the members of the Board or the circumstances of the moment. Now the City is making the adjustment to objective design standards, first with a starter list included in its recent comprehensive zoning code update, and now with an effort concurrent to this one to develop a full set of design standards.

Sierra Madre possesses a list of mostly discretionary design guidelines for its commercial and multi-family zones. The City's unique village-like character is reinforced, however, by strict height limits and standards relating to second- and third-story articulation. The City also implemented development standards related to open space, setbacks, stepbacks and other massing and site planning considerations for its recent high density multifamily zones (20-30 du/ac) and its Religious Housing Overlay. The City has had few recent multifamily applications and little experience with design review.

Comparison Objective Design Standards

Exhibit B presents an evaluation of other objective design standards used at the municipal and regional level. While there is wide variety in the format of these documents, some of the key best practices that we gleaned from the analysis are to:

- Provide guidelines or statements of intent along with objective standards
- Provide options of different strategies to meet the intent of standards
- Use clear diagrams along with photographic examples to represent standards
- Provide definitions for architectural terms
- Take into account the context of unique cities and districts to ensure that standards are apt

The analysis contained here will help inform the RODS outline to be prepared in the next phase of the process.

Fieldwork

We conducted fieldwork to document the built character of projects and districts to fulfill two different purposes. Locations of conducted fieldwork are presented in Exhibit C.
In Exhibit D, we surveyed districts where growth and development are most expected, to determine prevailing character features that may want to be reflected in objective design standards. Across the surveyed districts, building stock generally ranges from the 1920s through the 1980s, with Alhambra's Main Street and Garfield areas showing the oldest and most historically significant structures (1920s–1950s, many with façade renovations), while Duarte's Huntington Drive and Sierra Madre's Esperanza/Suffolk corridors primarily feature mid-century commercial forms (1950s–1980s) with limited upkeep. Overall conditions are mixed but lean toward fair to good, with visible signs of aging such as roof wear, dated façades, and minimal modernization, though repainting and signage updates are common. Sierra Madre is

DRAFT

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

also notable for its modest character with possible historic elements.

Exhibit E contains a field evaluation of individual projects. The individual projects in Alhambra, Duarte, and Sierra Madre reveal a mix of building types reflecting different eras and design intentions. Alhambra's McLean and Stoneman sites (102, 116, and 630 Stoneman) are early-2000s multifamily developments, generally well-maintained with consistent façades, landscaping, and no historic significance, while Benito Avenue represents a newer 2010s residential project with a more contemporary form. By comparison, the Solana Duarte Station, Huntington Apartments, and Olivia projects represent larger-scale, transit-oriented multifamily complexes, emphasizing modern amenities and height. Sierra Madre's Esperanza Avenue project is smaller in scale, rooted in mid-century residential fabric with modest upgrades. Together, these typologies span from suburban-style multifamily housing to urban mixed-use infill and larger transit-oriented developments, underscoring how different forms of reinvestment address local context, density goals, and market era.

As a part of this review of individual projects, we surveyed the cluster of recent (2000-present) mixed-use projects in and around the Central Business District of Alhambra. These projects give us a window into what aspects of design have been more and less successful, and how to guide future design standards for high-density mixed-use urban infill in the San Gabriel Valley. The West Main District features a collection of mixed-use developments constructed over the past 25 years, with the notable exception of a historic Art Deco building dating back to 1926. Collectively, these developments serve as a focal point that attracts visitors to the surrounding public spaces. The buildings typically exhibit a substantial base massing, where commercial activities are concentrated, while residential units are elevated on a podium level set back from the primary thoroughfares which creates a more private and secluded residential environment. Architectural elements such as arched openings and cylindrical facades are commonly used to emphasize primary entry points. The buildings also demonstrate a consistent design language, often characterized by neutral tones on the main façades, complemented by vibrant accent colors on elements such as railings and shading structures. The pedestrian environment is overall harsh and dull with a lack of softscape or landscaping at street level and limited transparency to the indoor activities or program that adds to the semi-public experience. In conclusion, this cluster of mixed-use buildings are modest and simple in their design and building form, yet still offers a balance between residential, commercial and regional spaces within a single location.

Identification of Other Projects

We also identified other projects in the San Gabriel Valley which present good examples of the application of particular design guidelines and/or standards. The projects, shown in Exhibit F, include examples of:

- Mixed-use developments with stacked flats above a ground-floor retail and parking podium
- "Wrap" style residential and mixed-use developments with stacked flats surrounding a central parking garage
- Master-planned communities
- Townhome developments
- Side-by-side double duplexes
- Courtyard multifamily developments

These projects represent potential resources that we can use to illustrate potential design standards to the public and in the final document.

Exhibit A	Duarte	Alhambra	Sierra Madre
Site Planning and Access			
Connectivity	**Duarte Station Specific Plan (Esperanza and Solana):** Development that occurs in future phases shall identify and design building, open space, and circulation networks to seamlessly link with existing development. An example of this would be siting buildings and pathways to facilitate visual and physical connections from the southern edge of the Specific Plan area to the linear park and internal circulation associated with Phase I. Connectivity to Metro Station: There shall be at least two pedestrian connections from the Specific Plan area to the station platform adjacent to the fare gates, subject to California Public Utilities Commission (CPUC) and Metro approval. The connections shall be direct, unobstructed, and designed to meet all applicable accessible standards, per CPUC and Metro standards. The connections can be through public plazas, pedestrian paseos, or outdoor dining areas. A clear, unobstructed minimum travel path shall be accommodated. The pedestrian path should connect to sidewalks and other pedestrian paths within the Specific Plan area to provide a larger, integrated pedestrian circulation framework. The path of travel shall be well lighted to create a safe environment at all times. Development proposals shall include a multi-modal circulation analysis that addresses connectivity of pedestrian, bike, transit, and other circulation methods. **Duarte Town Center Specific Plan:** Uses should be oriented to facilitate proper transitions to surrounding buildings and adjacent uses.	**West Main Corridor Master Plan:** -Introduce small plazas and minor setbacks that modulate the building facade and extend the sidewalk along Main Street. -Ensure that street-oriented plazas are well-defined spaces accessible to the public	**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone: :** Building siting should be related to nearby buildings as well as adjacent parcels. Be oriented to encourage use of outdoor areas and to be compatible with adjoining building orientation.
Screening		**Alhambra MC 23.12.130 SCREENING:** The standards of this section apply to all new development and additions that expand existing floor area by 10% or more. (B) Required screening. (1) Roof-mounted equipment and duct systems. All roof-mounted equipment shall be screened according to the following standards: (a) Flat roof, partial or no parapet. Roof-mounted equipment or ducts located on a flat roof (partial or no parapet) shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (b) Pitched roof. For roof-mounted equipment or ducts located on a pitched roof, the pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building or roof. (c) Parapet roof. For roof-mounted equipment or ducts located on a parapet roof, the parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portion of the equipment or ducts which are above the parapet shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (2) Ground- or wall-mounted equipment. All exterior mechanical and electrical equipment shall be screened, flush mounted, or incorporated into the design of buildings so as not to be visible from public rights-of-way. Equipment to be screened includes, but is not limited to, air conditioners, heaters, pool equipment, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Exceptions may be granted by the Director where screening is infeasible due to health and safety or utility requirements. (3) Common property lines. A screening wall shall be provided on the interior lot lines of any lot in a Commercial or Employment Zoning District that abuts a Residential Zoning District. (a) Timing. The screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use classification to another use classification. (b) Location. Screening walls shall follow the lot line of the lot to be screened unless the Director finds that screening in another location on the lot will substantially screen the subject building, facility, or activity. (c) Height. The screening wall shall be four feet in height within the required front setback of the subject lot and adjacent to the required front setback of the adjacent residential lot and six feet in height in other locations. (d) Materials. The screening wall shall be solid masonry. All wall faces within the front setback and the wall face facing the Residential Zoning District shall not be constructed from grey smooth block unless architecturally treated (i. e. sand finish stucco, veneer, etc.) and shall be architecturally compatible with the residential development. (C) Maintenance. Screening walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the required and the maximum allowed height.	**R-3-13 Zone (Medium/High Density Residential Zone):** Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks.
Pedestrian Access	**Duarte Station Specific Plan (Esperanza and Solana):** The street pattern throughout the Specific Plan area should maximize connectivity throughout the area for vehicles, bicyclists, and pedestrians. There shall be a distinct hierarchy of circulation including streets, pedestrian walks, and alleys. These should be arranged so that visitors and residents use these streets and pedestrian walks for their primary circulation. Alleys should not be used for primary circulation to the building or unit entries, and buildings should not orient to alleys or parking areas. **Duarte Town Center Specific Plan:** Mixed Use Standards: Residential and non-residential vehicular and pedestrian access shall be differentiated with paving material, color, landscape buffers, etc. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Interior pedestrian paths shall be provided to individual units and to link units to common open space areas and parking areas. See multi-family open space standards in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards). Pedestrian and vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.	**Chapter 23.13 Building and Site Design Standards:** Pedestrian access. On-site pedestrian circulation and access shall be provided according to the following standards. (1) Internal connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities. (2) Circulation network. On-site walkways shall be connected to the public sidewalk and other planned or existing pedestrian routes. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. (3) Pedestrian walkway design. Walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material. **Alhambra MC 23.13.020 BUILDING DESIGN REQUIREMENTS:** Building entrances and orientation. All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk.	**Commercial Zone:** Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: e.Access
Vehicle Access	**Duarte Station Specific Plan (Esperanza and Solana):** The street pattern throughout the Specific Plan area should maximize connectivity throughout the area for vehicles, bicyclists, and pedestrians. **Duarte Town Center Specific Plan:** Mixed Use Standards: Residential and non-residential vehicular and pedestrian access shall be differentiated with paving material, color, landscape buffers, etc. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Common parking areas shall be located on the site to minimize their visibility from public rights-of-way and to be easily accessible to all residents of the development. See parking design standards in Chapter 19.38 (Off-Street Parking Regulations and Design). Pedestrian and vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict. The parking area shall be designed in a manner which links it to the building and street sidewalk system, as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures and/or landscaping treatment. Carports shall be architecturally compatible with the style of development.		**Commercial Zone:** Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: e.Access

DRAFT

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Orientation	**Duarte Station Specific Plan (Esperanza and Solana):** Buildings must face the street, and primary building entrances must be oriented towards the street. Side entries from entry plazas are allowed. Buildings shall maintain a strong relationship to the street, with primary building entrances oriented toward the street. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Site design and structure orientation. a.Front entries shall be clearly identifiable and generally oriented toward the street. b.Driveways shall be placed in a manner that avoids conflict with pedestrian access from the sidewalk and shall be of sufficient depth/width to reduce undue on-street curbside guest parking. See development standards for driveways in Section 19.38.100 (Parking Space and Drive Aisle Dimensions) and Section 19.38.180 (Design Standards for Parking Lots). **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: See multi-family development standards in Section 19.10.030 (Development Standards). The main entry to the multi-family development shall be clearly delineated and identifiable, and shall be easily accessible for pedestrians from the public street. Entrances to individual residential units shall be accessible from the street or from common open space areas within the development. Windows, balconies, and similar openings shall be oriented to preserve privacy of individual units within the development. Loading and refuse/recycling collection areas shall be located so as to provide easy access to collection vehicles and to minimize noise impacts on residents. See multi-family trash and recycling facilities standards in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards) and parking lot requirements in Section 19.38.050 (Off-Street Parking Space Requirements).	**West Main Corridor Master Plan:** -orient buildings towards Main St -build at or near the property line so as to define and place strong visual emphasis on the street. -allow periodic breaks for intimately-scaled public plazas, entry forecourts, recessed entries -locate main building entrances on Main St -Place shops and active uses along the sidewalk **Alhambra MC 23.13.020 BUILDING DESIGN REQUIREMENTS:** (A) Building entrances and orientation. (1) Buildings located within 30 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage parallel to the fronting public sidewalk. The primary building entrance shall face the public sidewalk. (2) All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk. (3) In the CBD Zone, one or more public entrances shall be provided at the rear of all buildings which face Main Street. (4) Additional entrance requirements, ground floor non-residential uses. (a) There shall be a minimum of one entrance for every 50 feet of building frontage with a maximum separation of 100 feet between entrances. (b) Buildings located on corners shall provide an entrance toward each street or have a corner entrance that provides a common entrance to the building from both streets. (5) Additional entrance requirements, residential uses. (a) Shared entrances. All buildings that provide access to more than one unit from a shared exterior entrance shall provide a minimum of one primary shared entranceway that leads to a common area, such as a lobby or community space, a minimum of ten-feet wide and ten-feet deep, and that is emphasized utilizing at least one of the following methods: 1. A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth and width of five feet. 2. A recessed entry bay with a minimum depth and width of five feet. 3. Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass. 4. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet. 5. Transparent windows or openings that comprise a minimum of 50% of the area located within 20 feet of the midpoint of the primary building entrance. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. (b) Individual entrances. All residential units accessed through individual entrances at the ground level shall provide a minimum of one primary individual entranceway with a projection (such as a covered porch) or recess with a minimum depth and width of three feet and a minimum area of nine square feet or a landing, deck, uncovered porch, or stoop with a minimum depth and width of six feet.	**R-3-13 Zone (Medium/High Density Residential Zone) RHO (Religious Housing Overlay) Zone:** Building siting should be oriented to face the street, avoiding views from the street of parking garages and alleys. Cluster buildings and modulate architectural elements to provide pleasing and useful ground level and above ground spaces. **Commercial Zone:** Residential uses, including SROs, are prohibited in the prime storefront area except for entries, hallways, stairwells and/or other necessary accessways thereto.
Frontage Types	**Duarte Station Specific Plan (Esperanza and Solana):** Several types including Highland Frontage, Secondary Frontage, Rail Frontage (primary and secondary), Internal Frontage, Neighborhood Frontage, Paseo Frontage. See table on page 46 of SP for detailed standard regaring frontage types. Permitted facade type for each frontage: Highland Frontage - Shopfront (required for 50%), flex, forecourt Secondary Frontage - flex, forecourt, frontyard/patio Rail Frontage primary - Shopfront, flex, forecourt, frontyard/patio Rail Frontage secondary - Shopfront, flex, forecourt, frontyard/patio Internal Frontage - flex, forecourt, frontyard/patio Neighborhood Frontage - flex, forecourt, frontyard/patio Paseo Frontage - flex, forecourt, frontyard/patio Shopfront Standards: -Maximum 5-foot recess at entrances -Minimum 70% groundfloor glazing along frontages. Primary frontage shall not use reflective and/or opaque window treatment. -Features such as outdoor dining, seating, pop-up sales, and other similar uses shall not exceed 40 feet of linear length without a separation. -Utilize awnings, coverings, and other articulated features as a part of Shopfront façade. Awnings, shade features, and other similar elements are permitted to project up to 8 feet into the right-of-way, as long as an 8-foot clear height above the sidewalk is maintained. -Shopfronts should be designed to allow for an open feel and pronounced entries that open to the immediate streetscape. -Outdoor areas adjacent to shopfront façade types should be designed to activate and allow for extensions of the use into the streetscape activity zone and pedestrian zone through the form of pop-up shops, outdoor seating, and other similar uses. -The first floor of mixed-use development shall incorporate attractive awnings, materials, and detailing that complement the design, color, and materials of residential portions of the site and façade. Flex Standards: -Maximum 10-foot recess at entrances -Minimum of 70% open, unobstructed view 3 feet above the ground in areas around entrances and patio/open space areas. This standard allows for "eyes on the street" for residential and commercial uses. -Minimum 25% ground floor glazing for residential uses. Minimum 75% ground-floor glazing for commercial uses. Primary frontage shall not use reflective and/or opaque window treatment when located with a commercial use. -Frame patio and open space areas with landscape planters, low walls, and seating areas. -Install shade, awning, or shade-providing landscaping/trees. -Design outdoor features in a manner that will not be obstructive or incompatible between residential and commercial uses. -Maintain quasi-public space around frontage. -Entry areas shall be well landscaped and include seating and other amenities to develop a welcoming entryway to the building entrance, regardless of use. -When installing seating, consider constructing seating that is not hardscaped but rather installed furniture which can be removed if "flex" use in configured to and/or from a commercial use to a residential entryway. -Balconies, windows, decks, and other similar openings should be utilized along building faces to both add visual interest as well as open upper stories toward the immediate streetscape. Forecourt Standards: -Minimum 15-foot deep and 10-foot wide recess at primary forecourt entrance -Minimum 25% ground floor glazing for residential uses. Minimum 50% glazing for ground floor nonresidential uses along primary frontages along forecourt façades. -Planters, walls, and edges buffering the forecourt can be used to define edge of forecourt and delineate public, quasi-public, and private space. -Forecourt façade types should maintain an open courtyard aesthetic and offer landscaping, public art, seating, community gardens, or other public or quasi-public amenities. Frontyard/Porch Standards: -Minimum 5-foot setback from front property for primary structure -Porches shall be raised or at grade. "Step down" porches and entries that dip below grade are not permitted. -35 feet of maximum continuous wall length without façade articulation feature or modulation to building form. A minimum plane shift of 2 feet shall be used in modulation. -Front yard and open space around entries shall be treated as private space. Fencing, landscaping, or other elements that buffer and/or delineate the public and private realms. -Retaining walls shall not exceed 2 feet in height within the front yard setback. -Fencing and wall above 2 feet are permitted but shall be visibly open. -Frontyard/porch façade types shall include distinct entryways and porch areas that are open and visible to the immediate streetscape to create an eyes-on-the-street feeling. -Frontyard/porch façade types should incorporate ample glazing, fenestration, and other building openings through the use of bay windows, balconies, and other similar features along public-facing stretches of building face.		

Exhibit A	Duarte	Alhambra	Sierra Madre
Key Intersections	**Duarte Town Center Specific Plan:** Key intersections are identified as the intersections of Huntington Drive with Buena Vista Street and Highland Avenue. -Landmark qualities should be increased by installing public monumentation, themes, public signs, and art. -Provide visual themes at all four corners with paving, wall forms, and landscape materials. -Developments on corners should incorporate landscape material designs into the private frontage area, where plantings are appropriate. -Special architectural elements should be incorporated on buildings, such as articulated display windows and entrances or a taller, more prominent roof form or element. -New surface parking spaces and lots are not permitted on corner sites of key intersections. -Pedestrian amenities, such as a shaded plaza area, generous walkways, and clear and open pedestrian links to the corners, should be incorporated to help create a sense of place.		
Private v Public	**Duarte Town Center Specific Plan:** Mixed Use - Separation of Public and Private Space Guidelines -Public spaces should be clearly recognizable as "public" (e.g., a plaza within view of a street or other public space) and publicly accessible. Private spaces should be clearly recognizable as "private" through the use of security gates and signs. -Private areas should be screened from public view through the use of landscaping, walls, and fences and changes in elevation. -Areas should be designed to encourage informal meetings and social interaction with other people. -Spaces should be designed or located to encourage year-round use by providing areas that have awnings, sunshades, and/ or landscaping that can provide shelter from the elements. -An overall theme and visual connection between spaces and uses should be provided within the development, including pedestrian linkages throughout the development and to adjacent land uses.		
Building Modulation and Articulation			
Architectural Elements	**Duarte Station Specific Plan (Esperanza and Solana):** In general, buildings should be square-shouldered and flat-roofed, with changes in parapet height, overhang, or roof form such as shed roofs used to accent features such as entries, stair towers, corners, or other special features. Long, unbroken monolithic parapets are discouraged. Green roofs and usable roof decks are highly encouraged. **Duarte Town Center Specific Plan:** Incorporate architectural elements and details on all walls, such as adding notches, grouping windows, adding loggias and dormers, varying cornices and rooflines, adding canopies, wing walls, trellis features, arcades, and colonnades. Roof lines should be broken at intervals no greater than 50-feet long by changes in height or roof form. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Rooflines and roofing materials shall be compatible with the architectural style of the residential structure. Use of varying, uncoordinated rooflines and roofing materials shall be avoided. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Design of structures should be consistent with local and regional architectural styles. The overall style of multi-family structures should be consistent on all sides of the building as well as among all portions of the roof. Particular attention should be taken that building elevations and roof elements visible from streets and other public or quasi-public spaces are stylistically consistent. Balconies, where provided, shall utilize railing or similar materials that are compatible with the overall architectural style of the development. Balconies shall be functional and built to the minimum dimensions set forth in Section 19.10.060.	**Chapter 23.13 Building and Site Design Standards:** Minimum depth of overhanging eaves. Overhanging eaves, if provided, shall extend a minimum of two feet beyond the supporting wall. (a) Overhanging eaves incorporated as part of an addition to a building with existing overhanging eaves may be consistent with the depth of the existing overhanging eave, even if the existing overhanging eaves extend less than two feet beyond the supporting wall. Roof line. Roof lines shall be varied and designed to minimize the bulk of a building, screen roof-mounted equipment, and enhance the building's architectural design through the following methods: (a) A minimum of one roof line offset at least 20 feet in length shall be provided for every 50 feet of façade length. For buildings greater than 50 feet in length and less than 70 feet in length, a minimum of one roof line offset at least five feet in length shall be provided. (b) All parapets shall provide returns of at least six feet in depth at the end of the parapet face to avoid a false front appearance. **West Main Corridor Master Plan:** -vary the roofline for visual interest and to dimish mass -complement the composition of the building -ensure that architectural features are integral and contribute to a harmonious design -discourage ornamentation and features that appear tacked-on or artificially thin -continue design elements and detailing around the entire structure	**Commercial Zone:** All future construction, exterior remodeling, development and redevelopment shall be of such architectural design as to enhance the site and surrounding environment and be consistent with the desired overall community values stated in the general plan. Approval of each design as to its compliance or compatibility with these standards must be obtained from the director prior to the granting of any building permit.
Size of Unit Revealed by Facade			
Building Form	**Duarte Town Center Specific Plan:** Building design shall incorporate a 360-degree design philosophy, understanding that all of the built environment should be well designed, not just that visible from public areas. Create visual interest in building façades and break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors. Similar and complementary massing materials and details should be incorporated into side and rear areas. **Duarte Town Center Specific Plan:** Mixed Use Standards: Separation should be created within the site through vertical differences (e.g., grading, massing, roof heights, etc.) **City of Duarte Residential architectural and design standards (applies to all residential zones):** Scale and massing. A combination of second- and upper-story balconies, decks, window fenestrations, and similar features shall be used on front and street side façades to provide articulation and further reduce massing effects, and shall also be compatible with the overall architectural and mass/scale balance of the original structure, as well as the character of mass/scale in the immediate neighborhood. Multifamily Standards: Scale and mass. a.The bulk and mass of new multi-family structures and additions shall be sensitive to the scale of buildings in the immediate neighborhood. b.Clustering of residential units is encouraged to promote a sense of community within residential developments. c.Multi-family residential structures must incorporate architectural design details and elements which provide visual character and interest, avoiding flat planar walls and box-like appearances through the use of courtyards, balconies, offset planes and levels, deeply recessed or projecting windows, sloping roofs, and landscaped yards.	**West Main Corridor Master Plan:** -employ simple yet varied massing to reduce scale -respond to adjacent residential use with a sensitive transition in scale and massing; a step back in building height or break in massing is appropriate.	**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone:** Building forms and details should be in keeping with adjacent neighborhood character, where appropriate. Where possible, existing single-family houses should be preserved.
Articulation	**Duarte Station Specific Plan (Esperanza and Solana):** Floor elevations of building frontages need to be at the sidewalk level, and the use of awnings, change in material, and architectural articulation should be used to create a pedestrian-scaled public realm regardless of the overall scale and mass of the building. Buildings must exhibit four-sided architecture, meaning that all façades, including rear and side façades, are to be considered visible (unless facing "blind" onto an adjacent party wall) and should be treated with an architectural façade composition. Multi-Family Residential and Mixed-Use - Multi-family buildings should be well articulated to break up the building mass. Variations in floor level, façades, roof styles, architectural details, and finishes that break up the appearance of large buildings should be employed.	**West Main Corridor Master Plan:** -modulate exterior walls; blank, unadorned wall surfaces are to be avoided, especially along streets -introduce facade modulations at 25 feet to 50 feet intervals along Main St, matching historic patterns -consider opportunities for upper floor terraces, balconies, and bay windows -establish a clear pattern of fenestration that unifies the building -recess windows from the wall plane to create depth and suggest solidity -emphasize a high degree of ground flooor transparency along Main st	**R-3-13 Zone (Medium/High Density Residential Zone), R-3-20 and R-3-30 (High Density Residential Zones) and RHO (Religious Housing Overlay) Zone:** Articulation of exterior walls is encouraged. In no event shall a linear wall of a second story extend longer than thirty-five feet without an offset of a minimum of five feet for a minimum linear distance of ten feet.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Height	**Duarte Station Specific Plan (Esperanza and Solana):** Max Building Height: 120 feet max. height except within 100 feet of R-1 zone height is limited to 90 feet Building Height Projections: Architectural features are allowed to project up to a maximum of 10 feet above the maximum allowed height, subject to Design Review. Architectural features include rooflines (balustrades, pediments, statuary, dormer windows, cross gables), masts, towers, turrets, eaves, rafters, non-habitable building façade, skylights or roof windows. Elevator, mechanical equipment, and equipment penthouses are not subject to height limits as long they meet the screening design guidelines. Buildings shall be well articulated by changes in roof heights and vertical planes to reduce the appearance of bulk and create interesting building silhouettes. **Duarte Town Center Specific Plan:** Max Height Residential and Mixed Use: (Tier 1) AREA 1 Town Center Commercial Core - none Area 2 - Mixed Use Corridor - 2 stories, 35 feet Area 3 - Mixed Use Town Center - none Area 4 - Mixed Use Neighborhood - none Area 5 - Mixed Use Corridor - none Area 6 - Mixed Use Corridor - 4 stories, 50 feet Area 7A - Mixed Use Neighborhood - none Area 7B - Mixed Use Neighborhood - 2 stories, 35 feet Area 8 - Residential Town Center - 4 stories, 50 feet Area 9 - Mixed Use Neighborhood - 2 stories, 35 feet Max Height Mixed Use: (Tier 2) AREA 1 Town Center Commercial Core - none Area 2 - Mixed Use Corridor - none Area 3 - Mixed Use Town Center - none Area 4 - Mixed Use Neighborhood - 3 stories, 40 feet Area 5 - Mixed Use Corridor - none Max Height Residential and Mixed Use: (Tier 2) Area 6 - Mixed Use Corridor - 2 stories, 35 feet Area 7A - Mixed Use Neighborhood - 3 stories, 40 feet Area 7B - Mixed Use Neighborhood - none Area 8 - Residential Town Center - none Area 9 - Mixed Use Neighborhood - none Max Height Residential and Mixed Use: (Tier 3) AREA 1 Town Center Commercial Core - none Area 2 - Mixed Use Corridor - 4 stories, 50 feet Area 3 - Mixed Use Town Center - 4 stories, 50 feet Area 4 - Mixed Use Neighborhood - 4 stories, 50 feet Area 5 - Mixed Use Corridor - 4 stories, 50 feet Area 6 - Mixed Use Corridor - 4 stories, 50 feet Area 7A - Mixed Use Neighborhood - 4 stories, 50 feet Area 7B - Mixed Use Neighborhood - 4 stories, 50 feet Area 8 - Residential Town Center - none Area 9 - Mixed Use Neighborhood - 4 stories, 50 feet Minimum Ground Floor Height: 14 feet for Retail, 12 feet for Office, 11 feet for Residential (Conversions of use in existing buildings shall not be required to meet this requirement.) Minimum Street Wall Height: 25 feet on Huntington Drive only **R-2 Two-Family Residential Zone (Medium Density):** 35 ft or 2 stories, which ever is less **R-3 Multiple-Family Residential Zone (Medium Density):** 40 ft or 3 stories, whichever is less **R-4 Multiple-Family Residential Zone (High Density):** 50 ft or 4 stories, whichever is less	**RM (Residential Medium) Zone:** 35 feet max 3 stories max **RH (Residential High) Zone:** Max Feet: Area bounded by Atlantic Blvd on the west, Woodward Ave on the north, Commonwealth Ave on the south, and Chapel Ave on the east, and parcels on major arterial streets within 1,300 feet of a freeway interchange: 75 Other areas: 45 Max Stories: Area bounded by Atlantic Blvd on the west, Woodward Ave on the north, Commonwealth Ave on the south, and Chapel Ave on the east, and parcels on major arterial streets within 1,300 feet of a freeway interchange: 6 Other areas: 5 **Central Business District (CBD) Zone:** max building height (feet): 75 max building height (stories): 5 **East Main Commercial (EMC) Zone:** max building height (feet): 35 max building height (stories): 3 **Commercial Mixed-Use (CMU) Zone:** max building height (feet): 40 within 50 feet of a Residential Zoning District, otherwise 75 max building height (stories): 3 within 50 feet of a Residential Zoning District, otherwise 5 **Professional Office (PO) Zone:** max building height (feet): 40 within 50 feet of a Residential Zoning District, otherwise 75 max building height (stories): 3 within 50 feet of a Residential Zoning District, otherwise 5 **Industrial (I) Zone:** max building height (feet): 40 within 50 feet of a Residential Zoning District, otherwise 55 max building height (stories): 3 within 50 feet of a Residential Zoning District, otherwise 5 **Chapter 23.13 Building and Site Design Standards:** Ground floor height, non-residential uses. The minimum ground floor height for non-residential uses is 14 feet measured floor to ceiling.	**R-3-20 and R-3-30 (High Density Residential Zones):** A third story building element shall be permitted, provided that this element is located more than forty feet away from any public street and has no horizontal dimension longer than forty-five feet. Additionally, the total floor area of these elements shall equal no greater than twenty percent of the gross lot area. For any project containing a third story, the height limit shall be measured in compliance with the calculation method described in Section 17.20.040 for the R-1 zone, except that the maximum height shall be thirty feet instead of twenty-five feet. **Commercial Zone:** Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: a.Bulk or mass height No building structure shall exceed a height of thirty feet and no building structure shall exceed two stories in the C zone. **RHO (Religious Housing Overlay) Zone:** a.Height Limit. No building shall exceed either thirty-five feet in height or three stories above grade, as calculated in the manner illustrated in Section 17.28.080.C. b.Height Adjacent to Public Streets. No building shall exceed either thirty feet in height or two stories above grade within forty feet from any public street other than Michillinda Avenue. c.Height Adjacent to R-1 Zone. For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at the point where the wall height is twenty feet, and using a forty-five-degree angle inwards toward the property to create additional setback. (See illustration in Section 17.28.080.F.7).
Human Scaled Design	**Duarte Station Specific Plan (Esperanza and Solana):** The façades facing major streets shall not have blank walls, service entrances, or other features that are detrimental to the pedestrian experience. Architectural design, modulation, and interest should be articulated on all sides of the building. Floor elevations of building frontages need to be at the sidewalk level, and the use of awnings, change in material, and architectural articulation should be used to create a pedestrian-scaled public realm regardless of the overall scale and mass of the building. Large expanses of blank façade walls are not permitted. Façades directly facing the street shall be broken into distinct modules or bays along the frontage using three-dimensional surface modulations that extend the human-scaled architectural character and cadence of more active façade areas. The modulations can be achieved with the use of recesses, projections, change in color or material. The depth of recesses and projections should be a minimum of two feet. Where possible, horizontal modulation of adjacent buildings should relate across façades to create a consistent pedestrian scale street façade. Multi-Family Residential and Mixed-Use - Street-facing façades of residential buildings should include stoops, porches, recessed windows, bay windows, and balconies to provide visual interest. **Duarte Town Center Specific Plan:** Building façades should be broken into smaller massings of colonnades to create a more intimate human scale. Create virtual boundaries by a varying/change of level, materials, textures, and color. All building facades should avoid blank walls and provide the highest level of articulation on all walls visible from adjacent streets and public spaces. Murals, espaliers/trellises and vines should be placed on any large wall expanse. **City of Duarte Residential architectural and design standards (applies to all residential zones):** For any new structure or addition, all façades visible from a public right-of-way shall incorporate features that eliminate blank, unarticulated walls; add visual interest; avoid clutter; and display a distinctive architectural style. Varied modulation for exterior façade surfaces is encouraged.	**West Main Corridor Master Plan:** -emphasize pedestrian-scaled details at street level; canopies, awnings, and architectural lighting are especially appropriate at building entrances	

Exhibit A	Duarte	Alhambra	Sierra Madre
Differentiation in Design Among Stories	**Duarte Station Specific Plan (Esperanza and Solana):** Special standards and guidelines are established for the design of buildings with ground floor commercial space along certain frontages. Minimum floor-to-ceiling heights ensure that the space will serve the needs of retail and restaurant uses that may locate in the space during the lifetime of the building. Floor elevations of building frontages need to be at the sidewalk level, and the use of awnings, change in material, and architectural articulation should be used to create a pedestrian-scaled public realm regardless of the overall scale and mass of the building. As a unifying element, brick should be used on all buildings as a predominant design feature. It may be used at the ground floor to create a base to the building, as entire wall elements, as the material for a main tower feature, or as panel or framing elements between window walls. Where brick is used, there shall be at least some minor change in building plane to express the material change. Surface applied brick should either terminate in a concrete base or extend to the ground, and should not appear to float. **Duarte Town Center Specific Plan:** Use articulation in form, including changes in wall planes, upper-story building stepbacks and/ or projecting or recessed elements. Buildings should create a contextual fit with articulated building form including strong massing and horizontal division (base, middle, top). The base, middle, and top of the building should be emphasized. This allows the building to be viewed from several different vantage points, both near and far from the structure, without looking unnatural.	**Chapter 23.13 Building and Site Design Standards:** In addition to the façade articulation requirement in division B(3)(b)1. above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. a. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials. b. A base treatment at the ground floor consisting of a material such as brick, stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building. c. Setting back the top floor or floors of the building at least five feet from the remainder of the façade. **West Main Corridor Master Plan:** -make upper floors visually distinct from the ground floor; residential use should be distinguishable from commercial use	**Commercial Zone:** Architectural treatment shall be applied to all building elevations.
Building Breaks		**Chapter 23.13 Building and Site Design Standards:** Buildings less than three stories. All buildings less than three stories and over 50 feet wide shall provide a massing break with a minimum width of 20 feet and a minimum depth of 2.5 feet for every 50 feet of façade length. Buildings three or more stories. All buildings with three or more stories and over 50 feet wide shall provide a massing break with a minimum width of 20 feet and a minimum depth of five feet for every 50 feet of façade length. **West Main Corridor Master Plan:** -introduce elevation breaks; upper floor setbacks are encouraged -respond to adjacent residential use with a sensitive transition in scale and massing; a step back in building height or break in massing is appropriate.	
Non-Residential Space Depth		**Chapter 23.13 Building and Site Design Standards:** Tenant space depth, non-residential uses. Non-residential ground floor interior tenant spaces shall be a minimum of 60 feet in depth for a minimum of half of the width of the tenant space and a minimum of 40 feet in depth elsewhere, except as exempted by the Director through the approval of a modification on small or constrained sites.	
Corner Buildings			
Pedestrian Experience Along Sidewalk			
Architectural Corner Elements	**Duarte Station Specific Plan (Esperanza and Solana):** Building corners that face an intersection should strive for a distinctive form with a high level of articulation. Corner treatments may include a change in height or architectural style, materials, roof form, or window pattern, and are encouraged to create a pedestrian gathering experience. Multi-Family Residential and Mixed-Use - Building corners that face an intersection should strive for a distinctive form with a high level of articulation. Corner treatments could include a change in height, a definition of a public plaza, or a change in architectural style, windows, or materials.	**West Main Corridor Master Plan:** -consider special treatment at building corners, such as towers or strong corner massing	
Towers at Corner			
Other Corner Design Features	**Duarte Station Specific Plan (Esperanza and Solana):** Material changes should not occur at external corners but should occur at interior corners or with a return of at least six feet from the external corners or other logical terminations.	**Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone:** Corner build area. Buildings shall be located within ten feet of the property line within 30 feet of the street corner. Modifications. These requirements may be modified or waived through approval of a modification upon finding that: 1. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street or is designed in a manner that compliments adjacent or surrounding land uses.	
Materials, Finishes, and Color			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Location of Entries	**Duarte Station Specific Plan (Esperanza and Solana):** Entries should be inviting from the street with adequate weather protection. Multi-Family Residential and Mixed-Use - Common entries should be a predominant feature of front façades and should have a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings should have a prominent, centralized building entrance. -Building sides that face a public street, drive, or common space should be the first choice for entry location.	**Chapter 23.13 Building and Site Design Standards:** (1) Buildings located within 30 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage parallel to the fronting public sidewalk. The primary building entrance shall face the public sidewalk. (2) All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk. (3) In the CBD Zone, one or more public entrances shall be provided at the rear of all buildings which face Main Street.	
Demarcation of Entries	**Duarte Station Specific Plan (Esperanza and Solana):** Main building entries (i.e., those serving multiple units) should be differentiated from individual street-level unit entries with special detailing, awnings, canopies, or multi-story forms. Doorways should be clearly identified with change in material, change in plane, or with architectural elements such as a canopy. Multi-Family Residential and Mixed-Use - Common entries should be a predominant feature of front façades and should have a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings should have a prominent, centralized building entrance.	**West Main Corridor Master Plan:** -provide well marked, articulated building entrances -encourage a frequent cadence of storefront entraces along Main St	
Mixed Use Buildings - Difference between Retail Entrances vs Residential Entrances	**Duarte Station Specific Plan (Esperanza and Solana):** Multi-Family Residential and Mixed-Use - Storefronts on the ground floor of mixed-use buildings shall be of sufficient depth to support the anticipated use and are encouraged to have a minimum depth of 40 feet. -All ground floor units within five feet of finished grade are encouraged to have their principal entrance from the street, pedestrian walkway, or open space. If individual entries are not provided, then individual private areas such as balconies or decks should be provided that front on to the street, pedestrian walkway, or open space. -Residential entries should be clearly identifiable from the retail/service entry. -The use of awnings is encouraged to provide shelter and shade along the sidewalk for mixed-use buildings. Awnings should be no wider than a single storefront or architectural bay (whichever is narrower). **Duarte Town Center Specific Plan:** REQUIRED COMMERCIAL STOREFRONTS Ground-floor commercial uses are required along the streets identified in Figure 3-7 (Required Commercial Storefronts). Along the streets identified, a building shall devote a minimum of 75 percent of its street-side building frontage to commercial storefronts. Certain projects may be allowed additional non-commercial building frontage through an administrative exception detailed in the Minor Modifications process (Chapter 7). Retail, service, office, and hotel uses shall count toward the 75 percent required commercial storefronts. However, the ground floor space within 150 feet of a key intersection shall be designed specifically for retail, service-oriented businesses, and/or restaurant uses. Up to 50 percent of any required commercial storefront (linear) located beyond 150 feet of a key intersection may be occupied by live-work uses. Ground Floor Residential Uses: -New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas and entrances. -Where exterior individual entries are provided, a distinctive entry should be established for each, defined with architectural elements consistent with the architectural style of the development as a whole. -Decorative lighting should be provided at entries. -If exterior staircases are used, they should be incorporated into the overall architectural massing of the building. -The use of metal staircases is discouraged. Ground Floor Retail: -Ground-floor space designed for retail or other active uses shall orient tenant spaces to the street and maximize storefronts and entries along the sidewalks to sustain street-level interest and promote pedestrian activity. -Ground-floor design shall be high quality and pedestrian oriented. -Storefront configurations and details should provide a sense of human scale, variety, and interest within the overall context of the buildings. -Ground-floor retail space should wrap the corner onto the intersecting streets. -The primary entrance to each street-level tenant space that has its frontage along a public street shall be provided from that street. -The primary entrance to each street-level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard, or plaza which is connected to the public street. -Wall openings, such as storefront windows and doors, shall comprise at least 50 percent of a building's street-level façade. -Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level façades for maximum transparency, especially in conjunction with retail uses. Dark tinted, reflective, or opaque glazing is not permitted for any required wall opening along street level façades.	**Chapter 23.13 Building and Site Design Standards:** Non-residential: Additional entrance requirements, ground floor non-residential uses. (a) There shall be a minimum of one entrance for every 50 feet of building frontage with a maximum separation of 100 feet between entrances. (b) Buildings located on corners shall provide an entrance toward each street or have a corner entrance that provides a common entrance to the building from both streets. Residential Entrances: (a) Shared entrances. All buildings that provide access to more than one unit from a shared exterior entrance shall provide a minimum of one primary shared entranceway that leads to a common area, such as a lobby or community space, a minimum of ten-feet wide and ten-feet deep, and that is emphasized utilizing at least one of the following methods: 1. A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth and width of five feet. 2. A recessed entry bay with a minimum depth and width of five feet. 3. Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass. 4. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet. 5. Transparent windows or openings that comprise a minimum of 50% of the area located within 20 feet of the midpoint of the primary building entrance. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Individual entrances. All residential units accessed through individual entrances at the ground level shall provide a minimum of one primary individual entranceway with a projection (such as a covered porch) or recess with a minimum depth and width of three feet and a minimum area of nine square feet or a landing, deck, uncovered porch, or stoop with a minimum depth and width of six feet. **West Main Corridor Master Plan:** -differentiate storefront entrances from a residential or main building entrance -allow for creativity and individual expression in storefront design, provided they are compatible with the overall building design.	
Entry Design Elements	**Duarte Station Specific Plan (Esperanza and Solana):** Entries shall be given special attention as a whole system, including door, side windows, and porches. All entries for main buildings and for individual units should be pedestrian scaled. Courtyard doors, gates, or other portals used at building entries shall be attractively designed as an important architectural feature of the building or development. Individual ground-level unit entries should have a strong relationship to a fronting street, internal walkway, or courtyard as appropriate to the overall siting concept and housing type. **Duarte Town Center Specific Plan:** Well-designed storefronts—including windows, doors, wall composition, colors, and materials—should be incorporated to create a sense of entry at a pedestrian scale. Buildings shall incorporate one or more of the following in entrance design: • Placement of art or decorative detailing at the entry • A projecting element above the entrance • A change in material or detailing • Implementation of architectural elements such as flanked columns or decorative fixtures • Recessed doors, archways, or cased openings • A portico or formal porch projecting from or set into the surface • Changes in the roofline, a tower, or a break in the surface to the subject wall Building entrances shall be well-lighted with appropriately scaled light fixtures.	**West Main Corridor Master Plan:** -offer inviting entries and expansive storefront windows with engaging displays that animate the street -introduce details and elements that provide visual relief, for example pilasters, course lines, windows heads and sills, brackets, cornices **Alhambra MC AMC 23.13.020 Building Design Requirements:** (A) Building entrances and orientation. (1) Buildings located within 30 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage parallel to the fronting public sidewalk. The primary building entrance shall face the public sidewalk. (2) All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk. (3) In the CBD Zone, one or more public entrances shall be provided at the rear of all buildings which face Main Street. (4) Additional entrance requirements, ground floor non-residential uses. (a) There shall be a minimum of one entrance for every 50 feet of building frontage with a maximum separation of 100 feet between entrances. (b) Buildings located on corners shall provide an entrance toward each street or have a corner entrance that provides a common entrance to the building from both streets. (5) Additional entrance requirements, residential uses. (a) Shared entrances. All buildings that provide access to more than one unit from a shared exterior entrance shall provide a minimum of one primary shared entranceway that leads to a common area, such as a lobby or community space, a minimum of ten-feet wide and ten-feet deep, and that is emphasized utilizing at least one of the following methods: 1. A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth and width of five feet. 2. A recessed entry bay with a minimum depth and width of five feet. 3. Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass. 4. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet. 5. Transparent windows or openings that comprise a minimum of 50% of the area located within 20 feet of the midpoint of the primary building entrance. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.	
Residential Privacy			
Proximity to Commercial Uses/Non-Compatible Uses			
Height of Windows			

Exhibit A	Duarte	Alhambra	Sierra Madre
Materials	**Duarte Station Specific Plan (Esperanza and Solana):** As a unifying element, brick should be used on all buildings as a predominant design feature. It may be used at the ground floor to create a base to the building, as entire wall elements, as the material for a main tower feature, or as panel or framing elements between window walls. Where brick is used, there shall be at least some minor change in building plane to express the material change. Surface applied brick should either terminate in a concrete base or extend to the ground, and should not appear to float. In addition to brick as a required material, other façade materials that are encouraged include corrugated metal, metal panels, smooth stucco, and cementitious panels. Detailing should reinforce the industrial aesthetic of the area. Window walls are encouraged both as wall plane and corner accents and a creative approach to window shapes, sizes, and mullion patterns is highly desirable. Accent materials that are encouraged include cut stone, tile, glass block, and well-detailed smooth concrete. Balconies, decks, and handrails should be steel or other metal and have industrial-inspired scale and detailing. Exposed steel columns are encouraged. Awnings are encouraged along street frontages and should be metal or metal and glass. Canvas and fabric awnings are discouraged. For trellises, marquees, and architectural canopies, materials, colors, and form should be derived from the building architecture, such as a trellis painted the same color as a building's trim scheme is appropriate. All materials used should be durable, of high quality, and properly installed. Materials should be attractive, sustainable, low maintenance, and appropriate to the architectural character. Materials should be incorporated in a manner that they do not appear to be merely surface applications but as an integral component of the architectural style. Roof materials should complement the materials and colors of the façades and provide texture or relief. Rain gutters and down spouts should be integrated into the façade. At a minimum, their color should blend with adjacent surfaces. Partially submerged parking podiums that project above grade should either be integrated into the architectural character of the building above utilizing cladding or building with materials that extend down from the portions of the building above or be built with contrasting materials of a more substantial and permanent character than the portions of the building above to create a base. Trellises, architectural canopies, balconies, and other such design elements should derive their materials, colors, and form from the building architecture. **Duarte Town Center Specific Plan:** Create visual interest in building façades and break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors. Vary materials, colors, and textures to enhance key components of a building's façade (i.e., window trims, entries, projecting elements, etc.). Building materials, colors, fenestration, scale, and massing are to be compatible with the overall architectural style. Materials shall be applied in a consistent manner to all façades of the project. Materials and finishes should be used consistently and be appropriate to the intended architectural style of the building. High-quality, long-lasting materials should be used for exterior window sills and trims which are consistent with the overall architectural style of the building. Roof materials should complement the materials and colors of the façades and provide texture or relief. Rain gutters and downspouts should be integrated into the façade. At a minimum, their color should blend with adjacent surfaces. Trellises, architectural canopies, balconies, and other such design elements should derive their materials, colors, and form from the building architecture. Mixed Use Standards: An overall design palette should include building materials and textures that define each use as part of an overall theme. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Materials and finishes shall be of a consistent theme, shall match the style of the residential structure, and shall be consistently applied to all façades.	**Chapter 23.13 Building and Site Design Standards:** In addition to the façade articulation requirement in division B(3)(b)1. above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. a. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials. b. A base treatment at the ground floor consisting of a material such as brick, stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building. Exterior building colors and materials. (a) Each façade shall have three or more colors and three or more materials, exclusive of windows. (b) Fluorescent and neon colors are prohibited. (c) The following materials are prohibited. 1. Vinyl siding. 2. T-111 plywood siding. **West Main Corridor Master Plan:** -use materials and colors to enhance a building's visual quality, requiring compatible materials on all sides -encourage masonry and hand-troweled plaster as the most appropriate exterior wall types -emphasize especially durable and high quality materials at the street level -avoid the use of applied foam ornamentation -discourage the use of reflective, opaque or highly tinted glass	**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone:** Materials, colors and textures generally should be compatible with those of adjacent and other nearby buildings and the overall character of the neighborhood. **Commercial Zone:** The following building materials or those determined by the director to be similar to them shall be utilized in all construction in the commercial zone: 1.Roof materials intended to be viewed, including but not limited to clay tile or slate; 2.Brick, tile, textured concrete, tinted concrete or exposed aggregate patios and walkways; 3.Decorative masonry materials such as bricks, stone or slump stone; 4.Heavy rough textured wood beams, headers, trim and siding; 5.Textured stucco. Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: c.Building materials
Finishes	**Duarte Town Center Specific Plan:** Materials and finishes should be usedconsistently and be appropriate tothe intended architectural style of thebuilding.		**R-3-13 Zone (Medium/High Density Residential Zone):** Materials, colors and textures generally should be compatible with those of adjacent and other nearby buildings and the overall character of the neighborhood.
Colors	**Duarte Station Specific Plan (Esperanza and Solana):** For trellises, marquees, and architectural canopies, materials, colors, and form should be derived from the building architecture, such as a trellis painted the same color as a building's trim scheme is appropriate. Trellises, architectural canopies, balconies, and other such design elements should derive their materials, colors, and form from the building architecture. **Duarte Town Center Specific Plan:** Create visual interest in building façades and break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors. Vary materials, colors, and textures to enhance key components of a building's façade (i.e., window trims, entries, projecting elements, etc.). Building materials, colors, fenestration, scale, and massing are to be compatible with the overall architectural style. Contrasting colors should be used for trims, windows, doors, and other key architectural elements. Roof materials should complement the materials and colors of the façades and provide texture or relief.	**Chapter 23.13 Building and Site Design Standards:** Exterior building colors and materials. (a) Each façade shall have three or more colors and three or more materials, exclusive of windows. (b) Fluorescent and neon colors are prohibited. (c) The following materials are prohibited. 1. Vinyl siding. 2. T-111 plywood siding. **West Main Corridor Master Plan:** -use materials and colors to enhance a building's visual quality, requiring compatible materials on all sides -choose a color palette that offers visual simplicity and harmony -limit the use of bright or intense colors to an accent within a carefully balanced color scheme	**R-3-13 Zone (Medium/High Density Residential Zone):** Materials, colors and textures generally should be compatible with those of adjacent and other nearby buildings and the overall character of the neighborhood. **Commercial Zone:** Earth tone or natural colors shall be utilized throughout with the use of bright, nonpastel colors for the purpose of accent; however, such accent colors shall not be used to such a degree as to become the dominant color of any structure. Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: b.Colors
Character			
Location of Material Changes	**Duarte Station Specific Plan (Esperanza and Solana):** Change of material to accentuate architectural details or articulate the elevation is recommended if the material is appropriate to the architectural character. Material changes should not occur at external corners but should occur at interior corners or with a return of at least six feet from the external corners or other logical terminations. **Duarte Town Center Specific Plan:** Finish materials should terminate only at changes in the wall plane and not on the same plane.	**City of Alhambra MC AMC 23.13.020.B.3. Facade Articulation:** 2. In addition to the façade articulation requirement in division B(3)(b)1. above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. a. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials. b. A base treatment at the ground floor consisting of a material such as brick, stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building. c. Setting back the top floor or floors of the building at least five feet from the remainder of the façade.	
Entries			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Sight Lines into Windows/Balconies/Private Patios	**Duarte Station Specific Plan (Esperanza and Solana):** Windows should be of a scale and grouping to form portions of the wall, rather than punched openings within a wall. They shall be steel, aluminum, or clad to have the look of metal. Vinyl windows are strongly discouraged in any buildings over three stories.Windows at the ground floor along public streets should be storefront or give the appearance of storefront glazing. In residential units with narrow side yards, side elevation windows should be placed offset from those of the adjacent unit or use obscure glass as appropriate to provided for privacy.	**Chapter 23.13 Building and Site Design Standards:** Balconies and decks. Balconies and decks situated above the first floor shall be located at least 15 feet away from any interior property line to minimize "overviewing" onto adjacent residential properties. This provision shall not apply to balconies or decks located directly above an attached or detached garage that is located within the front yard setback of a sloping lot pursuant to § 23.04.030(A), Sloping Lot Adjustment.	**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone: :** Building siting should maximize privacy through placement of windows, balconies, landscaping, and design of outdoor spaces. Minimize negative impact on views from adjacent properties.
Design of Ground Floor Residential Units			
Direction of Windows			
Views			**Commercial Zone:** Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: f.Views
Window Requirements	**Duarte Station Specific Plan (Esperanza and Solana):** Windows should be of a scale and grouping to form portions of the wall, rather than punched openings within a wall. They shall be steel, aluminum, or clad to have the look of metal. Vinyl windows are strongly discouraged in any buildings over three stories. Windows at the ground floor along public streets should be storefront or give the appearance of storefront glazing. Windows should be appropriate to the building's architectural style and combined and arranged to establish clear and rhythmic patterns as appropriate for both the building's architectural style and scale. Window frames should be of a high-quality metal material that is consistent with the proposed architectural vocabulary. Windows visible from a street or courtyard, including those on all façades of the buildings that front onto public or private streets or access ways, should have appropriately articulated header, jamb, and sill details to match the aesthetic of the building. Creative window shape, seizes, mullion use, mullion thickness, architectural tinting, and other design features that enhance building articulation are encouraged. No blank, opaque, or reflective windows are allowed. Artwork, decorative metal work, unique and custom window pattern tints may also be considered. Although consistency of window use is generally desirable, windows may be provided in various shapes and sizes, provided they are appropriate to the building's architectural style or as accents. Multi-Family Residential and Mixed-Use -Large display windows (large panes or divided lites) are strongly encouraged. -Clear glass should be used. Colored or reflective glass is not appropriate. Subtle window tinting may be appropriate if part of a comprehensive design theme. **Duarte Town Center Specific Plan:** Windows should be located at a pedestrian scale at the street level and to maximize daylighting and views for the interior. Windows and doors should be designed within a single façade to have the same style, height, and scale with the building elevation. Windows and doors should be designed as accent elements with details such as shutters, moldings, and divided lights. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Window and door design and placement shall be consistent with the overall architectural style of the structure and consistent with all windows/doors visible from the public right-of-way.	**Chapter 23.13 Building and Site Design Standards:** Windows and openings. (a) No wall facing a public right-of-way shall run in a continuous plane of more than 30 feet without a window, door, or other opening. (b) Non-residential uses: building transparency/required openings. Exterior walls facing and within 30 feet of a front or street side lot line or public sidewalk shall include windows, doors, or other openings for at least 50% of the building wall area located between two and a half and seven feet above the level of the sidewalk. 1. Design of required openings. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep. 2. Reductions. The Director may approve a modification to reduce or waive the building transparency requirement where one of the following findings can be made: a. The proposed use has certain operational characteristics with which providing the required windows and openings is incompatible; and b. Street-facing building walls will exhibit architectural relief and detail, and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level. (c) Residential uses: window trim or recess. Windows for residential uses shall have trim at least one-half inch in depth, or be recessed at least two inches from the plane of the surrounding exterior wall.	
Outdoor Dining			
Patio Dining			
Sidewalk Dining	**Duarte Station Specific Plan (Esperanza and Solana):** Outdoor dining areas can encroach in the pedestrian public rightof- way as long as there is a clear pedestrian passage that complies with accessible standards, or as otherwise specified in Table 3-4 (Frontage Class Standards). Location and size of such encroachments are subject to the design review process. **Duarte Town Center Specific Plan:** Chairs and tables for outdoor dining and carts for merchant display are allowed in the public rightof- way (i.e., in sidewalk and parklet areas) with a required minor use and encroachment permit. Uses shall maintain a minimum five-foot-wide unobstructed portion of public sidewalk corridor that is clear and unimpeded for pedestrian traffic. The use shall keep the full width of the building entrance clear and unimpeded for building access. Outdoor furniture, including but not limited to chairs, tables, umbrellas, heat lamps, windscreens, busing stations, partitions, planters, etc., shall not be permanently fixed into the public rightof- way without prior approvals from the City (i.e., a revocable encroachment permit issued by the Building Department and/or the City Council).	**Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone:** Frontage improvements. The area between buildings and the property line shall be improved as part of a wider sidewalk, outdoor dining/seating area, or with landscaping. Modifications. These requirements may be modified or waived through approval of a modification upon finding that: 1. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street or is designed in a manner that compliments adjacent or surrounding land uses. **West Main Corridor Master Plan:** -Accommodate outdoor dining while maintaining comfortable pedestrian flows.	
Sun Shade			
Noise			
Barriers			
Furniture			
Lighting			
Hours			
Location			
Residential Open Space			
Open Space Amenities		**Chapter 23.13 Building and Site Design Standards:** Required amenities. Recreational amenities shall be required on all projects of four or more units. The amenities shall include one or more of the following: swimming pool, spa, recreation room with ping pong table and lounge furniture or billiard table, children's play equipment, barbecue and picnic table, tennis court, bocce ball, weight room or sauna, pet friendly amenities including but not limited to drink stations, dog walks/parks, etc., or other similar amenities **West Main Corridor Master Plan:** -include site amenities and recreational facilities, such as a pool, jacuzzi, seating/lounging areas -use plants, furniture, and lighting to shape, embellish, and enliven amenity courts.	
Open Space Design	**Duarte Station Specific Plan (Esperanza and Solana):** Multi-Family Residential and Mixed-Use - Porches and balconies that face streets should be incorporatedinto the materials and design of the building. Front yard patios canbe used or be a part of the entry path or a separate space.	**Chapter 23.13 Building and Site Design Standards:** Slopes shall not exceed 10%. **West Main Corridor Master Plan:** -Provide courtyards accessible to project residents as communal outdoor space -introduce a rich, yet coordinated palette of landscape materials to provide scale, texture, color.	
Orientation			

Exhibit A	Duarte	Alhambra	Sierra Madre
Open Space Requirement	**Duarte Station Specific Plan (Esperanza and Solana):** Residential Group Open Space - Minimum 200 sf per residential unit required. Private open space is not required for each unit. However, if provided, it may be deducted from the total open space requirement. Each square foot of private open space and/or rooftop common open space shall be considered equivalent to two square feet of group open space and may be so substituted. Non-Residential Group Open Space - 15% of net lot area or as determined by an approved Group Open Space Plan. **Duarte Town Center Specific Plan:** RESIDENTIAL OPEN SPACE REQUIRED The required minimum amount of open space shall be 125 square feet per residential unit. The minimum open space may be met through a combination of common, private, and/or quasipublic open space provided on site. All required open space shall be usable. Usable open space shall be improved to support residents' passive and/or active use. Such open space shall be located on the same parcel as the dwelling units for which it is required. The computation of such open space shall include no obstructions other than devices and structures designed to enhance its usability, such as swimming pools, changing facilities, fountains, planters, benches, and landscaping. Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement. The requirement for open space shall not be satisfied through the utilization of required setbacks, parking areas, driveways, or service areas. Areas designed to accommodate storm water retention may satisfy a portion of the requirement for open space if additional pedestrian amenities are provided near the space in a manner that provides for usability. Compliance with this requirement shall be evaluated by the Director in the review process. Mixed-use buildings shall be arranged to create opportunities for open space for the residential uses. In general, open space areas for residential uses shall be separated from nonresidential uses on the site. However, the sharing of open space may be permitted by the responsible review authority when it is clear that the open space will provide direct benefit to residents of the project and subject to the following limitations: 1. Horizontal Mixed Use Share. Up to 30 percent of the required open space for residential uses in a horizontal mixed-use project may be provided within the nonresidential component. 2. Vertical Mixed Use Share. Up to 50 percent of the required open space for residential uses in a vertical mixed-use project may be provided within the nonresidential component. **R-3 Multiple-Family Residential Zone (Medium Density):** private open space requirement (ground floor): 200 sf per unit private open space requirement (upper floor): 100 sf per unit common open space: 200 sf per unit **R-4 Multiple-Family Residential Zone (High Density):** private open space requirement (ground floor): 200 sf per unit private open space requirement (upper floor): 100 sf per unit common open space: 200 sf per unit	**Chapter 23.13 Building and Site Design Standards:** The area provided to meet the open space requirement may count toward other site requirements such as landscaping, amenities, and stormwater retention and control if the area provided as open space also meets the criteria of those individual requirements. Minimum of 300 sf of open space per unit. 150 sf of the 300 sf must be provided as common open space. The balance of the required open space may be provided as private or common open space. SRO Open Space Requirement: Single room occupancy developments shall provide 15 square feet of open space per unit, which may be provided as private or common open space.	**R-3-13 Zone (Medium/High Density Residential Zone):** 500 square feet per dwelling unit of open space. **R-3-20 and R-3-30 (High Density Residential Zones):** 250 square feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Open spaces may be common or private. In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. Driveways and other vehicular access areas shall not count toward the open space requirement. **RHO (Religious Housing Overlay) Zone:** 175 square feet per dwelling unit of on-site open space shall be provided for use by residents.
Private Open Space Standards	**Duarte Station Specific Plan (Esperanza and Solana):** Private usable open space located at ground level shall have a minimum area of 100 square feet and a rectangle inscribed within it shall have no dimension less than eight feet. The minimum area of above ground-level space shall be 50 square feet, and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served, or located on a rooftop with private access via the unit. **R-3 Multiple-Family Residential Zone (Medium Density) and R-4 Multiple-Family Residential Zone (High Density):** -Private open space must be contiguous to the unit it serves. -Any single private open space area shall have minimum dimensions — depth or width — of 10 feet. -Balconies, where provided, shall have minimum dimensions of four feet by six feet.	**Chapter 23.13 Building and Site Design Standards:** The balance of the 150 sf required open space may be provided as private or common open space. Private open space shall be accessible to only one dwelling unit by a doorway to a habitable room or hallway.	**R-3-13 Zone (Medium/High Density Residential Zone):** Minimum width and length of open space shall be five feet for private spaces. **R-3-20 and R-3-30 (High Density Residential Zones):** Open spaces may be common or private.
Common Open Space Standards	**Duarte Station Specific Plan (Esperanza and Solana):** Residential Group Open Space - Minimum 200 sf per residential unit required. Private open space is not required for each unit. However, if provided, it may be deducted from the total open space requirement. Each square foot of private open space and/or rooftop common open space shall be considered equivalent to two square feet of group open space and may be so substituted. Group usable open space shall have a minimum area of 300 square feet, and a rectangle inscribed within it shall have no dimension less than 15 feet. Required usable open space may be located at grade or as rooftop open space. Group open space areas shall not include parking or driveway areas, but may include setback areas provided it provides amenities and is integrated into the overall project design. **R-3 Multiple-Family Residential Zone (Medium Density) and R-4 Multiple-Family Residential Zone (High Density):** -Common open space shall be distributed throughout the development at convenient, safe, and easily accessible locations to all residents of the development. -Any one common open space area shall have minimum dimensions — depth or width — of 15 feet. -Common open space areas may be developed with landscaping, play equipment, swimming pools, walkways and paths, paved terraces, and similar features that benefit all residents of the development. -All common open spaces areas not covered by hard surface improvements as described in subparagraph 3, above, shall be landscaped.	**Chapter 23.13 Building and Site Design Standards:** 150 sf of the 300 sf must be provided as common open space. The balance of the required open space may be provided as private or common open space. Common open space includes but is not limited to courtyards, terraces, forecourts, gardens, outdoor dining areas, plazas, landscaped areas, patios, swimming pools, barbeque areas, athletic courts or fields, playgrounds, recreation areas, gardens, rooftop amenities, urban furniture, family friendly uses, shade structures, and other similar common areas intended for shared use by building occupants. Common open space also includes indoor activity and amenity space that is accessible and available to all building occupants. Common open space shall be located outside of front and street side setbacks.	**R-3-13 Zone (Medium/High Density Residential Zone):** Minimum width and length of open space shall be ten feet for common spaces. **R-3-20 and R-3-30 (High Density Residential Zones):** Open spaces may be common or private.
Location of Types of Open Spaces			**R-3-13 Zone (Medium/High Density Residential Zone):** Open space may be located on the ground floor or above, and may be met with a combination of common open space and private open space. **R-3-20 and R-3-30 (High Density Residential Zones):** 250 square feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Driveways and other vehicular access areas shall not count toward the open space requirement. **RHO (Religious Housing Overlay) Zone:** Such open space may be located on the ground floor or above, and may be met with a combination of common open space and private open space. Driveways and other vehicular access areas shall not count toward the open space requirement.
Rooftop Open Space	**Duarte Town Center Specific Plan:** RESIDENTIAL OPEN SPACE REQUIRED Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement. The requirement for open space shall not be satisfied through the utilization of required setbacks, parking areas, driveways, or service areas. Areas designed to accommodate storm water retention may satisfy a portion of the requirement for open space if additional pedestrian amenities are provided near the space in a manner that provides for usability. Compliance with this requirement shall be evaluated by the Director in the review process.		

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Dimension of Types of Open Space	**Duarte Station Specific Plan (Esperanza and Solana):** Private usable open space located at ground level shall have a minimum area of 100 square feet and a rectangle inscribed within it shall have no dimension less than eight feet. The minimum area of above ground-level space shall be 50 square feet, and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served, or located on a rooftop with private access via the unit. Group usable open space shall have a minimum area of 300 square feet, and a rectangle inscribed within it shall have no dimension less than 15 feet. Required usable open space may be located at grade or as rooftop open space. Group open space areas shall not include parking or driveway areas, but may include setback areas provided it provides amenities and is integrated into the overall project design.	**Chapter 23.13 Building and Site Design Standards:** Common open space shall have a minimum dimension of 15 feet in all directions, except common indoor recreation/office uses. Private open space located on the ground level (e.g., yards, decks, patios) shall have no dimension less than eight feet. Private open space located above ground level (e.g., balconies) shall have no dimension less than five feet.	**R-3-13 Zone (Medium/High Density Residential Zone):** Minimum width and length of open space shall be ten feet for common spaces and five feet for private spaces. **R-3-20 and R-3-30 (High Density Residential Zones):** In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. **RHO (Religious Housing Overlay) Zone:** In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet for common spaces and five feet for private spaces.
Permitted Surface Types		**Chapter 23.13 Building and Site Design Standards:** Outdoor common open space shall be surfaced in a manner that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, decking, or other serviceable, dust-free surfacing. Private Open Space Surfacing. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Slope shall not exceed 10%.	
Exterior Lighting			
Lighting along Walkways	**Duarte Station Specific Plan (Esperanza and Solana):** The type and location of exterior building lighting shall illuminatepedestrian pathways and preclude direct glare on to adjacentproperties.	**Alhambra MC 23.12.090 LIGHTING AND ILLUMINATION:** (C) Minimum illumination. (1) Parking and access areas. Parking and access areas shall be maintained in compliance with § 23.20.090(J). (2) Major walkways. Major walkways shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. (3) Multi-unit residential buildings. Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. (4) Non-residential buildings. All exterior doors shall be illuminated with an intensity of at least 0.5 foot-candles at the ground level during the hours of darkness.	
Driveways			
Parking Areas	**Duarte Station Specific Plan (Esperanza and Solana):** Pedestrian scale lighting should be present at entries, plazas,courtyards, parking lots, and other areas where nighttimepedestrian activity is expected.	**Chapter 23.20 Parking and Loading:** (1) Parking areas designed to accommodate three or more vehicles shall be provided with a minimum of one foot-candle and a maximum of 3.0 foot-candles of light over of the parking and access surface during the hours of use from one-half hour before dusk until one-half hour after dawn. (2) On-site lighting shall be installed along all vehicular access ways with a minimum of one foot-candle of light over the access way. (3) All lighting shall comply with the standards of § 23.12.090.	
Design of Lighting	**Duarte Station Specific Plan (Esperanza and Solana):** Lighting fixtures should advance the Duarte Station Specific Plan area design theme and provide cohesiveness throughout the Specific Plan area. Lighting design of fixtures and their structural support should be architecturally compatible with the architecture of the project. **Duarte Town Center Specific Plan:** Architecturally compatible lighting and fixtures should be incorporated that are complementary to the intended style/ theme. Light fixtures and poles shall be architecturally compatible with the building's architectural style. Color and finish of lighting metalwork, when used, should harmonize with building metalwork, if applicable Architectural lighting should enhance a front building façade during twilight and night-time hours. Lighting accents should be incorporated into features such as doors, window openings, detail cornices, columns, or arcades to create texture and form unique to the building. Stone and brick building façades can benefit from a "close-in" lighting approach that grazes the light across the surface and calls attention to its textural quality by creating shadows. All fixtures and wiring should be wellhidden in the architectural details so that the lighting has a minimal impact during the day. Situations where a building façade is washed with bright light from a distant location are to be avoided. This approach "flattens" out the building's texture and causes unnecessary glare to the nighttime users. Light fixtures should be designed so that the light goes exactly where it is intended. Special care should be taken to include louvers, glare shields, or barn doors to the front of floodlight fixtures to prevent light pollution. Lighting fixtures should be mounted in strategic locations to facilitate maintenance. Architectural and landscape lighting is encouraged.	**West Main Corridor Master Plan:** -introduce architectural lighting to enhance facades and accentuate key architectural features -provide architectural lighting at building entrances -select fixtures with the architectural design -complement the landscape/streetscape lighting -integrate lighting with singage; unobtrusive external illumination is recommended **Alhambra MC 23.12.090 LIGHTING AND ILLUMINATION:** (D) Maximum height. Light standards shall not exceed 20 feet in height and shall be appropriate in scale, intensity, and height to the use they are serving. (1) Exceptions. The Planning Commission may allow additional height for activities, uses, or development with unique lighting needs; for accentuating historic architectural features of a building, accentuating signage and/or landscape features; or for security purposes. (E) General requirements. (1) Fixture types. All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "cut off" or "full cut off" luminaries. (2) Design of fixtures. Fixtures shall be appropriate to the style and scale of the architecture. Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof. (3) Timing controls. All outdoor lighting in non-residential development shall be on a time clock or photo-sensor system and turned off during daylight hours and during hours when the building are not in use and the lighting is not required for security. (4) Trespass. All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles.
Impact of Lighting on Neighboring Properties	**Duarte Station Specific Plan (Esperanza and Solana):** Fixtures shall not cast light directly into adjacent residential properties; a translucent or optical lens diffuser globe or shield is recommended. The intent of lighting a building is to enhance the best qualities of that building, not to become a "beacon;" therefore, light levels should be appropriate for the amount of illumination intended. Mixed Use Standards: Separation should be created within the site through vertical differences (e.g., grading, massing, roof heights, etc.)	**West Main Corridor Master Plan:** -minimize glare on adjacent properties and streets; interference with the safe operation of vehicles must be avoided **Alhambra MC 23.12.090 LIGHTING AND ILLUMINATION:** (D) Maximum height. Light standards shall not exceed 20 feet in height and shall be appropriate in scale, intensity, and height to the use they are serving. (1) Exceptions. The Planning Commission may allow additional height for activities, uses, or development with unique lighting needs; for accentuating historic architectural features of a building, accentuating signage and/or landscape features; or for security purposes. (E) General requirements. (4) Trespass. All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles.	**R-3-13 Zone (Medium/High Density Residential Zone):** All lighting of the buildings, structures, landscaping, yards, parking areas, or similar facilities shall be in compliance with the city's "Dark Sky" objectives and policies. Lighting shall be shielded and directed downward to reflect away from adjoining properties. **Commercial Zone:** All lighting of the building, landscaping, parking lot or similar facilities shall be shielded and directed away from adjoining properties.
Landscape Lighting	**Duarte Town Center Specific Plan:** Architectural and landscape lighting is encouraged. Mixed Use Standards: Landscape features should be used to highlight individual uses.	**West Main Corridor Master Plan:** -light outdoor spaces for enhanced comfort, safety, and security -allow subtle lighting that accentuates the landscape and highlights key landscape features -select fixtures that are compatible with their surroundings direct landscape lighting away from streets and adjacent properties -complement the architectural and streetscape lighting	
Walls and Fencing			

Exhibit A	Duarte	Alhambra	Sierra Madre
Screening		**Alhambra MC 23.12.050 FENCES AND FREESTANDING WALLS:** Fences, walls, dense hedges, and similar structures shall comply with the standards of this section. (A) Maximum height. The maximum allowed height of fences, walls, dense hedges, and related structures is as follows: (1) Front and street side yards. Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to design review pursuant to Chapter 23.26 and the following. (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. 1. In the event that there is a retaining wall, the maximum height of the fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (b) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (c) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (d) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (a) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit. (B) Prohibition on hazardous fencing materials. The use of barbed wire, razor wire, ultra-barrier, electrified, and other hazardous fencing is not permitted unless such fencing is required by any law or regulation of the city, the State of California, federal government, or other public agency. An exception to this standard may be approved for sites in an Industrial District, according to the procedures of Chapter 23.29. (C) Maintenance. All walls and fences shall be maintained in a safe, neat and orderly condition at all times. The finished side of all perimeter fencing shall face adjacent properties.	**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone:** Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks. **Commercial Zone:** A.A plant screen shall be erected in place of a wall, provided it is: 1.Sufficient to visually screen the parking area; 2.Comprised of specimen stock; 3.Within a planter area of at least four feet in depth; 4.Provided with a permanent irrigation system; 5.Compliant with all other provisions of this section for landscaping, including being an integral part of an approved landscaping plan.
Wall and Fence Height		**Alhambra MC 23.12.050 FENCES AND FREESTANDING WALLS:** Fences, walls, dense hedges, and similar structures shall comply with the standards of this section. (A) Maximum height. The maximum allowed height of fences, walls, dense hedges, and related structures is as follows: (1) Front and street side yards. Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to design review pursuant to Chapter 23.26 and the following. (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. 1. In the event that there is a retaining wall, the maximum height of the fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (b) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (c) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (d) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (a) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit.	**Commercial Zone:** B.A decorative masonry wall of at least thirty inches high may be substituted for a plant screen provided it is constructed and maintained along the perimeter of all off-street parking areas except at points of ingress and egress. Such wall shall be constructed of masonry units not greater than six inches in height. C.A landscaped area of at least thirty inches in height may be substituted for a wall or plant screen if the planning commission approves its design, location, scale and landscape treatment pursuant to a permit issued under this chapter. D.A decorative concrete, masonry or block wall of at least six feet in height shall be constructed and maintained on the boundary of any use which abuts or which lays across a public alley from a residential zone, except in front setbacks, in which such walls shall be forty-two inches or less in height.
Design/Color/Material of Wall/Fencing		**Alhambra MC 23.12.050 FENCES AND FREESTANDING WALLS:** (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. 1. In the event that there is a retaining wall, the maximum height of the fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (b) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (c) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (d) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (a) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit. (B) Prohibition on hazardous fencing materials. The use of barbed wire, razor wire, ultra-barrier, electrified, and other hazardous fencing is not permitted unless such fencing is required by any law or regulation of the city, the State of California, federal government, or other public agency. An exception to this standard may be approved for sites in an Industrial District, according to the procedures of Chapter 23.29.	
Location Walls/Fences Permitted		**Alhambra MC 23.12.050 FENCES AND FREESTANDING WALLS:** Fences, walls, dense hedges, and similar structures shall comply with the standards of this section. (A) Maximum height. The maximum allowed height of fences, walls, dense hedges, and related structures is as follows: (1) Front and street side yards. Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to design review pursuant to Chapter 23.26 and the following. (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. 1. In the event that there is a retaining wall, the maximum height of the fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (b) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (c) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (d) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (a) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit.	

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Noise and Buffering			
Design to Reduce Noise	**Duarte Town Center Specific Plan:** Mixed Use Standards: Noise-attenuating protection should be added for noise-sensitive uses and to provide privacy for residential areas.		
Buffering (landscaping)		**West Main Corridor Master Plan:** -buffer adjacent sensitive land uses through compatible landscape and/or architectural treatment.	
Buffering via Fence/Wall			
Loading Areas, Trash, and Utilities			
Commercial Loading Areas		**Alhambra MC 23.20.080 LOADING:** (A) Loading spaces required. Every new building, and every building enlarged by more than 10,000 square feet of gross floor area that is to be occupied by a non-residential use other than office uses shall provide one off-street loading space per 20,000 square feet of gross floor area. (1) Multi-tenant buildings. The gross floor area of the entire building shall be used in determining spaces for multi-tenant buildings. A common loading area may be provided, if each tenant space is not provided a loading area. (2) Reduction in number of loading spaces required. The loading space requirement may be reduced if the Director finds that the applicant has satisfactorily demonstrated that due to the nature of the proposed use and/or location, such loading space will not be needed or is not practical. (3) Additional loading spaces required. The required number of loading spaces may be increased to ensure that trucks will not be loaded, unloaded, or stored on public streets. Such requirement shall be based on the anticipated frequency of truck pickups and deliveries and of the truck storage requirements of the use for which the on-site loading spaces are required.	
Screening Loading Areas	**Duarte Station Specific Plan (Esperanza and Solana):** All loading areas should be located at the rear or sides of buildings and screened from public view. For commercial buildings, where there is no alternative, loading may occur through the front door.	**West Main Corridor Master Plan:** -locate service, loading, and storage areas so that they are not visible from the street **Alhambra MC 23.20.080 LOADING:** (B) Location. All required loading spaces shall be located immediately adjacent to the exterior wall of the building and a minimum of 25 feet from any Residential Zoning District or use. Loading areas shall not be located within the front or street side yard. (C) Minimum size. Each on-site loading space required by this chapter shall have an unobstructed minimum dimension of 12 feet in width, 40 feet in length, and 15 feet in height, exclusive of driveways for ingress and egress, maneuvering areas and setbacks. The minimum size requirement may be modified if the Director finds that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such size will not be needed. (D) Access. Loading spaces shall be designed and located such that trucks shall not be required to back into or from an arterial or collector street, or into or from an alley located within 50 feet of any an arterial or collector street. (E) Surfacing. All loading areas shall be surfaced with a minimum thickness of two inches of asphaltic concrete over a minimum thickness of four inches of a base material, to be approved by the Director of Public Works, or with a minimum thickness of four inches of Portland cement concrete. (F) Screening. Loading areas adjoining a street or required front yard, or located directly across an alley from a Residential Zoning District or use shall be screened with a solid wall or other method that is approved by the Director.	**Commercial Zone:** All loading or unloading areas containing a loading dock or similar facility shall be located at such a depth within a completely enclosed building as to reasonably contain and restrict noise. Further, no loading or unloading area shall be visible from a public street, or located within a front yard or side yard adjacent to a public street.
Trash Enclosures Location	**Duarte Town Center Specific Plan:** All waste and recycling receptacles areas shall be screened from view from any public street and all adjacent properties, and screening shall be designed to be architecturally compatible and integral to the overall project design. **R-3 Multiple-Family Residential Zone (Medium Density) and R-4 Multiple-Family Residential Zone (High Density):** -Where common waste and recycling receptacles are provided, waste and recycling receptacles areas shall be designed and constructed in accordance with current standard City plans or policies. -Trash enclosures for individual units and/or common facilities should be sized to accommodate separate bins for recyclable trash and regular trash, as well as green/yard waste (when appropriate). -All waste and recycling receptacles areas shall be screened from view from any public street and all adjacent properties, and screening shall be designed to be architecturally compatible and integral to the overall project design. -All waste and recycling receptacles areas shall be located to be convenient, safe, and easily accessible to all residents of the development. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Architectural screening of trash and storage enclosures shall be constructed of materials and finishes compatible with the adjacent building, and shall be designed and placed to complement the style of development (see Figure 3-20). Recyclable materials and green waste storage areas shall be conveniently located adjacent to solid waste disposal areas, or near one another, or combined. They may only be located inside a specially designated structure, on the outside of a structure in an approved fence or wall enclosure, a designated interior court or yard area with appropriate access, or in rear or interior side yards. Exterior storage areas shall not be located in a required front yard, street side yard, parking space, landscaped area, or open space areas.	**Alhambra MC 23.120 REFUSE AND RECYCLING COLLECTION AREAS:** This section establishes design and locational criteria for refuse, solid waste, recycling, compost, and green waste container storage areas. Refuse, solid waste, recycling, compost, and green waste are collectively referred to as "waste and recycling." (A) General requirements. All waste and recycling shall be placed in appropriate receptacles. All garbage cans, mobile trash bins, receptacles, and all recycling materials and containers for such recycling materials shall be maintained and stored in compliance with this section. (1) Space shall permit housing of required receptacles for separation of waste and recycling. (B) Containment. All development shall provide either individual waste and recycling containers or waste and recycling enclosures consistent with the following: (1) Individual waste and recycling containers. Individual waste and recycling containers for each unit or tenant may be provided as follows: (a) Development type. Individual waste and recycling containers may be provided for: 1. Single-unit development. 2. Multi-unit development with three or fewer units. 3. Non-residential development where the Director finds that the nature of the proposed development is such that the development will be adequately served with individual waste and recycling containers. (b) Location. The waste and recycling containers shall not be located within any of the following areas: 1. Required front or street side setback. 2. Required parking areas. 3. Required landscaped areas. 4. Any other area required by this title or any fire, building, or public safety code to be constructed or maintained unencumbered. (c) Visibility. The waste and recycling containers shall not be visible from a public right-of-way. (2) Waste and recycling container enclosures. Waste and recycling container enclosures are required for all new residential developments of four or more residential units and non-residential development except where the Director finds the development will be adequately served with individual waste and recycling containers pursuant to division (B)(1)(a) above. (a) Size. Waste and recycling-container enclosures shall be sized to accommodate all trash, garbage, recyclables, and green waste receptacles until such items are picked up by the city or its contracted waste and recycling collector. (b) Location. 1. The waste and recycling container enclosure shall be located within 100 feet of an access point to the building they serve for non-residential development and within 200 feet of an access point to the unit it serves for residential development. 2. The waste and recycling container enclosure shall not be located within any required front setback, street side setback, any required parking and landscaped areas, or any other area required by this title to be constructed or maintained unencumbered. (c) Accessibility. 1. Waste and recycling storage areas shall be accessible so that trucks and equipment used by the contracted waste and recycling collector have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing up. 2. For residential development with ten or more units, independent access shall be provided such that trash can be deposited without opening gates. (d) Screening. Waste and recycling storage areas located outside or on the exterior of any building shall be screened with a solid enclosure at least five feet high and include a roof structure. (e) Enclosure material. Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish. The trash enclosure shall match and complement the color scheme and architecture of the associated development. (f) Gate material. Latching, view-obscuring gates shall be provided to screen trash enclosure openings.	**Commercial Zone:** All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view by a permanent wall at least five and one-half feet high in conformance with the architectural design of the related buildings, including a solid gate of durable opaque material approved by the director. All bins and containers shall be stored within the enclosure with lids closed at all times when not being loaded.

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): Rooftop mechanical equipment shall be screened from the street level view and appear as integrated building forms both in shape and material. Service areas should be located within the envelope of the building as much as is practical and should not be visible from public streets and spaces. If service areas are not within the building envelope and cannot be located away from the street front, they should be screened from street level views, including from above. The material, scale, and forms of screening used should complement the design of the main building. Buildings shall have a direct door from the interior to the service area(s) so that occupants can access such areas without passing through the public right-of-way. Rooftop-mounted mechanical equipment shall be located away from the street edge and screened from ground-level view behind parapets. Where screening methods other than parapets are used, they should be an integral component of the architectural design or a complimentary accent feature to that design. Attached equipment such as antennas, satellite dishes, etc. should be screened from ground level view or integrated into the building design. Ground-level mechanical equipment shall be located away from and screened from view from public areas by walls that complement the building architecture or by landscaping. Exceptions may be made for fire-fighting equipment. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Roof-mounted equipment, where permitted, shall be screened from view from public rights-of-way and adjacent properties by materials that are architecturally compatible with the structure they serve. Mechanical equipment on the ground or on the roof should be screened from view from adjacent properties and the public right-of-way by an enclosure designed as part of the building or by appropriate landscaping (see Figure 3-19). Water heaters, electrical boxes, gas meters, landscape irrigation equipment, and similar utility boxes should be painted to match the structure or be appropriately screened from view, or should be integrated into the floor plan of the structure. Where feasible, appurtenant equipment, plumbing, and related solar energy fixtures shall be installed in the attic, or if infeasible, flush mounted or ground mounted. Appurtenant equipment, plumbing, and related solar energy fixtures shall comply with the setback requirements of Section 19.32.020 (Permitted Projections into Required Setback Areas) and shall be screened from public view. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Storage areas shall be completely screened from ground level view using appropriate materials and shall be designed for maximum security. See development standards for storage areas in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards).	**West Main Corridor Master Plan:** -locate and/or screen rooftp equipment so that it is not visible from the street -make rooftop screening integral to the building's form **Alhambra MC 23.12.130 SCREENING:** (B) Required screening. (1) Roof-mounted equipment and duct systems. All roof-mounted equipment shall be screened according to the following standards: (a) Flat roof, partial or no parapet. Roof-mounted equipment or ducts located on a flat roof (partial or no parapet) shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (b) Pitched roof. For roof-mounted equipment or ducts located on a pitched roof, the pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building or roof. (c) Parapet roof. For roof-mounted equipment or ducts located on a parapet roof, the parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portion of the equipment or ducts which are above the parapet shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (2) Ground- or wall-mounted equipment. All exterior mechanical and electrical equipment shall be screened, flush mounted, or incorporated into the design of buildings so as not to be visible from public rights-of-way. Equipment to be screened includes, but is not limited to, air conditioners, heaters, pool equipment, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Exceptions may be granted by the Director where screening is infeasible due to health and safety or utility requirements.	**Commercial Zone:** All storage of wares, merchandise, crates, bottles or similar items shall be within a completely enclosed building. All ground mechanical equipment shall be completely screened behind a permanent structure and all roof top mechanical equipment shall be completely screened from view from street level. **R-3-13 Zone (Medium/High Density Residential Zone):** Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks. **RHO (Religious Housing Overlay) Zone:** All utilities shall be placed underground.
Utility Location			
Parking Structures			
Massing of Parking			
Height of Parking			**R-3-13 Zone (Medium/High Density Residential Zone):** Structures used principally for parking shall not be higher than one story. Parking shall not be permitted above ground level.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Design of Parking	**Duarte Station Specific Plan (Esperanza and Solana):** Where parking layout exceeds two rows in depth, parking should be aligned in the direction of pedestrian movement, and pedestrian island walkways are recommended within planted areas. All landscape areas should be protected with planter curbs a minimum of six inches high. All perimeter setback areas should be landscaped. Broadleaf, deciduous trees should be used in parking lots to provide adequate shade in summer and allow sunlight to penetrate in winter. Trees should be set into a tree grate, planting island, or landscaped median that is a minimum of four feet wide (internal dimension) and well protected by tree guards or other mechanisms. Gates securing structured parking areas should be steel and reflect the industrial aesthetic, or a custom art piece that enhances the identity of the building of which they are a part. Partially submerged parking podiums that project above grade should either be integrated into the architectural character of the building above utilizing cladding or building with materials that extend down from the portions of the building above or be built with contrasting materials of a more substantial and permanent character than the portions of the building above to create a base. **Duarte Town Center Specific Plan:** -Duplicative driveway entrances shall be avoided or eliminated. -Reciprocal access drives are encouraged to link adjacent properties and avoid individual curb cuts for every use/parking lot. -Parking access should be located as far as possible from street intersections to allow for adequate queuing and visibility. -Site designs shall incorporate a minimum stacking distance of 40 feet between the edge of the travel lane and access into the first parking bay. -Colored, textured, and permeable pavement treatments are encouraged at entry driveways. -Parking lots should be located in areas behind buildings and away from the street. Planting areas with low hedges and shrubs (approximately three-feet high) are encouraged to assist in screening parking lots from public view where parking is adjacent to a street. -On-site circulation system shall be designed to minimize pedestrian and vehicle conflicts. -Design parking lots by dividing a large parking lot into a series of smaller connected lots to reduce “heat island” effect. -Dead-end drive aisles and intersections should be avoided where possible. When necessary, provide a five-foot wide recessed area in the landscape area for parking at the end of dead-end drive aisles. -Walkways should be wide enough for multiple people to pass (approximately eight feet in width), and should directly connect public sidewalks with sidewalks on private property, and should be oriented toward building entrances. -Sidewalks at building entrances should be a minimum of 10 feet wide when adjacent to head-in parking, to allow for car bumper overhang, and eight feet wide adjacent to a landscape planter or drive aisles. Landscaping Guidelines: -A minimum five-foot wide landscape finger planter at the end of each parking aisle is required. -Site designs should include one tree for every four parking spaces (minimum tree well size of five feet by five feet). -A minimum of two feet shall be allowed in the planted area for vehicle overhang. This area may be counted as part of the length of the parking stall, but not as part of required planter area. -Canopy trees or solar shade structures should be installed in parking areas to provide shade. Trees should have a 30- to 40-foot canopy potential and be sized at 24-inch box at the time of installation. -The use of pervious paving materials, open pave blocks, and intermittent paving is encouraged to reduce the amount of runoff and retain water for onsite irrigation. Parking Structure Guidelines: -Parking structures shall be integrated into the surrounding buildings’ architecture, using architectural details to reduce the massing and landscaping to provide visual relief. -Parking structures should be located below, behind, or between buildings. -All parking structures shall be designed to appear as a commercial building and be compatible with the surroundings when visible from public right-of-way. -Access to parking garages should be integrated into the overall design of the building façade, and minimize disruptions along the street frontage. -Parking structures shall provide screening for cars and headlights while allowing for natural ventilation. -Access to parking shall be garages from side streets or alleys, where possible, rather than from pedestrian-oriented streets. -Provide attractive signs to clearly direct drivers into and out of parking structures and surface parking entrances. -Encourage the installation of solar panels on roof-decks of parking structures and carports in surface lots, both as shading devices for vehicles and as a sustainable energy source. -Incorporate other technologies, such as charging stations for electric vehicles, into parking. -Ground-level retail pads along a portion of the parking structure public façade are encouraged to create a pedestrianfriendly streetscape. -Partially submerged parking podiums that project above grade should either be integrated into the architectural character of the building above, using cladding or building with materials that extend down from the portions of the building above, or be built with contrasting materials of a more substantial and permanent character than the portions of the building above to create a base. -Use architectural details on parking structure to reduce the massing and enhanced landscaping to provide visual relief. The preferred parking structure design approaches are as follows. -Wrapped on Ground Level. An above-ground parking structure where non-parking uses, such as retail spaces, are integrated into the ground level of the building along the street frontage of the parcel. The parking structure may be exposed to the building street frontage on upper levels, with appropriate design and screening. -Wrapped on All Levels. An above-ground parking structure where non-parking uses are integrated into the building along the entire street front-age of the parcel on all levels of the building. The parking structure is totally hidden behind a “liner building” of non-parking uses. -Underground (Partial or Entirely). A parking structure that is fully submerged underground and is not visible from the street. Depending on amount of parking provided, it may also include a level of at-grade parking hidden behind nonparking uses such as retail.	**Chapter 23.20 Parking and Loading:** Walkways. (1) Where a walkway crosses parking areas or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method. (2) Where a walkway is parallel and within two feet of an auto travel lane, it must be raised or separated from the auto travel lane by a physical barrier consisting of a raised curb at least four inches high. Parking areas designed to accommodate three or more vehicles must be landscaped according to the general standards of Chapter 23.17, as well as the standards of this division: (1) Landscape area required. A minimum of 10% of the parking lot area, including all driveways and maneuvering areas shall be landscaped. (2) Minimum planter dimension. No landscape planter that is to be counted toward the required landscape area shall be smaller than 25 square feet in area, or four feet in any horizontal dimension, excluding curbing. (3) Layout. Landscaped areas shall be well-distributed throughout the parking lot area. A minimum of 10% of the required landscaping shall be located within 15 feet of a building on the site. (4) Landscaping and screening adjacent to streets and alleys. Landscaping and screening shall be provided between any surface parking area and any adjacent public or private street or alley in compliance with the following: (a) A landscaped area at least five feet deep shall be provided along the length of the adjacent street or alley. (b) Screening a minimum 30 inches in height and consisting of one or any combination of the following methods. 1. Walls. Low-profile walls located a minimum of four feet from the property line consisting of brick, stone, stucco, or other quality durable material approved by the Director, and including a decorative cap or top finish as well as edge detail at wall ends. 2. Planting. Plant materials consisting of compact evergreen plants that form an opaque screen. 3. Berms. Berms a minimum of two feet in height and planted with appropriate shrubs and ground cover to achieve a minimum height of 30 inches. (5) Landscaping and screening abutting interior lot lines (non-residential lots). (a) Adjacent to non-residential zone or use. A landscaped area at least three feet wide shall be provided between any surface parking area and any adjacent lot in any district other than Residential for the length of the parking area. (6) Trees. One 24-inch box size tree shall be provided for each ten parking spaces provided. (7) Protection of vegetation. (a) Clearance from vehicles. All required landscaped areas shall be designed so that plant materials, at maturity, are protected from vehicle damage by providing a minimum two-foot clearance of low-growing plants where a vehicle overhang is permitted, or by wheel stops set a minimum of two feet from the back of the curb. (b) Planters. All required parking lot landscaping shall be within planters bounded by a concrete curb at least six inches wide and six inches high. Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through. (8) Visibility and clearance. Landscaping in planters at the end of parking aisles shall not obstruct driver's vision of vehicular and pedestrian cross-traffic. Mature trees shall have a foliage clearance maintained at eight feet from the surface of the parking area. Other plant materials located in the interior of a parking lot shall not exceed 30 inches in height.	

Exhibit A	Duarte	Alhambra	Sierra Madre
Parking Location	**Duarte Station Specific Plan (Esperanza and Solana):** Parking is encouraged in structures, below grade, or encapsulated within buildings to reduce the visual impact. Where this is not feasible, surface parking lots should be located behind buildings, well landscaped with trees planted in a regular configuration, and properly screened from surrounding streets and buildings. Partially submerged parking podiums may be located along public streets and may project above the sidewalk or average finished grade by a maximum of three feet. **Duarte Town Center Specific Plan:** First-floor parking within buildings (“tuck under parking”) and underground parking below buildings is encouraged wherever possible.	**Chapter 23.13 Building and Site Design Standards:** Limitations on location of parking. Above ground parking and structured parking, including partially submerged or underground parking with three or more feet above ground shall be located a minimum of 40 feet from the primary street facing property line. The Director may approve a modification where one of the following findings may be made: (1) The design incorporates conditioned, usable space built close to the public sidewalk to the maximum extent feasible; and (2) The site is physically constrained such that underground parking or above ground parking located more than 40 feet from the primary street frontage is not feasible. **West Main Corridor Master Plan:** -encourage subterranean and/or podium parking facilities.	**R-3-13 Zone (Medium/High Density Residential Zone):** Fully enclosed garages shall be provided for any required covered parking space that is entered directly from any public alley. Each dwelling unit shall have an assigned, enclosed parking space within five hundred feet walking distance of such unit. **RHO (Religious Housing Overlay) Zone:** Any parking constructed at or above grade shall not be oriented along the frontage of any street. Parking constructed partially above grade shall be permitted along the frontage of a street only along Michillinda Avenue.
Entries to Parking Structures (pedestrian and vehicle)	**Duarte Station Specific Plan (Esperanza and Solana):** Multi-Family Residential and Mixed-Use - Entries to underground parking areas which are integrated withthe building are recommended to be gated with a material that iscompatible with the architectural vocabulary of the building.	**West Main Corridor Master Plan:** -prohibit curb cuts along Main Street -use side streets for service and parking access -make entry ramps integral to the facade design	**R-3-13 Zone (Medium/High Density Residential Zone):** 1.Each driveway to a garage or parking space shall be at least twelve feet uniform width and shall be totally unobstructed from the pavement upward. a.If any driveway serves as access to more than twelve dwelling units, such driveway shall be not less than twenty feet uniform width and shall be totally unobstructed from the pavement upward; provided, however, that utility poles, guy wires and anchors may be located within two feet of the property line. b.Eaves, no portion of which are less than thirteen feet above the pavement, may overhang any such driveway a distance of not more than three feet; and utility pole cross-arms and utility service wires may be located not less than thirteen feet in height above the paved surface of any driveway. c.Two, twelve-foot driveways may be provided in lieu of a required twenty-foot driveway, in which event one shall be marked "entrance" and one "exit" and all regulations herein before provided with respect to ten and one-half foot driveways shall apply to each of such driveways. d.Every driveway shall be surfaced in a manner that is acceptable to the Fire Department.
Elements to conceal parking structure use		**West Main Corridor Master Plan:** -limit parking's visual presence by addressing parking as an integral part of the overall design. -screen parking facilities from public view and sensitive uses through compatible landscape and/or architectural treatment. -laminate parking facilitities with active uses along Main Street	**R-3-13 Zone (Medium/High Density Residential Zone):** Open parking compounds shall be screened from adjacent property lines. The arrangement of garage facilities shall be such that they do not face toward any public street or that they shall be screened from view.
Parking Paving	**Duarte Station Specific Plan (Esperanza and Solana):** The use of permeable paving, stormwater retention, and alternative materials to reduce surface runoff is strongly encouraged and/or required by National Pollutant Discharge Elimination Systems (NPDES) standards. **Duarte Town Center Specific Plan:** -Textured paving is encouraged at crosswalks within the project as opposed to a painted stripe designation, provided it does not conflict with ADA requirements. -Paving materials, varied in texture and color, should be used where pedestrian and vehicular areas overlap to minimize the negative impact of large expanses of asphalt. The use of concrete (exposed aggregate, colored, or stamped) or pavers (stone, brick, or granite) is preferred.		**R-3-13 Zone (Medium/High Density Residential Zone):** A minimum of fifty percent of those areas normally covered with an impermeable surface shall be required to be covered or paved with a permeable surface.
Paving			**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone:** Use of decorative and permeable materials is encouraged.
Development Standards			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Setbacks	**Duarte Station Specific Plan (Esperanza and Solana):** Highland Frontage: From Pedestrian and Streetscape Activity Zone: Minimum: 0' Maximum: 10' Secondary Frontage: From property line: Minimum: 10' Maximum: 20' Rail Frontage (primary): From property line: Minimu m: 20' Rail Frontage (secondary): From property Line: Minimum: 15' Internal Frontage: From back of sidewalk: Minimum: 10' Neighborhood Frontage: From back of sidewalk: Minimum: 10' Paseo Frontage: None Setback Projections (all frontage types except paseo frontage): Ground-floor porches, stairs, bay windows, and awnings may encroach up to 5' into minimum required setbacks. Upper story balconies, bay windows, and awnings may encroach up to 3' into minimum required setbacks. Trash enclosures may be located in the setback as long as they meet requirements in the design guidelines. Outdoor dining and open space amenities are encouraged; site plan review and approval required by the Community Development Director or designee. Setback Projections (only paseo frontage): No building encroachments permitted. Open space amenities allowed. **Duarte Town Center Specific Plan:** Front Setback - Ground Floor Commercial Use: No min, 5 ft max Ground Floor Residential Use: 10 ft min Side Setback - Ground Floor Commercial Use: None Ground Floor Residential Use: 5 ft min Rear Setback - Ground Floor Commercial Use: None Ground Floor Residential Use: 15 ft min Key Intersection Maximum 18-inch Setback Requirement Where a key intersection is identified in this Plan, the setback of each new corner building or addition to existing corner buildings shall be no more than 18 inches from the adjoining property line. The key intersection setback is required for the first 100 feet of building frontage along both intersecting streets. Key Intersections are identified as any property located at any corner intersection of the following streets: • Buena Vista Street and Huntington Drive • Highland Avenue and Huntington Drive Commercial Front Setback and Key Intersection Setback Exceptions 1. Building Plan Interruptions Exception. To allow for the inclusion of recessed entries, breaks in the building plane, passages to courtyards, and other similar breaks in the street wall; up to 30% of the length of a façade and/or front building plane may be interrupted or set back from the maximum setback requirement to accommodate recessed entries, breaks in building plane, passages to courtyards, and other similar breaks in the street wall. 2. Outdoor Dining Exception. Where a building has a ground-floor commercial use, a maximum setback exception may be permitted of up to 20 feet for outdoor cafes and small plazas. 3. Plaza Exception. At any Key Intersection, no maximum setback is required if a large quasipublic plaza space is constructed with direct access and frontage on Huntington Drive. ARCHITECTURAL FEATURES PROJECTIONS INTO SETBACKS Lobbies, porches, stoops, and other entryrelated architectural features may extend up to four feet into the required front setback area. Upper-floor balconies may extend up to two feet into the setback area; up to three feet may be considered depending on design and Director approval. Where an upper-story stepback is required pursuant to Section 3.6.4 and/or 3.6.5, upper-floor balconies may extend up to two feet into the required stepback; up to three feet may be considered or up to five feet for rear setbacks depending on design and Director approval. Utilize building setbacks and arcaded spaces as an extension of the sidewalk to provide adequate space for pedestrian movement and activity. This space can be used for outdoor seating, street furniture, landscaping, and public art that can enliven the streetscape. **R-2 Two-Family Residential Zone (Medium Density):** Front: 20 ft Side interior: 5 ft Side corner: 10 ft Side reverse corner: 15 ft Rear single story: 10 ft Rear second story: 20 ft Abutting an alley: 25 ft **R-3 Multiple-Family Residential Zone (Medium Density):** Front setback: 30 ft Side interior: 5 ft Side corner: 10 ft Side reverse corner: 15 ft Rear abutting R-1 zone: 25 ft Rear all other zones: 20 ft **R-4 Multiple-Family Residential Zone (High Density):** Front setback: 30 ft Side interior: 5 ft Side corner: 10 ft Side reverse corner: 15 ft Rear abutting R-1 zone: 25 ft Rear all other zones: 20 ft	**RM (Residential Medium) Zone:** Min front setback: Average of front setbacks of two adjacent properties or 20 ft, whichever is greater Minimum street side setback (feet): 10 Reverse corner lot setback (feet): The required front setback of the first lot to the rear Minimum interior setback (feet) first story: 5 Minimum rear setback (feet): 10 Minimum distance between buildings (feet measured from eave to eave) (feet): 5 Through lots. In the case of through lots, both street frontages shall be designated as front yards and shall comply with all regulations pertaining thereto, including setbacks, projections, location of parking spaces and open space. **RH (Residential High) Zone:** Min front setback: Properties on Curtis or Electric Lanes: 15 Other areas: Average of front setbacks of two adjacent properties or 15 ft, whichever is greater Minimum street side setback (feet): 10 Reverse corner lot setback (feet): The required front setback of the first lot to the rear Minimum interior setback (feet) first story: 5 Minimum rear setback (feet): Properties which have rear yards on Curtis or Electric Lanes: 15 feet, otherwise 10 feet Minimum distance between buildings (feet measured from eave to eave) (feet): 5 Through lots. In the case of through lots, both street frontages shall be designated as front yards and shall comply with all regulations pertaining thereto, including setbacks, projections, location of parking spaces and open space. **Central Business District (CBD) Zone:** front setback: none street side setback: none interior side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5 **East Main Commercial (EMC) Zone:** front setback: none street side setback: none interior side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5 **Commercial Mixed-Use (CMU) Zone:** front setback: none street side setback: none interior side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5 **Professional Office (PO) Zone:** front setback (feet): 20 street side setback (feet): 10 side setback (feet): 5 Rear setback (feet): 10 Minimum Distance between buildings (feet measured from eave to eave): 5 **Industrial (I) Zone:** front setback (feet): 10 street side setback (feet): 10 side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5	**R-3-13 Zone (Medium/High Density Residential Zone):** Front Ground Floor: 15 feet Rear: 10 feet Side or Rear (next to R-1 zoned sites) for buildings above one story: 10 feet for height below 20 feet, plus use of "angle-plane". Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback. Side (next to an alley or lots zoned other than R-1) for main/accessory buildings: 10% of lot width. 5 minimum, 15 maximum. Side (next to a public street) for main/accessory buildings: 10% of lot width.10 minimum, 15 maximum. Side (next to an alley) for garages opening to alley: 25 feet from opposite side of alley **R-3-30 (High Density Residential Zone):** In the R-3-30 zone only, the minimum front yard setback for the first and second floors shall be fifteen feet. **Commercial Zone:** A.Front Yard. There shall be a front yard having a minimum depth of five feet extending across the full width of the lot. B.Side Yard. Side yards adjacent to a street or alley shall be not less than ten feet in width. C.Rear Yard. There shall be a rear yard of not less than fifteen feet in width; however, a maximum of ten feet of said rear yard may be used for off-street parking. D.Yards Adjacent to Residential Zones. If either the side or rear yards are adjacent to any residential zone or use, a minimum of ten feet of the required yards shall be landscaped with specimen plants and trees (minimum fifteen gallon stock) to create a solid plant screen as represented on a landscaping plan approved by the director. **RHO (Religious Housing Overlay) Zone:** The minimum front setback shall be fifteen feet for all floors of the building, except along Michillinda Avenue and Baldwin Avenue, where the minimum front setback shall be five feet. Rear: 10 feet Side or Rear (next to R-1 zoned sites) for buildings above one story: 10 feet for height below 20 feet, plus use of "angle-plane". Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback. Side (next to an alley or lots zoned other than R-1) for main/accessory buildings: 10% of lot width. 5 minimum, 15 maximum. Side (next to a public street) for main/accessory buildings: 10% of lot width.10 minimum, 15 maximum. Side (next to an alley) for garages opening to alley: 25 feet from opposite side of alley Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback.

Exhibit A	Duarte	Alhambra	Sierra Madre
Stepbacks	**Duarte Town Center Specific Plan:** REQUIRED UPPER-STORY STEPBACK: PUBLIC STREET Buildings taller than three stories fronting on public streets shall include building height modulation to reduce building scale at the street edge. Any and all stories above the third story shall maintain an average setback of at least 12 feet from the front property line. The required upper story setback shall create usable outdoor space, such as a rooftop garden or similar amenity. The Community Development Director/Designee is authorized to allow a reduction through the modification process of the required upper story setback by no more than five feet subject to the following: 1. Offset. Each square foot of additional building area proposed within the setback is offset with an additional square foot of public or quasipublic open space (excluding area required for sidewalk dedication or easement) at the street level. 2. Location. The public/quasi-public open space is located along the sidewalk frontage and is not covered by buildings. 3. Design. The design and location is consistent with applicable design guidelines. SIDE/REAR STEP-BACK RELATION TO SINGLE FAMILY RESIDENTIAL (R-1) ZONE A relational height limit to properties located next to the Single Family Residential (R-1) Zone is established to create an appropriate height relationship where new development is adjacent to an existing R-1 Zone. This limit is applied to new development on any parcels that abut another parcel with a R-1 Zone designation. Where a building is adjacent to an existing R-1 Zoned parcel along its side and/or rear property lines, the first two stories of a structure shall be set back a minimum of 10 feet from the side and/or rear property line. The building shall step back a minimum of 30 feet from the adjacent side and/or rear property line for the third story and any story above. Activate upper-story stepback areas with balconies or roof gardens. **R-2 Two-Family Residential Zone (Medium Density):** In all R-1 and R-2 zones, where the side or rear yard setback for the first story is the minimum required setback for the applicable zone, the second story of any residential structure shall be set back an additional two and one-half feet from the required minimum setback (see Figure 2-2). If the first story is set back 30 inches or more than the minimum required setback, no additional setback of the second story shall be required. **R-3 Multiple-Family Residential Zone (Medium Density):** For structures with more than one story in the R-3 and R-4 zones, the rear setback shall be increased by five feet for each story or fractional story above the first story. **R-4 Multiple-Family Residential Zone (High Density):** For structures with more than one story in the R-3 and R-4 zones, the rear setback shall be increased by five feet for each story or fractional story above the first story.	**RM (Residential Medium) Zone:** Minimum interior setback (feet) upper stories: 6 **RH (Residential High) Zone:** Minimum interior setback (feet) upper stories: 6 **Chapter 23.13 Building and Site Design Standards:** In addition to the façade articulation requirement in division B(3)(b)1. above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. c. Setting back the top floor or floors of the building at least five feet from the remainder of the façade. **West Main Corridor Master Plan:** -upper floor setbacks are encouraged -respond to adjacent residential use with a sensitive transition in scale and massing; a step back in building height or break in massing is appropriate.	**R-3-13 Zone (Medium/High Density Residential Zone):** Front Second Floor: 25 feet
Build to Line		**Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone:** Buildings shall be located within ten feet of street-facing property lines for at least 50% of the linear street frontage. Modifications. These requirements may be modified or waived through approval of a modification upon finding that: 1. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street or is designed in a manner that compliments adjacent or surrounding land uses.	
Building Coverage		**RM (Residential Medium) Zone:** Max lot coverage: 45% **RH (Residential High) Zone:** Max lot coverage: 55%	**R-3-13 Zone (Medium/High Density Residential Zone):** Building coverage shall not exceed an aggregate of 45% of the lot area. Covered area shall be considered to be the total amount of land covered by residential structures, garages, driveways, and other impermeable surfaces. Decks, permeable patios, porous paving areas, vegetated roof areas, recreational areas, pedestrian walkways and terraces shall not be considered covered areas for the purpose of this standard. An additional 15% in covered area may be added to the aggregate, increasing it to 60% with the use of porous surfaces and/or vegetated roof areas. **Commercial Zone:** Coverage of any parcel by roofed structures shall not exceed eighty percent, exclusive of all existing or required streets, sidewalks and alleys.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
		Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone: Frontage improvements. The area between buildings and the property line shall be improved as part of a wider sidewalk, outdoor dining/seating area, or with landscaping. **Alhambra MC CHAPTER 23.17 LANDSCAPING:** 23.17.020 APPLICABILITY. The provisions of this chapter shall apply to the following: (A) All new development. (B) Additions to single-unit dwelling residential developments that expand existing floor area by 50% or more. (C) Additions to multi-unit dwelling residential developments and non-residential development that expand existing floor area by 10% or more. (D) All new and rehabilitated landscaping projects that include new irrigated landscaping over 2,500 square feet. 23.17.030 AREAS TO BE LANDSCAPED. In addition to areas required to be landscaped pursuant to other sections of this title, the following areas shall be landscaped, and, where located on-site, may count toward the total area of a site required to be landscaped. All landscaping shall comply with the requirements of § 23.17.050. (A) Street-facing yards. All street-facing yards shall be landscaped with live plants pursuant to § 23.17.050(A), except as follows: (1) Hardscape areas. (a) Residential. 1. Up to 25% of the yard area may be covered by non-decorative hardscape features (e.g., concrete, asphalt, gravel, driveways, sidewalks, etc.) 2. Up to 25% of the yard area may be covered by decorative permeable hardscape features (e.g., brick, stone, mulch, water feature, etc.). (b) Non-residential. Up to 75% of the yard area may be covered by hardscape features (e.g., concrete, asphalt, gravel, driveways, sidewalks, etc). (2) Through lots. Rear yards of through lots that are located behind a solid wall or fence five feet or higher in height approved through the modification process are not required to be landscaped. (B) Sloped areas. All areas with 3:1 or greater slope. (C) Parkways. Live plant materials shall be the primary materials used. No more than 25% of the parkway area shall be covered by non-decorative hardscape features (e.g., concrete, asphalt, gravel, sidewalks, etc.) No more than 25% may be covered by decorative permeable hardscape features (e.g., brick, mulch, etc.). The remaining 50% of the parkway area must be of live plant material which shall not exceed 36 inches in height and an automatic irrigation system shall be required for the parkway area(s). Loose decorative stone and sharp or thorned plant material are discouraged. Artificial turf is not allowed in parkways. All parkway tree species should be in accordance with the city's Street Tree Planting Plan. (1) Landscaped parkways abutting streets must be maintained by the property owner in such a way as to keep all plant life alive, thriving and displaying its natural colors and shall be properly trimmed and cut. (D) Building perimeters. The portions of a non-residential building that front a public street shall have one or more landscape planters installed along a minimum 20% of that building face. The minimum width of the planter shall be three feet. This standard does not apply where a building is located on the front or street side property line. (E) Parking areas. Parking areas as required by Chapter 23.20. (F) Unused areas. All areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, shall be landscaped, hydroseeded, or left in a natural state. 23.17.050 GENERAL REQUIREMENTS. (A) Materials. (1) General. (a) Required landscaped areas shall be planted with a combination of ground covers, shrubs, vines, and trees. A minimum of one different plant type per 1,000 square feet of lot area shall be provided, up to a maximum of ten different plant types. (2) Required water efficient plants. One of the following options of types of plants shall be chosen to ensure that the landscape project meets water efficiency requirements. (a) Option A: all low water plants. Exclusive of garden areas dedicated to edible plants, all plants and trees shall be low or very low water use (average California Department of Water Resources study, Water Use Classification of Landscape Species (WUCOLS) plant factor of 0.3). Option A is available for all residential and non-residential areas. (b) Option B: primarily low water plants. Exclusive of garden areas dedicated to edible plants, at least 75% of the landscape area shall contain low or very low water use plants (average WUCOLS plant factor of 0.3). Option B is only available for residential areas. (c) Option C: water use calculation. The estimated total water use (ETWU) of the landscaping shall not exceed the maximum applied water allowance (MAWA), calculated pursuant to the State Model Water Efficient Landscape Ordinance (MWELO). Option C is available for all residential and non-residential areas. 1. Department of Water Resources Model Water Efficient Landscape Ordinance compliance required. Where Option C: water use calculation is selected, all requirements of the Department of Water Resources Model Water Efficient Landscape Ordinance shall apply. (3) Size and spacing. Plant materials shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun and light), and maintenance needs. Plants shall be of the following size and spacing at the time of installation: (a) Ground covers. Ground cover plants other than grasses shall be at least the four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of one per 12 inches on center. (b) Shrubs. Shrubs shall be a minimum size of one gallon. When planted to serve as a hedge or screen, shrubs shall be planted with two to four feet of spacing, depending on the plant species. (c) Trees. Required trees must be planted in the ground. All parkway tree species shall be in accordance with the city's Street Tree Planting Plan. 1. Residential development. A minimum of one 24-inch box tree per 50 feet of street frontage shall be provided within the yard fronting the street. A minimum of at least one 24-inch box tree shall be required. 2. Mixed-use and non-residential development. a. A minimum of one 36-inch box tree per 50 feet of street frontage shall be provided within the yard fronting the street. b. A minimum of one tree of at least 15-gallon size shall be planted per 20 linear feet or as appropriate to create a tree canopy over the required setback along interior property lines abutting Residential Zones. (4) Artificial turf. (a) Material. Artificial turf must meet minimum material standards, including the following: 1. The turf shall have a minimum eight-year no-fade warranty as issued by the manufacturer. 2. The turf shall be cut-pile infill, minimum pile height one and two-thirds inches and a maximum of one and three-quarter inches, with parallel long slit blades. 3. The synthetic turf blades (not including the thatch layer) shall be required to contain at least two natural green colors. 4. The turf must contain a beige or tan thatch layer. 5. Be affixed to a permeable triple-layer backing and allow water to percolate through the synthetic grass at a drain rate of at least 30 inches per hour, to an adequate drainage system installed underneath the artificial turf to prevent run-off, pooling and flooding. 6. The synthetic turf shall comply with all federal and state standards related to lead and heavy metal content. 7. The fill material shall be of silica sand or zeolite material that is brushed in to keep the blades upright and achieve a natural grass look. Any replacement fill shall be the same. The use of rubber crumb infill is prohibited. 8. Must be constructed to maximize dimensional stability, resist damage during normal use and minimize UV degradation with a tear grab strength of at least 200 pounds. It must be resistant to staining, weather, insects, rot, mildew, and fungus and shall be non-allergenic and non-toxic and able to pass the pill burn test for flammability. 9. The use of indoor/outdoor carpeting, and artificial shrubs, flowers,	**R-3-13 Zone (Medium/High Density Residential Zone):** Landscaping should be designed to minimize impact of development on surrounding properties. Tree preservation and landscaping with specimen trees are encouraged. All open areas with the exception of vehicular accessways and parking areas, pedestrian walkways and paved and/or covered recreational facilities shall be landscaped and permanently maintained in an attractive manner. For new construction, on-site trees equivalent to one, fifteen-gallon tree for each dwelling unit shall be provided. Additional trees and shrubs shall also be planted to provide a well-balanced landscape plan. For the purpose of this section other specimen material as approved by the planning department may be considered as equivalent to a fifteen-gallon tree. **Commercial Zone:** All site landscaping shall be so designed with both form and function in mind and not just as a decorative element. Desirable aspects of landscape design that are: 1.Plant material selection for seasonal color; 2.Low maintenance plant materials; 3.Use of ground cover plant materials rather than nonplant substitutes; 4.Use of native trees when appropriate. Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: g.Landscaping The provisions of Chapter 17.68 shall apply in addition to the following: A.All open areas with the exception of vehicular accessways and parking areas, pedestrian walkways, approved outdoor seating and sales areas, and paved or covered recreational facilities shall be landscaped and irrigated. Such landscaping and irrigation system shall be permanently maintained. Existing trees to be removed shall be replaced with a substitute specimen trees (minimum thirty-inch box container size) elsewhere on the site. B.All planted areas shall be surrounded by a curb of concrete or comparable material at least six inches above the higher of the final grade or the pavement of the parking lot, except when such planted areas lie adjacent to a paved sidewalk, masonry wall or a building. C.Landscaping shall consist of trees, shrubs and ground covers with careful consideration given to eventual size, form, susceptibility to disease and pests, durability, water consumption and adaptability to soil and climate conditions. D.A landscape plan drawn at a scale of not less than one inch to thirty feet shall be submitted and shall include: 1.Square footage of each landscaped area; 2.Total square footage of all landscaped areas; 3.Percentage of the site devoted to landscaping; 4.Type of plant materials, i.e., the botanical and common names; 5.Location of all plant materials; 6.Container size and number of all plant materials; 7.Type, size and location of a permanent irrigation system. **RHO (Religious Housing Overlay) Zone:** Landscaping should be designed to minimize impact of development on surrounding properties. Tree preservation and landscaping with specimen trees are encouraged.
Landscaping	**Duarte Station Specific Plan (Esperanza and Solana):** All areas not covered by buildings, walkways, driveways, parking spaces, and service areas should be landscaped with climateappropriate plantings. Plant materials should favor native and native-compatible plants. Landscaping should enhance the quality of the project by defining edges, framing and softening the appearance of buildings, defining site functions, screening parking and storage areas, and buffering uses and neighboring properties. Landscaping at the base of buildings is encouraged to soften the transition between building and streets. Landscaped areas should generally incorporate plantings utilizing a three-tiered system: a) trees, b) shrubs or vines, c) groundcover. Landscaping should be in scale with the adjacent buildings and be of appropriate size at maturity. Placement of landscaping should not interfere with the lighting of the project area or restrict access to utilities. Planters and pots placed in building recesses, adjacent to walls, plazas, and courtyards are encouraged. Planters and pots should complement building architecture. Bio-retention areas can be used to detain run-off in planters. Street trees of a species identified by the City are required and should be spaced appropriately (in parkway strips or in tree-wells within wider sidewalks or plazas) to emphasize and reinforce the spatial definition between the building, pedestrian environment and the street. Design tree wells to be consistent the City's public realm tree well design, with tree wells occupying a minimum space of three feet by five feet to allow for healthy street trees. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Landscaping shall be provided consistent with the requirements of Chapter 19.40 (Landscaping). Parking shall be screened from streets through combined use of berming, walls, and landscaping (see Figure 3-21). Common open space areas shall be landscaped appropriate to their function. See common open space standards in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards). **City of Duarte Residential Landscaping Standards:** The following standards shall apply to all parcels in all residential zones. A.A minimum of 20 percent of the entire parcel shall be fully landscaped with plant materials. B.At least 50 percent of the Front Yard Landscaped Area and 50 percent of the Visible Street Side Yard shall be landscaped with live vegetation, artificial turf, drought-tolerant landscaping or a combination of the three, as further described below: 1.Live vegetation may include turf, trees, shrubs, groundcover, flowers, or other similar vegetation. 2.Artificial turf is limited to no more than 40 percent coverage of the Front Yard Landscaped Area and shall include a minimum of 60 percent of live vegetation. Artificial turf is limited to no more than 40 percent coverage of the Visible Street Side Yard and shall include a minimum of 60 percent of live vegetation. (See Section 4.2 of the Guidelines) 3.Drought tolerant landscaping shall include native water conserving plants. (See Section 4.3 of the Guidelines) C.Artificial turf is not permitted within the parkway. D.Bare dirt is not permitted within the front yard, visible street side yard or within the parkway. All bare dirt areas shall be finished with a minimum three inch thick layer of mulch, organic bark or earth-toned colored rubber bark. E.Parking lots for multi-family developments providing 10 or more parking spaces shall be landscaped per the requirements of Section 19.38.200 (Parking Lot Landscaping).	

Exhibit A	Duarte	Alhambra	Sierra Madre
Parking Requirements	**Duarte Station Specific Plan (Esperanza and Solana):** Studio/1-Bedroom: 1 per unit 2-Bedroom: 1.8 per unit 3-Bedroom: 2 per unit Guest spaces: Projects over 150 units: 0.15 per unit; projects 149 units or less: 0.2 per unit Tandem Parking: Residential - Allowed if both spaces are shared by the same unit Affordable Housing Parking Requirements - the number of required parking spaces for affordable housing developments shall be determined on a case-by-case basis to ensure the economic feasibility of affordable housing projects. The parking requirement shall be determined by the Community Development Director or designee or the final decisionmaking body if associated with an entitlement package subject to Planning Commission or City Council review. **Duarte Town Center Specific Plan:** Mixed-Use Parking Allowances • The first 1,000 square feet of gross commercial floor area in a mixed-use development is exempt from providing off-street parking. • Guest spaces for residential uses may be fulfilled through required commercial parking (shared). • Parking requirements may be reduced up to 50 percent, subject to a conditional use permit and required parking study completed by the City and paid for by the applicant/developer. Residential Parking Requirements: Live-Work Unit: 2 spaces per unit and 1 guest parking space per each 2 units Studio and 1-bedroom units: 1 space per dwelling unit, plus 1 guest parking space per each 4 units 2-bedroom units: 2 spaces per dwelling unit with 2 bedrooms, plus 1 guest parking space per each 4 units 3-bedroom+ (includes 2-bedroom with den): Parking requirements are to be determined through required parking analysis. For multi-family development projects, tandem spaces shall not constitute more than 50 percent of all required spaces within a development. Tandem spaces shall not be permitted for guest spaces.	**Chapter 23.20 Parking and Loading:** Multi-unit parking requirement - 2 spaces within an enclosed garage per unit, 0.5 guest parking space per unit. Guest parking may be uncovered CBD Zoning District multi-unit parking requirement: 1.5 spaces per unit plus 0.3 guest parking spaces per unit	**R-3-13 Zone (Medium/High Density Residential Zone):** 1 space for studio or 1 bedroom unit 2 spaces for 2 bedroom unit or more **Commercial Zone:** A.The number of off-street parking spaces required for residential uses shall be as follows: 1.For each dwelling unit with a floor area (not counting parking area) up to one thousand square feet: one parking space. 2.For each dwelling unit with a floor area (not counting parking area) greater than one thousand and up to three thousand five hundred square feet: two parking spaces. 3.For each dwelling unit with a floor area (not counting parking area) greater than three thousand five hundred square feet: three parking spaces. 4.For multi-family projects, guest parking shall be required at a ratio of one parking space per five dwelling units, rounded to the nearest whole number; provided however, that no guest parking shall be required for the first four dwelling units in each multi-family project. For example, a multi-family project with fifteen dwelling units would require two guest parking spaces (as the project would have eleven dwelling units subject to the guest parking requirement, multiplied by 0.2 equals 2.2, which would be rounded down to two). 5.For each affordable unit, the number of required parking spaces shall be one fewer per dwelling unit than required by subsections 1 through 3 above, and no guest parking shall be required for a multi-family project that includes one or more affordable units. 6.Parking for second units shall be provided in accordance with Chapter 17.22. 7.Required parking for group living facilities subject to a conditional use permit shall be determined by the planning commission. In addition to other findings required in order to approve any such application, the planning commission shall also find the proposed group living facility will not unreasonably overload street parking or public parking facilities nor create a nuisance. 8.Emergency shelters shall accommodate all staff working in the emergency shelter. One parking space for each employee or volunteer on duty, plus one space for every vehicle operated by the facility, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. **RHO (Religious Housing Overlay) Zone:** Development under the RHO zone is eligible for the alternative or special parking standards described in Section 17.34.070. Alternative Parking Standards: 0-1 bedrooms, 0.5 spaces 2-3 bedrooms, 1 space 4+ bedrooms, 2 spaces Special Parking Standards: 0.5 spaces for Housing development with at least 11% very low income, 20% lower income, or 40% moderate income units and located within one-half mile of a major transit stop 0 spaces for: -Development 100% affordable to lower income households and located within one-half mile of major transit stop -Senior housing development 100% affordable to lower income households, with paratransit service or located within one-half mile of a bus route operating at least 8 times per day -Special needs housing development 100% affordable to lower income households, with paratransit service or located within one-half mile of a bus route operating at least 8 times per day -A supportive housing development 100% affordable to lower income households
Sloping		**RM (Residential Medium) Zone and RM (Residential Medium) Zone:** Sloping lot adjustment. Where a lot has a slope greater than 25 percent, measured from the curb line to a point midway between the side lot lines at a distance of 50 feet from the front lot line, the minimum required front setback is that of the zone. An attached or detached garage with a maximum capacity of two cars and no more than 10 feet in height measured from the front property line, may be set back a minimum of five feet from the front and side property lines.	

EXHIBIT B

MEMORANDUM OF OBJECTIVE DESIGN STANDARDS RESEARCH

P25056 | SGV COG Objective Design Standards | San Gabriel Valley

ONYX Architects was contracted as a consultant to The Arroyo Group to assist with the development of a Regional Objective Design Standard (ODS) applicable to the San Gabriel Valley. In an effort to complete Task 2 – Research and Outlines, under the list of SGVCOG & The Arroyo Group approved deliverables and outlined tasks, ONYX has prepared this memorandum that list specific observations of successful and unsuccessful ODS documents based on its effectiveness in implementation to a city or community.

Following is a summary and/or list of findings from ONYX's experience and research of successful or unsuccessful regional zoning approaches and effective ODS implementation in other cities.

COUNTY OF SAN FRANCISCO - ODS

Latest draft completed on May 30, 2024, this document starts with the California State law that requires housing projects subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. This ODS considers immediate context in reviewing the appropriateness of a proposed development's siting, size, programing and design.

Successful aspects:

- Covers a range of scales – site design, building massing, and architecture.
- Ensures development reflects key features of a walkable urban environment
- Provides standards that address issues related to a new building's relationship to its existing context
- Provides architectural standards that are focused on creating dimension, texture, and character critical for creating an engaging pedestrian friendly environment
- Establishes a clear structure for each "standard", which each standards is listed & described, gives all-encompassing rationale, and illustrations that further describe its application.
- Provides options for different block confirmations / sizes, which is clearly distinguished by measurable sizes.
- Identifies certain districts / communities where standards are applicable.
- References code compliance as needed.
- Provides a mix of graphics, diagrams, and photograph illustrations

Unsuccessful aspects:

- Does not capture unique site conditions, such as terrain or easements, or odd shaped lots
- Not enough graphics to capture each 'standard'.
- Graphics are too detailed and do not highlight the key aspects of the standard / design intent
- Does not provide enough alternatives, for example building mass, standard states 'when building abuts the side property line of a residential property, the first 10 lateral feet of the new building shall be no taller then the height of the adjacent structure." This standard is ambiguous, particularly regarding how height is measured and whether features such as penthouses, parapets, or railing are included. Additionally, the graphics provided only depict flat roofs, offering limited applicability to different building types.
- Does not guide standards to be located or emphasized in certain locations. For instance, where modulation is required, focus modulation at primary entries or openings, if in series distribute evenly throughout the building façade, etc.
- Missing a definitions page for architectural elements / features. Graphics are not enough.

DRAFT

Screenshot of County of San Francisco ODS document

04. STEPBACKS

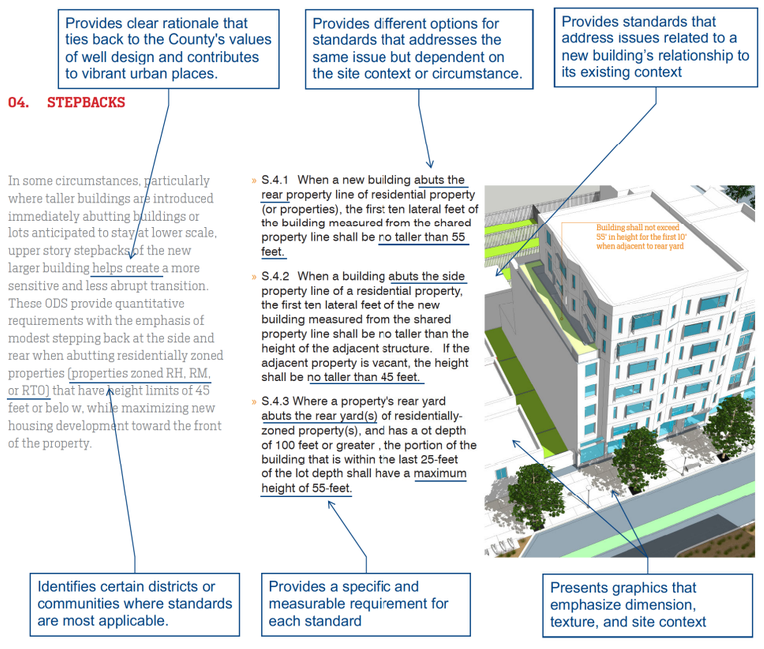
In some circumstances, particularly where taller buildings are introduced immediately abutting buildings or lots anticipated to stay at lower scale, upper story stepbacks of the new larger building helps create a more sensitive and less abrupt transition. These ODS provide quantitative requirements with the emphasis of modest stepping back at the side and rear when abutting residentially zoned properties (properties zoned RH, RM, or RTO) that have height limits of 45 feet or belo w, while maximizing new housing development toward the front of the property.

» S.4.1 When a new building abuts the rear property line of residential property (or properties), the first ten lateral feet of the building measured from the shared property line shall be no taller than 55 feet.

» S.4.2 When a building abuts the side property line of a residential property, the first ten lateral feet of the new building measured from the shared property line shall be no taller than the height of the adjacent structure. If the adjacent property is vacant, the height shall be no taller than 45 feet.

» S.4.3 Where a property's rear yard abuts the rear yard(s) of residentially-zoned property(s), and has a ot depth of 100 feet or greater , the portion of the building that is within the last 25 feet of the lot depth shall have a maximum height of 55-feet.

Call-outs for County of San Francisco ODS document



CITY OF DEL MAR - ODS

The latest draft completed on September 2024, this document starts with the California State law that requires housing project subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. It also discusses its intent of protecting the City's unique residential seaside community.

Successful aspects:

- Covers a range of scales – site planning and design, building design, and ground-floor design.
- Provides a definitions section.
- Provides administrative exceptions with detailed explanation
- Establishes a clear structure for each "standard", which each standard is listed & described, gives all-encompassing rationale, and illustrations that further describe its application.
- Provides options of site and building features to choose from as it relates to a standard
- Clearly labels each illustration as it relates to each standard
- Illustrations are clear and highlight each standard with consistent graphics. This helps both applicant's and city staff understand each design standard
- Includes photos of successful project in the city which is in compliance to one or multiple standards.
- Provide an asterisk to each standard, when non-applicable to a certain district or neighborhood.
- Overall, formant, font, layout, and graphics are consistent, not-overpowering, and legable.

Unsuccessful aspects:

- Rational is over simplified and not connected to all sub-categories / standards.
- Does not provide enough information on building finishes, materials, or color as it relates to building type or architectural style.
- Overall, the ODS could use a section that describes districts or neighborhoods in question. This will need to be cross-referenced with current city maps.
- Definitions could use graphics to help understand.

DRAFT

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Screenshot of City of Del Mar ODS document

B. Site Planning and Design

The building placement, arrangement of activities and design of the site are significant factors in maintaining the unique character and scale of Del Mar's existing neighborhoods. The Site Planning and Design section addresses the standards for the following topics:

B.1 Neighborhood Compatibility
B.2 Floodplain Overlay Zone
B.3 Natural Topography and Grading
B.4 Retaining Walls and Fencing
B.5 Circulation and Parking
B.6 Hardscape
B.7 Landscape and Vegetation
B.8 Open Space

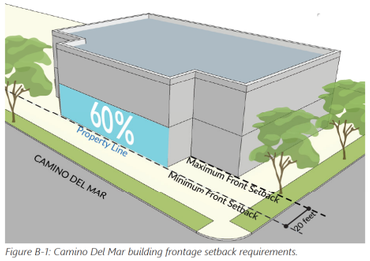


Figure B-1: Camino Del Mar building frontage setback requirements.

B.1. Neighborhood Compatibility

Ensure that new multi-unit residential and mixed-use development reflects the scale and character of Del Mar's existing neighborhoods.

SETBACKS

1. Front, side, and rear yard setbacks shall meet the minimum standards set in the DMMC Title 30 - Zoning.
2. For parcels that face Camino Del Mar, the following standards shall apply:
   a. Along Camino Del Mar between Del Mar Heights Road/4th Street and 15th Street, the following shall be included:
      - A 10-foot minimum public sidewalk, measured perpendicularly from the existing curb line.
      - The 10-foot sidewalk shall include a 5-foot landscaping and furniture zone and a 5-foot continuous walkway.
   b. Where there is no minimum front yard setback required, buildings may be built up to the property line.
   c. Along Camino Del Mar, between 10th and 13th streets where "Town and Country" parking has been provided in the front yard setback, the existing setback shall be considered the minimum front yard setback.
3. A minimum of 60% of the building facing Camino Del Mar and any intersecting street (where the parcel faces two streets) shall meet the minimum front yard setback as shown in Figure B-1.
   a. The remaining building frontage may be set back up to 20 feet to allow for one or more site features including:
      - Plazas
      - Landscaping
      - Open space
      - Outdoor dining
      - Building entries
      - Building articulation

DRAFT

Call-outs for City of Del Mar ODS document

Provides clear rationale that ties back to the City's aesthetic context and unique natural asset / qualities.

Identifies certain districts or communities where standards are most applicable.

B. Site Planning and Design

The building placement, arrangement of activities and design of the site are significant factors in maintaining the unique character and scale of Del Mar's existing neighborhoods. The Site Planning and Design section addresses the standards for the following topics:

B.1 Neighborhood Compatibility
B.2 Floodplain Overlay Zone
B.3 Natural Topography and Grading
B.4 Retaining Walls and Fencing
B.5 Circulation and Parking
B.6 Hardscape
B.7 Landscape and Vegetation
B.8 Open Space

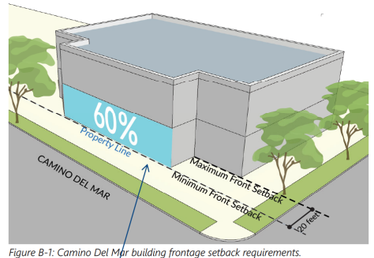


Figure B-1: Camino Del Mar building frontage setback requirements.

B.1. Neighborhood Compatibility

Ensure that new multi-unit residential and mixed-use development reflects the scale and character of Del Mar's existing neighborhoods.

SETBACKS

1. Front, side, and rear yard setbacks shall meet the minimum standards set in the DMMC Title 30 - Zoning.
2. For parcels that face Camino Del Mar, the following standards shall apply:
   a. Along Camino Del Mar between Del Mar Heights Road/4th Street and 15th Street, the following shall be included:
      - A 10-foot minimum public sidewalk, measured perpendicularly from the existing curb line.
      - The 10-foot sidewalk shall include a 5-foot landscaping and furniture zone and a 5-foot continuous walkway.
   b. Where there is no minimum front yard setback required, buildings may be built up to the property line.
   c. Along Camino Del Mar, between 10th and 13th streets where "Town and Country" parking has been provided in the front yard setback, the existing setback shall be considered the minimum front yard setback.
3. A minimum of 60% of the building facing Camino Del Mar and any intersecting street (where the parcel faces two streets) shall meet the minimum front yard setback as shown in Figure B-1.
   a. The remaining building frontage may be set back up to 20 feet to allow for one or more site features including:
      - Plazas
      - Landscaping
      - Open space
      - Outdoor dining
      - Building entries
      - Building articulation

Illustrations are clear and highlights each standard with consistent graphics

Provides a list of site or building feature options that aligns with standard while providing some flexibility

Provides a reference to illustration(s) as it relates to the specific standard

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
9 September 2025

CITY OF ORANGE - ODS
The latest draft completed on September 2024, this document starts with the California State law that requires housing project subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. It also clarifies that the standards may also be implemented as a replacement or to add supplemental detail specific existing standards, which is what the SGVCOG is expecting.

Successful aspects:

- Covers a range of scales – site planning and operations, form & scale, frontage, and open space.
- Provides information about instance of conflict between standards and the City's Municipal Code.
- Clarifies when the document provides options for the City as opposed to implementing multiple together.
- Each standard has a reference number / label to the city's municipal code.
- Standards includes a list of options to pick from, such as "at least three"
- Address Easements, Emergency Vehicle Circulation, and other special case situations
- Provides a detailed glossary / definitions
- Illustration are clear and highlight each standard. This helps both applicant's and city staff understand each design standard.
- Overall, format, font, layout, and graphics are consistent, not-overpowering, and legable.

Unsuccessful aspects:

- Does not provide enough graphics for many standards
- Rational could be focused on a singular design aspect. Too over-arching
- Overall, the ODS could use a section that describes districts or neighborhoods in question. This will need to be cross-referenced with current city maps.
- Definitions could use graphics to help understand.

DRAFT

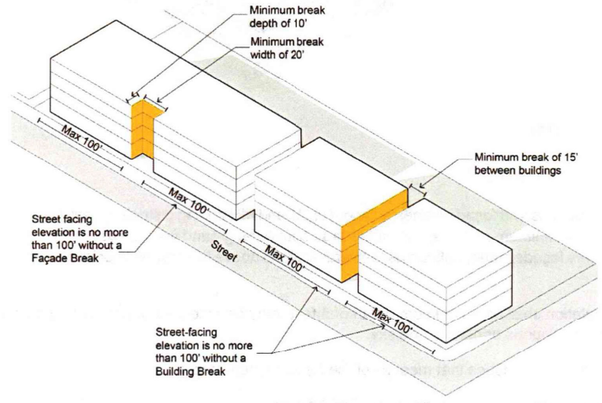
Screenshot of City of Orange ODS document

Building Length / Façade Break

Street-facing elevations shall be no longer than 100 feet in length, without providing either a Façade Break or a Building Break:

i) A Façade Break shall have a depth of no less than 10 feet. Additionally, a Façade Break shall have a width of no less than 10% of the building length or 20 feet, whichever is the greater.
ii) A Building Break shall provide no less than 15 feet of building separation. Buildings of 5 stories or higher shall provide a Building Break of not less than 20 feet of building separation.[1]
iii) These areas shall be activated with planted landscape material, and a maximum of 25 percent of the area may be paved.

Façade planes adjacent to R1 and MH zoning districts shall not exceed 50 feet in length without a Façade Break of at least 5 feet deep and 10 feet wide.



Corner Treatments

Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the street facing Building Frontage/s:

a) A building entrance;
b) A change in height of at least 4 feet for an area 10 feet by 10 feet minimum;
c) A change in façade plane on upper stories of at least 5 feet in depth;
d) A change of façade material or texture (excluding windows, doors and railings);
e) A public open space or outdoor dining.

[1] Orange Municipal Code Section 17.19.090.B should be referenced for separation requirements where internal facing windows between buildings are involved.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Call-outs for City of Orange ODS document

Standards are clear and measurable both in text and graphically represented

Provides different options to address the standard which providing some flexibility

Building Length / Façade Break

Street-facing elevations shall be no longer than 100 feet in length, without providing either a Façade Break or a Building Break:

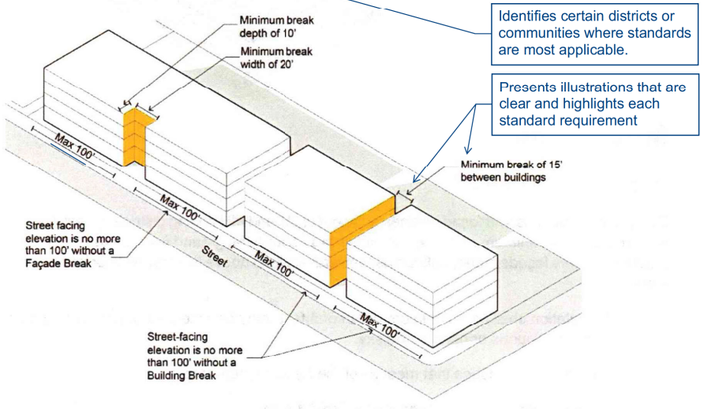
i) A Façade Break shall have a depth of no less than 10 feet. Additionally, a Façade Break shall have a width of no less than 10% of the building length or 20 feet, whichever is the greater.

ii) A Building Break shall provide no less than 15 feet of building separation. Buildings of 5 stories or higher shall provide a Building Break of not less than 20 feet of building separation.[1]

iii) These areas shall be activated with planted landscape material, and a maximum of 25 percent of the area may be paved.

Façade planes adjacent to R1 and MH zoning districts shall not exceed 50 feet in length without a Façade Break of at least 5 feet deep and 10 feet wide.

Identifies certain districts or communities where standards are most applicable.



Presents illustrations that are clear and highlights each standard requirement

Corner Treatments

Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the street facing Building Frontage/s:

a) A building entrance;
b) A change in height of at least 4 feet for an area 10 feet by 10 feet minimum;
c) A change in façade plane on upper stories of at least 5 feet in depth;
d) A change of façade material or texture (excluding windows, doors and railings);
e) A public open space or outdoor dining.

Establishes a clear list of design elements or features to implement as it relates to the standard

Provide additional municipal code sections as other related issues may apply

[1] Orange Municipal Code Section 17.19.090.B should be referenced for separation requirements where internal facing windows between buildings are involved.

CITY OF SANTA BARBARA - ODS

The latest effective as of March 27, 2025, this document starts with the California State law that requires housing project subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. It provides clear goals and relationship to General Plan.

Successful aspects:

- It identifies zones/districts/neighborhood by table and key map
- Covers a range of scales – site design, building types, frontages, and architectural design
- Provides an exceptions section
- Provides a definitions section
- Provides architectural style section that relates to the City's Municipal Code.
- The overall document is formatted in a table list format with keynotes that refer to graphics
- Very detailed description of standards and definitions
- Provides photo examples based on building typology and multiple photos
- Provides elements of different architectural styles and character defining features.

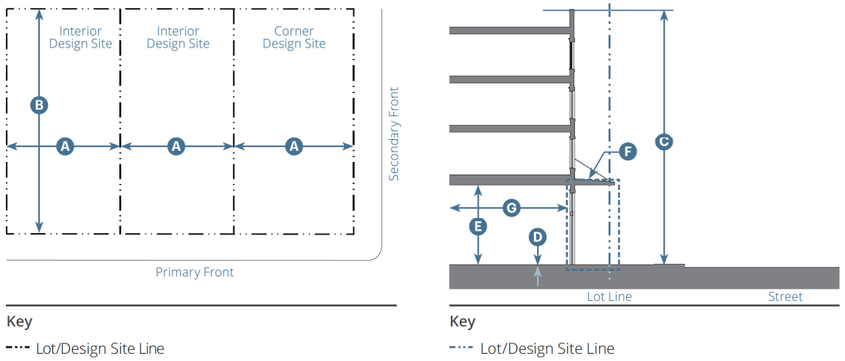
Unsuccessful aspects:

- Keynotes are too similar and hard to follow
- Text is very code format and can be overwhelming

DRAFT

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Screenshot of City of Santa Barbara ODS document



B. Building Types and Design Site Size

Allowed Building Types	Design Site Width (A)	Design Site Depth (B)	Standards
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	100' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
Large Multiplex	75' min.	110' min.	25.04.120
Large Courtyard	75' min.	120' min.	25.04.130
Downtown Building	25' min.	100' min.	25.04.140

Each design site shall have only one main building type.

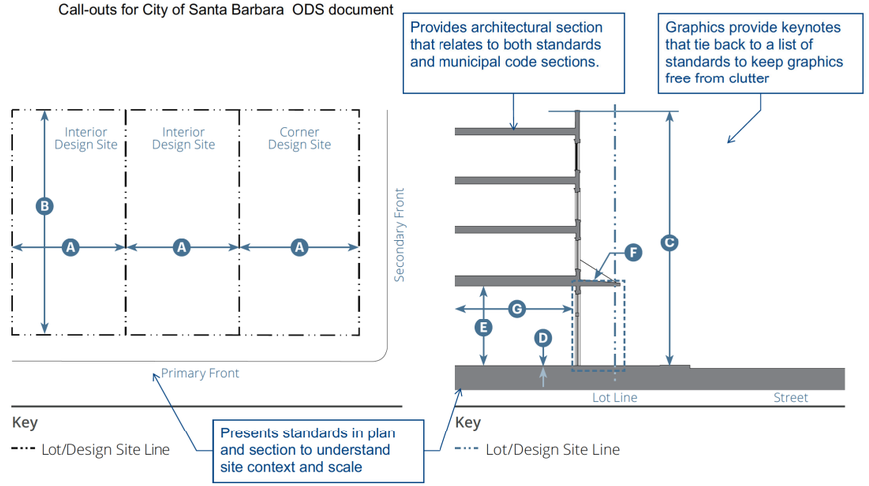
C. Building Form

Height		
Main Building		
Max. Stories	See standards in Chapter 25.04 (Building Types)	
Overall	48' max.	C
Ground Floor Finish Level		D
Residential	6" min.[1]	
Nonresidential	6" max.	
Ground Floor Ceiling		E
Residential	9' min.	
Nonresidential	14' min.	
Frontage	See Subsection F (Frontages)	F
Design Site Coverage		
Max. Building Footprint	See standards in Chapter 25.04 (Building Types)	
Depth, Ground-Floor Space		G
Cottage Court	12' min.[2]	
All Building Types	25' min.[2]	

[1] Common entries may be set at grade in compliance with local and federal accessibility standards.

[2] For occupiable space only. Projects on lots fronting State Street between Montecito Street and Sola Street are required to provide ground floor nonresidential uses.

Call-outs for City of Santa Barbara ODS document



B. Building Types and Design Site Size

Allowed Building Types	Design Site Width (A)	Design Site Depth (B)	Standards
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	100' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
Large Multiplex	75' min.	110' min.	25.04.120
Large Courtyard	75' min.	120' min.	25.04.130
Downtown Building	25' min.	100' min.	25.04.140

Each design site shall have only one main building type.

Takes into consideration different site conditions and building types per standard

Standards have an Astrix or footnote that relates to additional information, definitions, or local or federal code section

C. Building Form

Height		
Main Building		
Max. Stories	See standards in Chapter 25.04 (Building Types)	
Overall	48' max.	C
Ground Floor Finish Level		D
Residential	6" min.[1]	
Nonresidential	6" max.	
Ground Floor Ceiling		E
Residential	9' min.	
Nonresidential	14' min.	
Frontage	See Subsection F (Frontages)	F
Design Site Coverage		
Max. Building Footprint	See standards in Chapter 25.04 (Building Types)	
Depth, Ground-Floor Space		G
Cottage Court	12' min.[2]	
All Building Types	25' min.[2]	

[1] Common entries may be set at grade in compliance with local and federal accessibility standards.

[2] For occupiable space only. Projects on lots fronting State Street between Montecito Street and Sola Street are required to provide ground floor nonresidential uses.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

COUNTY OF SAN LUIS OBISPO – DESIGN GUIDELINES
The City of San Luis Obispo provides design guidelines that consist of design objectives, guidelines, and examples that retain and enhance the unique character of the County. This document is old, but upholds the diverse and unique qualities of village and urban areas.

Successful aspects:
- Focuses on specific centers, districts, downtowns, and development by use
- Detailed guidelines with measurable goals and clear examples
- Relates to other city documents for each guideline
- Very detailed definitions / glossary

Unsuccessful aspects:
- Outdated, so does not account for or promote certain uses or typologies
- Graphics may be misguiding due to over generalizing the design intent / goal

CITY OF TORRANCE – DESIGN GUIDELINES
The City of Torrance provides a quick-guide or reference to common Architectural styles, Architectural terms, and rehabilitation of historic buildings in the city: Architectural Design Guidelines | City of Torrance. This can be a example of a simple layout for descriptive architectural styles.

Successful aspects:
- Covers the main character defining features of each architectural style in 2 pages or less.
- Graphics are consistent with each other

Unsuccessful aspects:
- Photo illustrations are very traditional and doesn't account for new construction, where certain elements or features can be difficult to build but possible. Just needs more modern examples.

SCAG Objective Design Standards

In 2022-2023, the Southern California Association of Governments (SCAG) initiated a project to develop a common set of objective design standards that could then be tailored to the communities of Santa Monica, South Pasadena, Montebello and Santa Fe Springs. The standards were simple in nature and able to be inserted into the zoning code. However, ultimately, the needs of each community were very different, leading to limited utilization. Santa Fe Springs, which was seeking to create a new downtown, adopted the objective standards into its zoning code. However, in South Pasadena, the Planning Commission and community members felt that the standards did not adequately take into account that city's unique needs. In Santa Monica, the draft was reduced to a limited set of standards and ultimately not adopted. Montebello has not adopted its standards either. The project is exposes the conundrum of regional design standard efforts; community character and regulatory structure can be very different in different jurisdictions, leading to very different design standard needs. Projects either respond by becoming more focused on the particular jurisdictions involved and crafting standards for their unique needs, or abstracting the process into mere recommendations rather than implementable standards.

Strengths:
- Simple, clear diagrams
- Contains standards about unique topics, such as horizontal elements, enhancement of blank walls, security bars
- Simplified frontage regulations
- Menus of choices for modulation and façade composition

Weaknesses:
- Difficult to formulate a correct approach to some topics (for example, streetwall and massing) given the great diversity in built environment among the four cities
- No photographic examples
- No rationale provided for standards

San Joaquin Valley Objective Design Standards Guidebook
The Fresno Council of Governments led an effort to create a guidebook that could serve the entire San Joaquin, or Central, Valley. The background information is a good resource to help guide the structuring and utilization of Objective Design Standards.

Strengths:
- Includes a summary of legal considerations, including the difference between HAA (streamlined approval process) and SB35 (ministerial approval process).
- Gives good guidance as a regional document to local jurisdictions about the various methods of constructing objective design standards, and the considerations between these methods.
- Describes best practices which include the use of guidelines or intent statements to clarify the purpose and goal of statements, and allow flexibility
- Describes different approval processes for projects which meet standards, which meet the intent but not letter of the standards, or which do not meet the standards

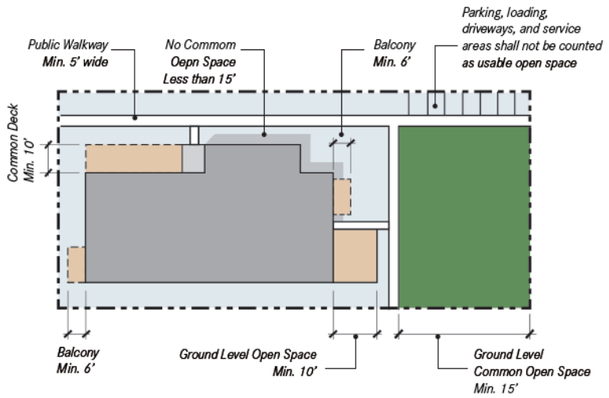
Weaknesses:
- Community character is less relevant to San Gabriel Valley
- Does not present actual recommended objective design standards

DRAFT

Western Riverside Council of Governments Objective Design Standards Toolkit
This toolkit was prepared in 2022; some cities later adapted and adopted it (e.g. Temecula). A chapter on landscape standards is particularly noteworthy.

Strengths:
- Includes landscape standards
- Graphics show multiple standards at once
- Provides thorough common open space standards

Weaknesses:
- Some standards are more appropriate to large, master-planned type projects more common in Riverside County



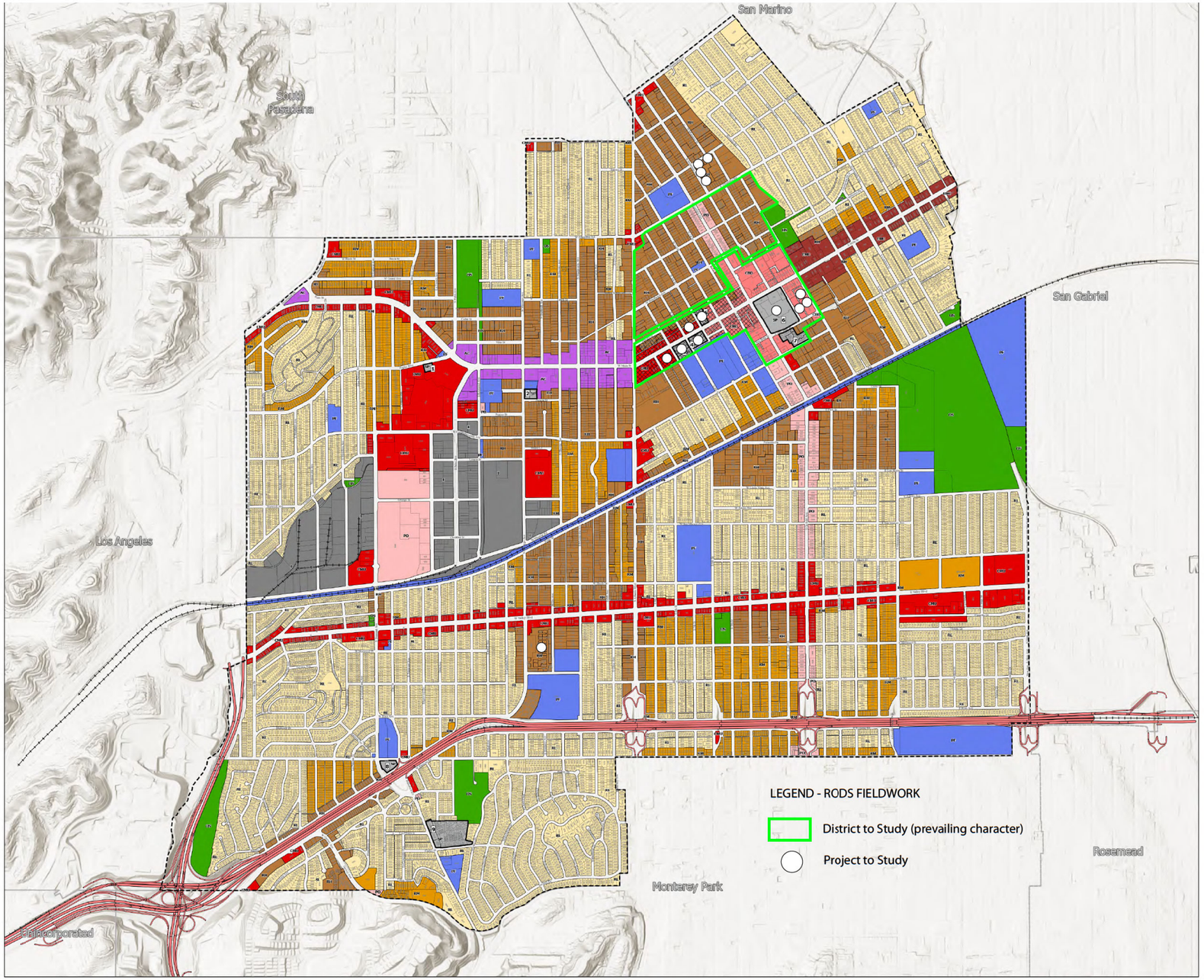
ABAG Objective Design Standards Handbook
This is a well-written, beautifully prepared guidebook for residential and mixed-use projects in the San Francisco Bay Area. The guidebook approaches the biggest issues in objective design standards holistically, with perspectives discussing the economic, design and community planning considerations of using such tools as building types, frontage types, and building modulation standards. It will be a useful resource when evaluating different design standards for the San Gabriel Valley.

Strengths:
- Provides a lot of explanation around the recommended standards, and complements regulatory diagrams with recommended and not recommended photographic examples
- Conducted interviews with developers to determine the impact of different types of objective design standards on economic feasibility
- Standards of particular interest include a more comprehensive list of frontage types, roof standards, and block and open space standards for large sites
- Attempts to classify the Bay Area into PlaceTypes where different standards will apply

Weaknesses:
- Standards and graphics are adapted from form-based codes, which may be more difficult to map on to cities' existing standards
- Mostly focused on high-density development
- Place Type application may be difficult in different jurisdictions

DRAFT

EXHIBIT C



City of Alhambra

Zoning Map

April 2025

MAP FEATURES
- City Boundary Specific Plan
- Boundary
- Railroad
- Freeway
- Ramp

ZONING DESIGNATION
- RL - Residential Low Density
- RM - Residential Medium Density
- RH - Residential High Density
- PO - Professional Office
- CBD - Central Business District
- CMU - Commercial Mixed Use
- EMC - East Main Commercial
- AC - Automotive Commercial
- SP - Specific Plans
- I - Industrial
- PF - Public Facilities
- OS - Open Space

OVERLAY DISTRICTS
- West Main Corridor

SPECIFIC PLANS
1 - 2300 Poplar Boulevard Specific Plan
2 - Marengo and Acacia Specific Plan
3 - Alhambra 5th and Main Specific Plan
4 - Alhambra Pacific Plaza - 300 West Main Street Specific Plan
5 - Casita de Zen Specific Plan
6 - Alhambra Place Specific Plan
7 - Alhambra - 100 Bay State Street Specific Plan
8 - 2500 West Hellman Avenue Specific Plan
9 - 2400 South Fremont Avenue Specific Plan

N W E S

0 0.25 0.5 Miles

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Alhambra makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for information contained in this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Base map and data from City of Alhambra Planning Division. Direct all inquiries to the City of Alhambra Planning Division at (626) 570-5034 or at planning@alhambraca.gov.

Drawn by Bucknam Infrastructure Group
Created on February 29, 2024

BUCKNAM INFRASTRUCTURE GROUP, INC

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

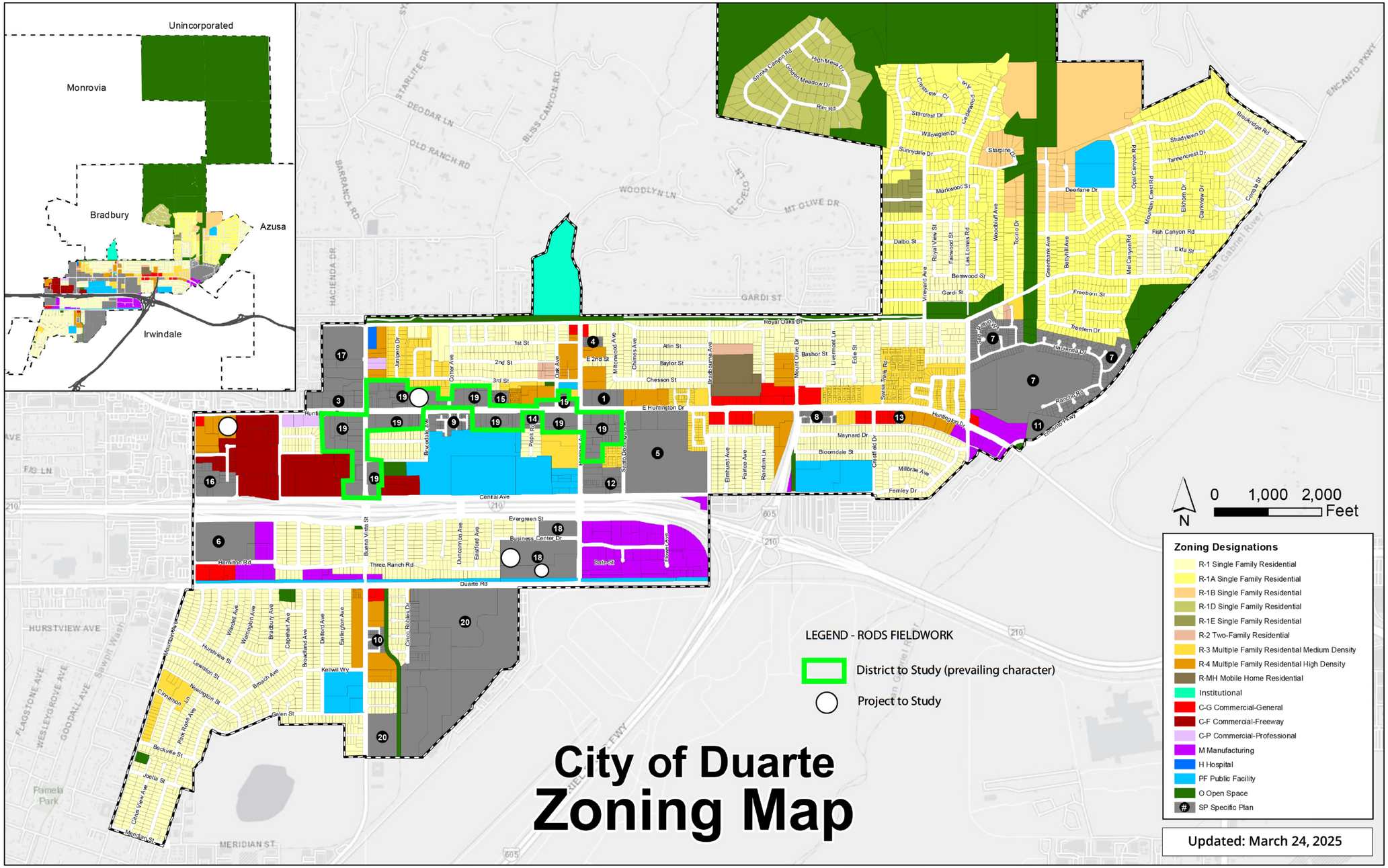
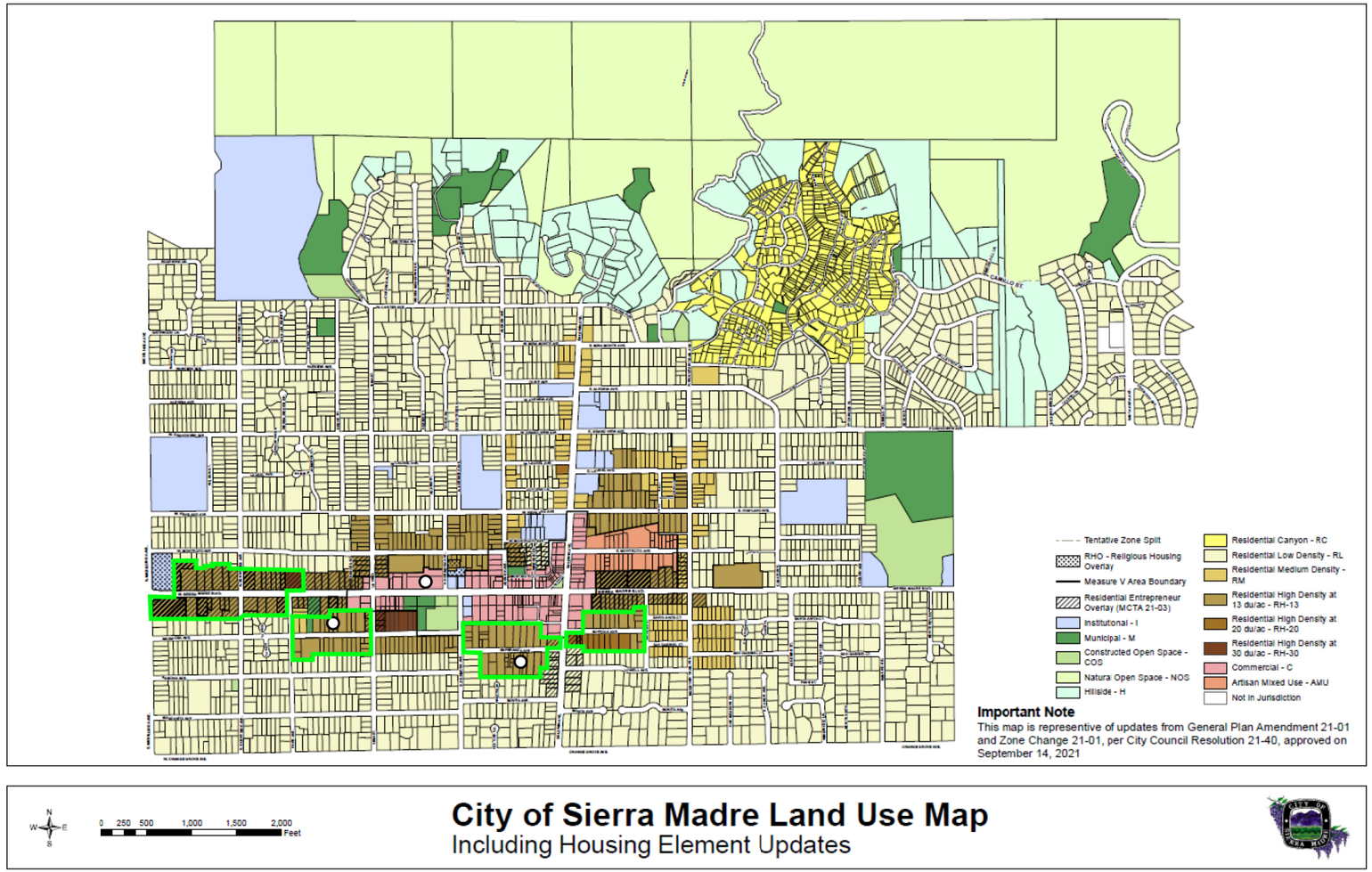


Figure 1-1 Land Use Map



Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group SGV
COG Objective Design Standards
25 September 2025

EXHIBIT D

DRAFT

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

District
Main St (area around Garfield and just west of garfield)
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1920's - 1950's	Renovations made to many/ façade improvements	Overall Good / Fair	yes

Height	Number of Stories	Estimated Height
	Older Buildings 1-2	15'-20'

Setbacks	Front	Side	Side	Rear
	0'	0'	0'	0'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat	Boxy	no/ 1 passthrough

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	American Commercial	flat roofs, brick, storefront windows, tight commercial spaces

Building Type	Typology
	Single story commercial

Defining Characteristics	Primary Street Facing Features
	Store front windows, recessed entry, corner entry, awnings, Prominent commercial signage

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing, Recesseced, glass storefront doors	Large store front windows	not clear

Material	Wall	Color	Roof	Hardscape
	Brick/ Stucco	Multi earth tones, shades of beige, brick	tar and gravel	Sidewalk, Cement planters

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Planters both built in and pots, palm trees	material change/ color	plants, flowers, trees (fair amount)

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Signage, parapets, awnings, brick/stucco façades	Minimal variations in storefront spacing, signage scale, and material changes	Shopfront/forecourt	walkable, car-oriented, active commercial/dining

General Notes:

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

District
Main St
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	Well Maintained	Good / Fair	No

Height	Number of Stories	Estimated Height
	Newer Buildings 1-5	20'-60'

Setbacks	Front	Side	Side	Rear
	0'	0'	0'	0'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Varied Flat/ Gable Towers	Rectangular geometretrical language, some buildings have geometry interupted by massing components or modular systems	no

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial Revival, Art Deco, American Commercial	Arches, Clay tile roofs, stucco walls	flat roofs, brick, large storefront windows

Building Type	Typology
	Podium, Single

Defining Characteristics	Primary Street Facing Features
	Ground Floor Retail, Large Store front windows, recessed entry, corner entry, awnings, Prominent commercial signage

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing, Recesseced, Corner Entries	Large store front windows	na

Material	Wall	Color	Roof	Hardscape
	Stucco	Multi earth tones, shades of beige, brick	Clay tile when visible	Passthroughs though building breaks

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Street trees	none consistent	Plantings (very minimal)

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Awning, Signage, balcony, window and opening variation	Color variance on facades, plane changes, varied heights, tower uses, fenestration, roof line breaks along parapets	Shopfront	podium parking access from side streets

General Notes:

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

District
RH ZONE
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	late 1960's–early 2000's	na	Fair – minor staining, aged stucco	No

Height	Number of Stories	Estimated Height		
	2 stories above tuck-under garage level.	25'		

Setbacks	Front	Side	Side	Rear
	Generally 10-15'	5-10'	5-10'	assume 10-15'

Building Form	Roof Geometry	Overall Geometry	Building Breaks	
	Predominantly gable roofs	Long, narrow massings, boxt structures	Symmetrical facades with central driveway recesses; repetitive architectural rhythms.	

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style		
	Spanish Colonial Revival–inspired, some craftsman	Stucco walls, red tile roofs, arched windows, balconies, Pitched Roof/ Front Porch/		

Building Type	Typology			
	Walk-Up / Courtyard / Podium Hybrid, residential units above garages with central access driveways.			

Defining Characteristics	Primary Street Facing Features			
	Projecting gables, arched window bays, recessed central driveways with garages.			

Fenestration and Openings	Doors	Windows	Other Openings	
	Street Facing, neutral color	Front: multi-pane arched windows; Sides: rectangular sliding	Not Clear	

Material	Wall	Color	Roof	Hardscape
	Smooth stucco finish, light-colored.	Beiges.	Red clay or concrete tiles/ Shingle	Front Steps, Sloped drive entries, curb cuts, retaining walls near driveways.

Landscape Features	Primary Features	Hardscape Features	Softscape Features	
	Shrubs, Grass, Small trees, low maintenance plants	walk way rocks	rocks	

Primary Elevation	Primary Features	Articulation	Frontage Type	Other

DRAFT

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

District
Huntington Dr
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1950's-1980's	Partial: some repainting, modern signage, minor repairs or remodels	Fair: roof and façades show wear; signage and landscaping are maintained	City Hall?

Height	Number of Stories	Estimated Height
	1,2	15'-20'

Setbacks	Front	Side	Side	Rear
	20'	10'	10'	15'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable, Low pitch hip	Boxy/ eculidean	none to minimal

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial	Arches, Clay tile roofs, stucco walls	

Building Type	Typology
	Commercial, strip mall, motel apartment

Defining Characteristics	Primary Street Facing Features
	Spanish features, decorative parapet, street/car oriented commercial

Fenestration and Openings	Doors	Windows	Other Openings
	Aluminum/glass storefront, neutral colors	Small to medium, recessed, rectangular	none observed

Material	Wall	Color	Roof	Hardscape
	Stucco, Tile details	Beige / Off-white	Clay tile	Concrete sidewalks, asphalt lots

Landscape Features	Primary Features	Hardscape Features	Softscape Features	
	Palm trees, shrubs	Concrete paths, driveways	Grass patches, small hedges	Minimal

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Recessed entries, canopy	Minimal depth or plane changes, typical articulation coming from overhangin pitch of roof or some sort of parapet feature	Commercial Storefront, Parking lots	podium parking access off main street

General Notes:
walkable, strip mall, small-town, typical spanish style homes and commerical buildings, some ranch style/townhome

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

District
Esperanza Ave/Suffolk Ave
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1950's-1980's	Minimal, some repainting, possible rennovations	Fair: overall well kept, signs od age but maintained well	possible

Height	Number of Stories	Estimated Height
	2	20'-25'

Setbacks	Front	Side	Side	Rear
	15'	5'	5'	not clear

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable,	Boxy/ eculidean	breaks in cases for some townhome style homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial / Ranch Style	Arches, Clay tile roofs, stucco walls	Brick base, shingled upper façade, symmetrical fenestration

Building Type	Typology
	Apartment (2-story)/ multi-family residential

Defining Characteristics	Primary Street Facing Features
	Walkways/steps, street oriented doors, windows, planting, driveways visible, dense evergreen screening

Fenestration and Openings	Doors	Windows	Other Openings
	Typical residential front doors (varied windows)/ some cases iron gate	Small to medium, sliders/double hung	none observed

Material	Wall	Color	Roof	Hardscape
	Stucco, brick	Beige / Off-white/ blues	Clay tile/ Shingle	Concrete sidewalks, Walkways, Steps, Driveways

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, Lawns	Concrete paths, driveways, Steps, Walkways	Lawn strips, roses, bushes

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Flat façade with central entry, raised yards, brick and material change on façade	Minimal plane change, Some Articulation with balconies and gable protrutions	Stoop, Yard	

DRAFT

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
25 August 2025

EXHIBIT E

DRAFT

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
116 Mclean St
City: Alhambra

similar façade to 630 stoneman, simpler in detail as far as projections and greening

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	maintained no singificant changed noticed	Good, Maintained façade and landscaping	No

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	20'	10'	10'	10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Boxy	between homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish	Red clay roof tiles, arched entries, stucco and stone veneer

Building Type	Typology
	Townhouse

Defining Characteristics	Primary Street Facing Features
	entry stoop projection, gables, landscaped walkways, symmetrical units

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing arched dark wood, decorative glass	multi pane, recessed symmetriccal	not clear

Material	Wall	Color	Roof	Hardscape
	Stucco with stone veneer	Warm beige with earth tone	Clay Tile	Concrete drive, steps, retaining walls, gate

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Shrubs, hedges, trees	Walkways/ steps, planters	Flower beds, low hedges, ground cover wood chips

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arched entries, symmetrical windows, tile rooflines	Plane changes, use of recess and projection in the vertical elements	Stoop	1/2 subterranean parking access off main street

Evaluation:
Strengths: Appropriate openings for the Spanish architectural style Weaknesses: High planters/landscaping percentage reducing usability,Lacking in ornamentation or detail, e.g. wrought iron,Position of the open space is a little too open to the street; could have recessed entry, trellis element, or more enclosed with buildings. Lack of privacy.

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
102 Mclean St
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	New/ well maintained	Good / well maintained	No

Height	Number of Stories	Estimated Height
	2	25'

Setbacks	Front	Side	Side	Rear
	10'	5-10'	5-10'	5'-10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Rectilinear geometrical language, repeating elements, rectangular blocks with linear moduluation.	between homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Craftsman	Pitched Roof/ Front Porch/ Tapered Columns/ Lap Siding

Building Type	Typology
	Townhouse

Defining Characteristics	Primary Street Facing Features
	Porches/ gables/ window, columns/ walkway

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing, neutral color	multi pane, recessed symmetriccal	not clear

Material	Wall	Color	Roof	Hardscape
	Lap Siding	Shades of beige	Shingle	Front Steps, stone veneer

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Shrubs, hedges	material change/ color	Flower beds, low hedges, ground cover wood chips

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Gable details, columns stone veneer, almost arcade like porch windows and door façade over very symmetrical and organized	Upper floors stepped back from façade, Plane changes, varied heights, tower use, fenstration	Porch/ Stoop	1/2 subterranean parking access off main street

Evaluation:
Strengths: Clear Craftsman style, second level pop-outs, exposed gable beams, detailed gable transitions, tapered porch posts, brick piers with caps, white corner trim, consistent window and corner detailing, subterranean parking, driveway median softens apron, landscape buffer at patios Weaknesses: Shallow or faux porches lacking weather protection, unactivated center courtyard, faux porches not functional, 6x6 or 8x8 planters (underutilized)

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
1419 Benito Ave
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2010's	New Development	Good	No

Height	Number of Stories	Estimated Height
	3	35'-40'

Setbacks	Front	Side	Side	Rear
	15'	5-10'	5-10'	10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable, hipped	Boxy/ Vertical	Recessed entries and balconies at each level; façade steps back at upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Contemporary spanish	Stucco, clay tile accents, arched entries, iron balcony railings, stone veneer	

Building Type	Typology
	Walk-up, Townhouse/ multi-family

Defining Characteristics	Primary Street Facing Features
	Balconies, arched recessed entries, alternating materials (stucco & stone), small private patios

Fenestration and Openings	Doors	Windows	Other Openings
	Street-facing, solid, earth-tone, recessed	Flush and recessed, white-framed, double-hung & sliding	Recessed balconies, vent openings

Material	Wall	Color	Roof	Hardscape
	Stucco and stone veneer cladding	Beige, tan, natural stone□	Clay tile	Walkways, entry steps, raised planters

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Small trees, structured hedges	Concrete walkways, raised walls	Grass, low shrubsm, low maintenance planting

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Covered balconies, arched entries, stone/stucco contrast□	Varied planes, recessed and protruding elements, textured materials	Porch, yard, balcony	Low garden walls, separated unit entries, no visible utility elements

Evaluation:
Strengths: Sufficient building modulation, shed roof at primary entry with arched opening, decorative ironwork and awnings compatible with Spanish style, consistent use of Spanish elements like tile vents, arched openings, single-leaf wood entry door Weaknesses: very repetitive with minimal variation across 900 ft block, no public access or breaks along frontage, scattered and disjointed layout, weak corner definition, ineffective third-story stepback, lacks base/middle/top organization, repetitive square modules create monotonous rhythm, heavy and overwhelming cinder block and split-face walls, no clear frontage for unit entries, oversized cornices and window details, unbalanced porch covers, inconsistent application of Spanish style, lacks asymmetry and shape variety, underscaled window shutters

DRAFT

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
630 Stoneman
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	New/ well maintained	Good	No

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	20'	5-10'	5-10'	5'-10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Boxy	between homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish	Red clay roof tiles, arched entries, stucco and stone veneer

Building Type	Typology
	Townhouse

Defining Characteristics	Primary Street Facing Features
	entry stoop projection, gables, landscaped walkways, symmetrical units

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing arched dark wood, decorative glass	multi pane, recessed symmetriccal	not clear

Material	Wall	Color	Roof	Hardscape
	Stucco with stone veneer	Warm beige with earth tone	Clay Tile	Concrete drive, steps, retaining walls, gate

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Shrubs, hedges, trees	Walkways/ steps, planters	Flower beds, low hedges, ground cover wood chips

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arched entries, symmetrical windows, tile rooflines	Plane changes, use of recess and projection in the vertical elements	Stoop	1/2 subterranean parking access off main street

Evaluation:

Strengths:
Provides architectural details that are consistent with the selected Spanish style, including tile decorative vents, arched openings, and a single-leaf solid wood door at the primary entry.

Weaknesses:
Proportions are a bit off; cornices are too large and visually dominant. Porch cover and window details are oversized and appear unbalanced relative to the building massing. There is a lack of consistency in the application of the architectural style—Spanish architecture typically embraces asymmetry and a mix of shapes, which is not well-reflected here. The overall composition of the façade feels disorganized. Window shutters are not appropriately scaled to the window openings.

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project / District (circle one): Casita de Zen Specific Plan
Street (for districts): West Main Street & North 3rd Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2015	*Semi-private interior wall finish improvments*	*Good*	*No Historical Relevance*

Height	Number of Stories	Estimated Height
	5	*55 - 60 ft.*

Setbacks	Front	Side	Side	Rear
	1 foot	*1 to 3 feet (street side)*	*0 feet (interior side)*	*6 feet*

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable & Hipped roofs	*Vertical*	*1 to 3-foot depth for every 10 feet @ ground level* *6-foot depth for every 10 to 20 feet @ 2nd – 4th floors* *3-foot depth for every 30 feet @ 5th floor*

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish Revival	*Arched openings, heavy roofing, upper level balconies, ironwork, wide range of opening sizes, emphasis on overall structural mass*

Building Type	Typology
	Podium with garage and commerial at ground level and residential and courtyard at upper levels

Defining Characteristics	Primary Street Facing Features
	Open trellis structures, decorative railing, fence, and grilles, decorative gable vents, and corner rotunda

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing or arcade facing, black and grey aluminum door frame, double swing at street level and sliding at balconies	*3x4 sliding, 2x casements, and garden windows, flush with detailed reveals or thickened surround, proportioned per interior program*	*Graden window and prefabricated garage grille/railing for fresh air intake.*

Material	Wall	Color	Roof	Hardscape
	Smooth stucco, 1" stucco reveals, course belt trim between 4th and 5th floor, stucco columns	*Grey, tan, and white walls; green roof fascias; black and brown ironwork, brown wood elements, and black and grey windows and doors*	*Red slate roof tiles with half-round edges. Soffit underside of roof eave (boxed)*	*Scored and colored concrete*

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Vines on courtyard trellis, perimeter landscape screening, and shrub/green walls	*Concrete walkways and driveway*	*Gravel in landscape areas at ground level*

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Pop-out balconies, corner rotunda, void at upper levels due to open courtyard.	*Material Changes at windows and at different floor levels, Changes in Plane vertically due to balconies, stairswells, courtyards, or primary entry points, Proportions of Openings to Wall is larger at ground level then upper levels.*	*Shopfront and residential lobby, Arcade to parking and retail/resturants, and covered dining areas, and open parking garage at ground level*	*Decorative fencing, awning, exterior seating, art feature, and exterior light fixtures, Utlitiy Location at roof*

Evaluation:

Strengths:
Residential portion of facade seems good, level of modulation may be appropriate

Weaknesses:
Not consistent enough between podium & residential area (no common language of forms)
corner turret may be the wrong move; not large enough to be usable on the ground floor & not enough separation; moved the entry from its intended location at the corner,roof is too busy, Would have been better to break massing on Main - crowds street too much?

DRAFT

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project / District (circle one): Alhambra Pacific Plaza - 300 West Main Street Specific Plan
Street (for districts): West Main Street & South 3rd Street & 4th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2016	Commerical signage and awning improvements	Good	No Historical Relevance

Height	Number of Stories	Estimated Height
	5	55 - 60 ft.

Setbacks	Front	Side	Side	Rear
	3-15 foot	3 -6 feet (street side)	3-6 feet (street side)	25 feet

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Shed & Hipped roofs	Vertical with mass podium	3 to 15-foot depth for every 15 feet @ ground level 2-foot depth for every 10 to 20 feet @ upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Mediterranean	Arched openings, barrel roofing, upper level balconies, heavy base, emphasis on wall and window details

Building Type	Typology
	Podium with garage and commerial at ground level and residential and courtyard at upper levels

Defining Characteristics	Primary Street Facing Features
	Trellis structures, decorative railing, decorative trim and course belt, and corner rotunda

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing or Arcade facing, Silver aluminum door frame, Double swing at street level and sliding at balconies	3x4 to 4x5 sliding and 2x3 single-hung, flush with stucco surround trim, organized in a serial rythum	Square openings for garage fresh air intake, and 15-20 foot tall storefront windows with grids

Material	Wall	Color	Roof	Hardscape
	Smooth stucco, stone base that wraps around the ground floor, 1" stucco reveals, course belt trim, cornice trim, stucco band & decorative trim	Grey, tan, and white walls; red awnings; black ironwork, green/brown trellis, and white windows and door frames	Terracotta-colored Barrel roof tiles with half-round edges. Soffit underside of roof eave (boxed)	Scored concrete

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Potted plants along public sidewalk	Concrete walkways and driveway	Planting at ground level

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Recessed balconies, corner rotunda (octagon shape), side entrance plaza / public amenities space	Material Changes at storefront base and building modulations, Changes in Plane due to balconies, grouped windows, and primary entry points, Proportions of Openings to Wall is larger at ground level then upper levels.	Storefront, Public plaze with Arcade to parking and residential lobby, and uncovered dining areas, and open parking garage at ground level facing the rear	Decorative railing, fabric awnings and metal canopies, public seating/ art feature, and exterior light fixtures, Utilitiy Location at roof

Evaluation:

Strengths:
More attention to storefront details, awnings, bulkhead, datum line at top of the podium, Clear base/middle/top, Stepback helps,
Intent with trim and material change - around archways, vertical modules

Weaknesses:
Plazas are not as useable (shallow)
Entryway moved from the indicated/designed location

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project / District (circle one): Plaza on Main
Street (for districts): West Main Street & South 4th Street & 5th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1926 (305 W Main St) 1999 (369 W Main St)	Storefronts & Bulkhead renovations	Moderate	305 W Main St - No Historical Relevance 369 W Main St - No Historical Relevance

Height	Number of Stories	Estimated Height
	5	55 ft.

Setbacks	Front	Side	Side	Rear
	0 - 6 inches	1 feet (street side)	0 feet (interior side)	0 feet (facing alley)

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat roofs	Staggered Mass / Modular	1-5-foot depth for every 15 feet @ ground level 1-foot depth for every 20 feet @ upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Artdeco (305 W Main St) Contemporary (369 W Main St)	Geometric forms and details, symmetrical building mass (305 W Main St) Arched openings, geometric shapes (369 W Main St)

Building Type	Typology
	Horizontal simple block (305 W Main St) Podium with garage and commerial at ground level and residential with central courtyard (369 W Main St)

Defining Characteristics	Primary Street Facing Features
	Simple horziontal railing, fabric awnings, and rounded corner entrance

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing, Horziontal arcade, Double swing storefronts at street level and sliding at balconies	3x4 fixed, vertical serial rythem (305 W Main St) 3x4 - 4x4 sliding, (369 W Main St)	Square openings for garage fresh air intake, and 15-20 foot tall storefront windows with grids

Material	Wall	Color	Roof	Hardscape
	Stucco and Reflective Tile, stucco reveals, iron work	Red, grey, tan, and brown walls; blue awnings; red and brown ironwork, white windows and door frames	Flat roofs, parapet with no ornimentation, simple cornice	Concrete

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Vines growning on metal trellis	Concrete walkways and driveway	Planting at ground level

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Fabric awnings (305 W Main St) Recessed balconies, arched openings, curved corner facade (369 W Main St)	Material Changes at podium and organized horizontally, Changes in Plane due to balconies and upper floors which are stepped back, Proportions of Openings to Wall is low	Large spans of Storefront, Arched openings at entry, breeze way at corner	Geometrical railing and grilles and fabric awnings, Utilitiy Location at roof

Evaluation:

Strengths:
Landscaping frames paseo, open paseo into site. Storefronts at paseo are less framed
Clear material transition base/middle/top
Four stories no setback
Transition into plaza

Weaknesses:
Bulkhead couldve been a more textured material. Overall stucco on ground floor is not too bad, because it has diferent shades and lines through it.
Roughly 100' wide simple box form on Main St is good, but 150' simple box form on 3rd St may be too long.

DRAFT

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project / District (circle one): Alhambra 5th and Main Specific Plan
Street (for districts): West Main Street & South 4th Street & 5th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2012	*Semi-private interior wall finish improvments*	*Good*	*No Histrical Relevance*

Height	Number of Stories	Estimated Height
	4	*50- 55 ft.*

Setbacks	Front	Side	Side	Rear
	1 - 15 feet	*1 ft (street side)*	*1 feet (interior side)*	*15 feet*

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Hipped and Flat roofs	*Combination of Vertial and Box mass*	*1-foot depth for every 10 feet @ ground level* *1 to 6-feet depth for every 10 feet @ upper floors*

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Mediterranean	*Arched openings, barrel roofing, upper level balconies, heavy base, emphasis on column, window, and roof details*

Building Type	Typology
	Semi-Podium with ground floor commerical storefronts and residential lobby entrances

Defining Characteristics	Primary Street Facing Features
	Corner entry, side plaza, landscape buffer between street and sidewalk, focal landscape features

Fenestration and Openings	Doors	Windows	Other Openings
	Commercial doors are Street Facing, residential are facing courtyard, black aluminum door / storefront frames	*30"x48" hung windows, flush with stucco surround trim, proportions are small and similar throughout*	*Garage openings with metal grille*

Material	Wall	Color	Roof	Hardscape
	Stucco walls, course belt, cornice, bracket details, surround trim	*Multi-color, color focused on window groups, different color for base*	*Red clay tile, flat parapet roofs*	*Scored concrete and pavers*

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Potted plants and ground shrubs	*Scored concrete and brick pavers at courtyard*	*Shrubs on dirt at side yards*

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Metal canopies along sidewalks, recessed and extended balconies, metal awnings	*Material change at the base stucco to smooth concrete, Changes in Plane at corners and at open plaza, Proportions of Openings to Wall is well balanced*	*Shopfront along the street sides, Residnetial Lobby and covered porch at courtyard, and at grade covered parking in the rear*	*Prefabricated decorative fencing, railing, and grilles, Utlitiy Location at roof, No public seating, Courtyard semi-private seating*

General Notes:

North side, between 4th and 3rd Streets, Feels very bottom-heavy, No consistency between podium and upper levels,Lack of trim/changing material at balconies, Retail not inviting: lacks articulation, simple columns, low transparency, too dar.
Corner residential units need more transparency and exposure to both sides,Arcade dimension is too narrow

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project / District (circle one): Alhambra Regency Plaza
Street (for districts): West Main Street & South 5th Street & 6th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2004	*No improvements or renovations*	*Good*	*No Histrical Relevance*

Height	Number of Stories	Estimated Height
	5	*55-60 ft.*

Setbacks	Front	Side	Side	Rear
	0 to 20 feet	*1 to 2 feet (street side)*	*1 to 3 feet (street side)*	*10 feet*

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable & Flat roofs	*Staggered Mass / Modular*	*10-feet depth for every 10 to 20 feet @ ground level* *6-foot depth for every 10 feet @ 2nd – 4th floors* *1-foot depth for every 10 to 20 feet @ 5th floor*

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Contemporary	*Geometric building forms, symmetrical building mass, emphasized grid system*

Building Type	Typology
	Podium with commercial and garage at ground level, residential and amenities on top

Defining Characteristics	Primary Street Facing Features
	Arcade, breeze way, side and corner plaza area, fixed seating, and metal trellis structures

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing for commerical and residnetial lobby, double doors for commerical and sliding for balconies, silver color, aluminum	*3x5 and 5x5 sliding with fixed bottom, flush with trim top, Proportion is similar in height varies in width*	*Arched fixed upper window and arched garage openings*

Material	Wall	Color	Roof	Hardscape
	Stucco and tile wall finish, course belt and Cornice	*Multi-color with white, pink, and brown walls, white trim, blue railing, grilles and trellis*	*Flat parapet roof and staning seam metal roof on gable, white cornice and blue metal roof*	*Scored colored concrete, diamond shape*

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Focal planters at plaza, potted plants, and ground level planting	*Scored colored concrete with decroative geometic design*	*Planters at grade*

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Horiztonal trim details on walls and columns, covered arcade and open plaza walkways, trellis structures, and recessed balconies	*Material Changes at bulkhead level, Changes in Plane at plaza and openings, Proportions of Openings to Wall are well-balanced*	*Shopfront along sidwalks and facing the plaza, residential lobby at arcade, at grade parking located at the rear*	*Prefabricated fence and grilles for garage, Utlitiy Location on the roof, and public seating with canopy*

Evaluation:

Strengths: Consistent use of shapes, between 5th and 6th St, color palette is pastels — of its time, planter buffer at the landscaping makes sense + outdoor dining (only uses that work)

Weaknesses:
Too much stepping back — overly complex, not needed along the whole block, reads as a four-story building, could have more awnings, colored or stamped concrete to differentiate the plaza from the sidewalk.

DRAFT

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
1750 Fasana Rd
City: Duarte

Solana/ Esperanza

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2020's	New	Good	No

Height	Number of Stories	Estimated Height
	5	60'-65'

Setbacks	Front	Side	Side	Rear
	5'-10' (landscaped)	0'-5'	0'-5'	20' / not clear

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat	Boxy/ Vertical modulation	Massing articulation with breaks, open space breaks along façade

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Contemporary/ Urban modern	Metal panel cladding, exposed steel framing, large storefront glazing	

Building Type	Typology
	Podium Apartment (Leasing/amenity at ground, parking behind)

Defining Characteristics	Primary Street Facing Features
	varied cladding textures, deep entry recesses, retail-scale glazing, balconies, Large Signage

Fenestration and Openings	Doors	Windows	Other Openings
	Commercial-grade glass double doors at leasing office, other entry to amentiy and courtyards along street	Modern windows, flush and recessed; some double and some singular□	Recessed balconies, no visible skylights

Material	Wall	Color	Roof	Hardscape
	Metal siding, Cement	Multi-color scheme (dark gray, beige, burgundy red, black trim)	Tar and gravel	Concrete sidewalk, curb ramps, integrated tree wells

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Small street trees, structured landscaping	Concrete sidewalks, tree grates	Decorative grasses, shrubs, small planters near entry

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Metal/wood vertical siding, large glass lobby, balconies	Material/plane changes, offset balconies, vertical massing breaks	Lobby	Large signage, directional signage to parking

Evaluation:

Strengths:
Clear and even distribution of building block widths, consistent use of steel/industrial aesthetic, massing is broken up at an appropriate rhythm, clear horizontal datum and window organization, emphasized building corners with stark colors and corner balconies, wraparound human-scale canopy at corners, complementary and well-coordinated color and materials palette, large freeway sign hides parking, ground-floor open spaces on some frontages, sufficient landscape buffer between private patios and sidewalk.

Weaknesses:
Building crown lacks roofline breaks or modulation, individual unit entries at ground level lack articulation and character, frontages are dominated by solid privacy walls, unclear how frontage types were incorporated, overall building height lacks variation.

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
1413 Huntington Dr
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	New	Good	No

Height	Number of Stories	Estimated Height
	4	45'-55'

Setbacks	Front	Side	Side	Rear
	5'-8'	0'-5'	0'-5'	15'-20'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat	Boxy	60' break

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Contemporary	Brick/stucco contrast, symmetrical facade, defined window framing, cornice details	

Building Type	Typology
	Podium (mixed-use or multi-family over parking)

Defining Characteristics	Primary Street Facing Features
	Tall street-level retail windows, balconies, pedestrian-friendly entrance, vertical brick columns

Fenestration and Openings	Doors	Windows	Other Openings
	Street-facing glass entries (retail)	Repetitive double-hung style, flush	Balconies on 2nd & 3rd floors

Material	Wall	Color	Roof	Hardscape
	Stucco and brick	Multi-color (tan, olive green, brown)	Tar and gravel	sidewalk, curb planters

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Street trees in grates	Concrete sidewalks, curb planters	Small planting beds (minimal)

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Brick columns, balconies, defined window cornices	Material changes, plane shifts at balconies, color banding	Shopfront	podium parking access off main street

Evaluation:

Strengths:
Use of decorative paving materials to highlight plazas and commercial frontage, Use of multiple materials that are durable, Variation of metal canopies over storefronts that are human scale and consistent with the overall building character. Use of cornice or crown details that create horizontal breaks in the building mass while adding detail to the façade.
Horizontal articulation/modules are OK, plaza is a good size and user-friendly with a central public art element, commercial and parking entrances are clearly indicated, lacks upper-floor modulation and roofline variation

Weaknesses:
Lack of depth and little definition defined by recessed openings and building façade modulation.
Parking garage entrance takes up a lot of usable storefront space. Parking garage should be located on the secondary or tertiary frontage.

DRAFT

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
1200 Olivia Court
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2010's	New	Good	No

Height	Number of Stories	Estimated Height
	3	35'-45'

Setbacks	Front	Side	Side	Rear
	15'	0'-5'	0'-5'	20'? (measured on google maps, could be less just built to 20' for car access)

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Euclidean with projections	Breaks for courtyard and garage on lot

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Mediterranean / Spanish Revival	Red tile roof, arched entryway, stucco walls, shuttered windows, simple ornamentation	

Building Type	Typology
	Walk-Up Townhomes (Garages Below)

Defining Characteristics	Primary Street Facing Features
	Repetitive gable roofs, decorative shutters, entry arches, stucco cladding, private garage entries

Fenestration and Openings	Doors	Windows	Other Openings
	Residential-scale entry doors, garage doors□	Multi-pane horizontal windows; some projecting bay windows; small punched windows	Small arched entry recess; no balconies or skylights visible

Material	Wall	Color	Roof	Hardscape
	Smooth stucco exterior	Cream / beige with darker accents	Red clay tile	Paver driveways, concrete sidewalk, garage access

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Formal entry landscaping with hedges and sign	Paver driveway, concrete sidewalk	Shrubs, groundcover, small trees, flowering beds

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arched entry, window shutters, projecting bays	Roof projections, bay windows, recessed entries	at grade entry	Neighborhood signage (OLIVA), minimal fencing

Evaluation:

Strengths:
Provides window details consistent with selected architectural style, pop-outs create depth and break up building mass, pop-outs compatible with Spanish architecture, well-distributed elements like iron grilles, awnings, shutters, and attic vents, sufficient landscape and setback buffer at ground-level patios, decorative paving at driveway and walkways, craftsmanship elements and accent points at building corners, consistent application of architectural style, good stoop frontage with landscaping transition, muted earth tones with contrasting trim, variation in modules adds interest, proportional shutters complement window scale, gutters and downspouts used as intentional visual elements

Weaknesses:
Window color, materials, and grid style are inconsistent with the overall palette, window grid style lacks definition and does not reflect true divided lights

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
70 Esperanza Ave
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	Landscaping Improvements, Most likely painted	Good, building and landscaping well maintained	no

Height	Number of Stories	Estimated Height
	3	30'-35'

Setbacks	Front	Side	Side	Rear
	20'	5'-10'	5'-10'	5'-10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable/Hipped	Boxy	Breaks in massing across unit sections

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Contemporary Traditional	Stone detatils, white trim, gabled roofs, covered entries, lodge like	

Building Type	Typology
	Multifamily/ Townhome

Defining Characteristics	Primary Street Facing Features
	Covered entryway, stone veneer, balconies, well landscaped.

Fenestration and Openings	Doors	Windows	Other Openings
	Glass paneled double door faces drive way loop for lobby, Street-facing, wood for townhomes	Flush, multi-pane windows.	Balconies

Material	Wall	Color	Roof	Hardscape
	Stucco, Stone Veneer, Wood Trim	Shades of olives and green	Shingle	Concrete sidewalks, Walkways, Driveways/ drive loop, drive pavers, Stone Veneer

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, bushes	Walkways, Stone along column bases, Stone Veneer wall at driveway	Lawn, flower beds, planter areas

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Covered entries, balconies, varied windows	Variations in massing, recessed balconies, contrast in materials, trim color, plane shifts, Town homes use projections nicely	Lobby	Subterranean parking access from west

Evaluation:

Strengthen:
Building staggers or steps back to reduce overall scale from the public right-of-way, appropriate building details for style such as course belt trim, recessed windows, wide overhangs, and exposed structural beams, use of multiple materials such as stone, stucco, and wood appropriate for the style, large covered porch emphasizes building entry, stepbacks attempt to reduce perceived massing, project includes elements that reference style despite varied surrounding context

Weaknessses:
overall building scale feels oversized relative to neighborhood, stepbacks only partially effective in reducing massing, porte-cochere creates an inactive and unengaging frontage, project exceeds low-rise character of surrounding area, front setback is too deep and weakens relationship to street, lacks a clear frontage type to primary building entry for pedestrians

DRAFT

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
405 Mariposa Ave
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	Not Clear	Not sure if improved or just maintained.	Good, building and landscaping well maintained	no

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	10'-15'	5'-10'	5'-10'	15'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable/Hipped	Boxy/ Euclidean	Yes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial / Ranch Style	Arches, Clay tile roofs, stucco walls	

Building Type	Typology
	Multifamily

Defining Characteristics	Primary Street Facing Features
	Arched porch, decorative tiled stairs, balconies, varied landscaping

Fenestration and Openings	Doors	Windows	Other Openings
	Arched wood door	Flush, Symmetrical	Balconies

Material	Wall	Color	Roof	Hardscape
	Stucco	Off-white or cream	Clay tile	ADA Ramps, Concrete sidewalks, Walkways, Steps, Driveways

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, courtyard	Brick/Tiled Paths, Decomposed Granite, Ramp	Trees, shrubs, planters, flowering plants

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arcade walkways, corner feature, awnings, courtyard	Recessed arches, varied wall planes, symmetry with small shifts	Porch/Stoop	Driveway access with gate to the west.

Evaluation:

Strengthen:
Appropriately scaled for the neighborhood, building features consistent with Spanish style such as decorative railings, stone door trim, and exposed rafter tails, significant setback with ample landscaping between patios and sidewalk, decorative paving at driveway and walkways, multifamily building appears like single-family which integrates into the neighborhood, well-articulated massing, strong frontage appeal that engages the street, well-maintained landscaping enhances curb presence, integrated ramp and stair access, authentic Spanish elements like archways and tiled roofs

Weaknesses:
Lacks a clear frontage type to private units or common space such as a stoop or defined entry feature

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
245 W Sierra Madre Blvd
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2010's	Not sure if improved or just maintained.	Good, building and landscaping well maintained	no

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	10'	10'	10'	10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable/Hipped	Boxy/ Horizontal	yes, courtyard

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial / Ranch Style	Arches, Clay tile roofs, stucco walls	

Building Type	Typology
	Mixed Use / Senior Living

Defining Characteristics	Primary Street Facing Features
	Covered arcade, signage, awnings, corner tower, balconies, iron railings, decorative tile

Fenestration and Openings	Doors	Windows	Other Openings
	White framed, glazed, double	Multi-pane, flush with stucco, white trim	not clear

Material	Wall	Color	Roof	Hardscape
	Stucco	Off-white or cream	Clay tile	ADA Ramps, Concrete sidewalks, Walkways, Steps, Driveways

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, courtyard	Concrete paths, driveways, Steps, Walkways	Trees, shrubs, planters, flowering plants

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arcade walkways, corner feature, awnings, courtyard	Inset windows, color breaks, plane changes	Gallery, Porch	

Evaluation:

Strenghten:
Well-balanced breaks in the roofline and roof modulation, sufficient level of detail to window trim and grouping, usable and semi-private arcade that is visually appropriate and provides screening, appropriately screened utilities and equipment using planting or low walls, good level of detail with appropriate use of Spanish Colonial style, well-executed arcade helps conceal building depth and massing, open space along frontage breaks up façade length, effective use of landscaping and fencing to define open spaces while maintaining privacy, standpipes are well screened with landscaping and low walls

Weaknesses:
Railing lacks decoration consistent with Spanish style, window grilles lack depth and definition due to grids being located between the glass rather than on the exterior, window depth is lacking and could benefit from more shadow and articulation

DRAFT

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	
801 East Main Housing Project	**Site Planning and Access** - locating vehicular access along the non-major high-traffic streets, locating open common spaces at the corners of the site to maximize human interaction and clear visuals to site amenities, provided covered entries to each unit, creating connectivity for pedestrians where openings or voids along the building facade occur and invite patrons to separate spaces on the project. **Building Modulation & Articulation** - buildings present balconies (covered and uncovered) that create relief and breaks in the building mass, presents various openings, decorative railing and notches, awnings, and corbels that articulates the facade, and is designed at a lower human scale along the public sidewalk with 1 - 1 1/2 stories or setback from the property line with well-design landscaping buffer.	801-817 East Main Street and 17-25 North Granada Avenue | Alhambra, CA	49 dwelling units ranging in size from 2 to 4 bedrooms. As required by the State Housing Element Law, the City rezoned the project site to allow residential development as a use by-right for projects that dedicate at least 20% of their total units as affordable to lower income households
Mariposa Affordable Housing Development	**Materials, Finishes, and Color** - the building provides at least 3 different wall cladding materials or colors such as brick and siding panels of various colors. Focusing heavier materials at the base of the building creating a logical foundation and changing siding colors where modulation occurs on the upper floors. Finishes are authentic with a natural appearance and texture. **Parking structure** - location of at grade parking is oriented towards a parking lot and alley, and away from the main thoroughfare. Parking structure is integrated into the overall design and introduces a series of focus planting at columns.	Mariposa Affordable Housing Development | Alhambra	A mix of 1- and 2- bedroom units for a total of 40 units in a 5-story building with on-site support services
Monterey Bay Square	**Entries** – location of residential entries are more private in nature with potted landscaping, isolated canopy, signage, and transparent. Verses retail and restaurant entrances which are presented with larger storefronts, cohesive overhang/awning, thickened bulkhead and columns that create a durable foundation along a high pedestrian traffic area. **Parking Structures** – present a panelized system on the exterior façade that screens parking while adding an architectural element to the elevation. These perforated panels provide shade to the interior of the parking structure and create a visual appeal through lighting.	Monterey Bay Square | Alhambra, CA	A mixed-use residential and commercial center that consists of ground-floor retail and restaurant, and five floors of condominium residential units (62 units total) above. There will also be a second building consisting of a 7-level parking structure with a ground floor restaurant unit. (built)
123 South Marguerita Ave	**Building Modulation and Articulation** – presents a combination of roof forms at different heights that is compatible with its architectural style. Roof supports / brackets are well-detailed and consistent throughout. Upper stories are setbacks to create a more human scale design with a differentiation in design among each story. **Materials, Finishes, and Color** – At least 3 different materials are used on the project including stone, lap siding, and stucco with complementary colors. Materials are logically organized where stone is focused along the base of the building, and siding and stucco are well-distributed throughout.	123 South Marguerita Avenue | Alhambra, CA	A three-story, four-unit apartment complex. The complex is configured as a duplex, and features landscaping, and communal space in the form of common open space. The Craftsman style architecture can be seen in the Hardie-siding, roof brackets, shaped rafter tails and hung windows.
Solana (Duarte), 1750 Fasana Rd, Duarte, CA 91010	**Architectural Elements** - roof lines broken at regular intervals, balcony materials are consistent with the architectural style, freeway visible signage **Articulation** - four-sided architecture, difference in materials from first two floors to upper floors, recessed balconies at top of building **Architectural Corner Element** - red color at corner **Materials** - balconies look to be steel or metal, Roof materials complement the materials and colors of the façades, color are varied across facade, standing seam metal at the key corner helps the entry stand out. **Open Space Amenities** - open space includes BBQ grills, pizza oven, fire pit, dog park, pool jacuzi, gathering space, private phone call rooms, business room	https://www.solanaduarte.com/gallery/	

Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	
Paragon at Old Town Apartments, 700 S Myrtle Ave, Monrovia, CA 91016	**Base/Middle/Top** - use of brick material and horizontal datum to distinguish retail ground floor from upper residential floors **Building Breaks** - pedestrian courtyards off the side streets are 50' deep building setbacks off the street (not full breaks) **Architectural Corner Elements** - pedestrian courtyard at corner, floating corner element at south corner on myrtle (3D architectural element) **Materials** - in some places ground floor materials/color differentiation between ground floor v upper floors, awnings along Myrtle street frontage, podium parking materials match some sides of the building, similar color/materials as development to northeast **Design of Parking/Elements to conceal parking structure use** - it looks like a apartment building (aka fake windows), however, it is clearly parking, landscaping around the parking podium, entrances located furthest from the Myrtle intersection	https://www.paragonatoldtown.com/apartments/ca/monrovia/photo-gallery	
Avalon Monrovia, 825 S Myrtle Ave, Monrovia, CA 91016	**Building Form** - 360 degree design, the inset balconies reduce bulk/massing **Materials and Colors** - very monolithic white to light cream; white brick material used along the corner and also along the ground floor, but not the entire ground floor, smooth texture on all other surfaces of building, balconies seem to be steel/metal, some of the balconies have awnings that aren't fabric, parking podium looks semi-similar to the building in color **Entries** - Corner entrance is most prominent, with high transparency and tower. **Stepbacks** - fronting on Myrtle the top floor is stepbacked off the street, matching Paragon to north		
Colorado Blvd/Primrose Ave NE Corner (Monrovia), 151 W Colorado Blvd, Monrovia, CA 91016	**Frontage Types** - frontyard/porch type, accomodated in a variety of ways in both the block-scale and house-scale portions of the development Large site designed as two separate developments **Articulation -** Western townhomes designed as individually distinguished row homes (e.g. San Francisco)		
New Development North of APU citrus college station (The Promenade), 839 Orchid Way, Azusa, CA 91702	**Public Realm/Landscaping -** An entire townhome development formed around a central traffic circle and boulevards with landscaped paths/medians **Architectural Style -** Seems like the townhomes follow a Spanish colonial architectural style. Materials include brick at the ground floor level of some of the buildings, smooth white, cream, yellow, light brown color, medium brown accents. Mission bell type lights. Small variations between buildings and larger variations between blocks to avoid extreme monotony.		
Areum Monrovia	An interesting shape for the development, a triangle Wrap development/hidden parking large green space setback from santa anita wash with dog spaces and a pool		
Citrus Walk, 137 E. Italia Street, Covina, CA 91723	**Frontage Type (yard?) -** Seems there are ground floor porches fenced in along Italia St, and there are also individual entrances linked to these porches. These porches are flat to the ground. **Material and Color** - Colors in the development are orange, blue, green, grey. Articulation highlights individual units. **Building Type (live/work) -** Rowhouses, but The corner townhome has a rear facing balcony, and this townhome also features a ground floor commercial use. Also the townhomes fronting on Citrus Ave have ground floor commercial uses, and inset balconies.		
Citrus Village (City Ventures), 1009 N Citrus Ave, Covina, CA 91722	**Pedestrian Connectivity -** Stone material to slow traffic at entry, pedestrian connection to central green space **Frontage (patio)** - There are walled in no-step patios at the ground floor level fronting on Citrus Ave. These patios lead to individual unit entries.		

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	
Monterey Station Apartments, 120 N Garey Ave, Pomona, CA 91767	**Material and Color -** Colors are lime, white, light brown, dark brown, dark grey/navy. Along Garey Ave, brick material along 2nd and 3rd stories, smooth white texture on ground floor, metal siding texture at fourth floor. **Corner -** No corner element architecturally, but there is public art.		
80 North Raymond Condominiums, 80 N Raymond Ave, Pasadena, CA 91103	Parking mimics building detail		
Marv's Place, 143 Mar Vista Ave, Pasadena, CA 91106	Residential yard frontage in multifamily		
Mission Meridian Village, 727-809 Meridian Ave, South Pasadena, CA 91030	**Large Site** - breaks up large site into two separately designed projects, and residential site into smaller-scaled buildings **Building Orientation -** buildings oriented to maximize spaces and views from street, house-scale view **Architectural Style -** Craftsman style townhomes transitions to single family neighborhood **Frontage -** porch frontage and vertical separation from street provide privacy		
Park View, 645 E Union St, Pasadena, CA 91101	**Material and Color -** coherent application of Spanish architectural style, white stucco, blue trim, terra cotta roof, and cream balcony pilasters		
Trio Apartments, 44 N Madison Ave, Pasadena, CA 91101	**Corner** - corner open space/dining gesture with tower and public art at top **Stepback** - horizontal datum and stepback from street frontage at top floor delineates top of building **Open Space** - penetrable public open space		

Exhibit F				
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	**Image of Project**	
801 East Main Housing Project	**Site Planning and Access** - locating vehicular access along the non-major high-traffic streets, locating open common spaces at the corners of the site to maximize human interaction and clear visuals to site amenities, provided covered entries to each unit, creating connectivity for pedestrians where openings or voids along the building facade occur and invite patrons to separate spaces on the project. **Building Modulation & Articulation** - buildings present balconies (covered and uncovered) that create relief and breaks in the building mass, presents various openings, decorative railing and notches, awnings, and corbels that articulates the facade, and is designed at a lower human scale along the public sidewalk with 1 - 1 1/2 stories or setback from the property line with well-design landscaping buffer.	801-817 East Main Street and 17-25 North Granada Avenue		49 dwelling units ranging in size from 2 to 4 bedrooms. As required by the State Housing Element Law, the City rezoned the project site to allow residential development as a use by-right for projects that dedicate at least 20% of their total units as affordable to lower income households
Mariposa Affordable Housing Development	**Materials, Finishes, and Color** - the building provides at least 3 different wall cladding materials or colors such as brick and siding panels of various colors. Focusing heavier materials at the base of the building creating a logical foundation and changing siding colors where modulation occurs on the upper floors. Finishes are authentic with a natural appearance and texture. **Parking structure** - location of at grade parking is oriented towards a parking lot and alley, and away from the main thoroughfare. Parking structure is integrated into the overall design and introduces a series of focus planting at columns.	Mariposa Affordable Housing Development | Alhambra		A mix of 1- and 2- bedroom units for a total of 40 units in a 5-story building with on-site support services
Monterey Bay Square	**Entries** – location of residential entries are more private in nature with potted landscaping, isolated canopy, signage, and transparent. Verses retail and restaurant entrances which are presented with larger storefronts, cohesive overhang/awning, thickened bulkhead and columns that create a durable foundation along a high pedestrian traffic area. **Parking Structures** – present a panelized system on the exterior façade that screens parking while adding an architectural element to the elevation. These perforated panels provide shade to the interior of the parking structure and create a visual appeal through lighting.	Monterey Bay Square | Alhambra, CA		A mixed-use residential and commercial center that consists of ground-floor retail and restaurant, and five floors of condominium residential units (62 units total) above. There will also be a second building consisting of a 7-level parking structure with a ground floor restaurant unit. (built)
123 South Marguerita Ave	**Building Modulation and Articulation** – presents a combination of roof forms at different heights that is compatible with its architectural style. Roof supports / brackets are well-detailed and consistent throughout. Upper stories are setbacks to create a more human scale design with a differentiation in design among each story. **Materials, Finishes, and Color** – At least 3 different materials are used on the project including stone, lap siding, and stucco with complementary colors. Materials are logically organized where stone is focused along the base of the building, and siding and stucco are well-distributed throughout.	123 South Marguerita Avenue | Alhambra, CA		A three-story, four-unit apartment complex. The complex is configured as a duplex, and features landscaping, and communal space in the form of common open space. The Craftsman style architecture can be seen in the Hardie-siding, roof brackets, shaped rafter tails and hung windows.
Solana (Duarte), 1750 Fasana Rd, Duarte, CA 91010	**Architectural Elements** - roof lines broken at regular intervals, balcony materials are consistent with the architectural style, freeway visible signage **Articulation** - four-sided architecture, difference in materials from first two floors to upper floors, recessed balconies at top of building **Architectural Corner Element** - red color at corner **Materials** - balconies look to be steel or metal, Roof materials complement the materials and colors of the façades, color are varied across facade, standing seam metal at the key corner helps the entry stand out. **Open Space Amenities** - open space includes BBQ grills, pizza oven, fire pit, dog park, pool jacuzzi, gathering space, private phone call rooms, business room	https://www.solanaduarte.com/gallery/		
Paragon at Old Town Apartments, 700 S Myrtle Ave, Monrovia, CA 91016	**Base/Middle/Top** - use of brick material and horizontal datum to distinguish retail ground floor from upper residential floors **Building Breaks** - pedestrian courtyards off the side streets are 50' deep building setbacks off the street (not full breaks) **Architectural Corner Elements** - pedestrian courtyard at corner, floating corner element at south corner on myrtle (3D architectural element) **Materials** - in some places ground floor materials/color differentiation between ground floor v upper floors, awnings along Myrtle street frontage, podium parking materials match some sides of the building, similar color/materials as development to northeast **Design of Parking/Elements to conceal parking structure use** - it looks like a apartment building (aka fake windows), however, it is clearly parking, landscaping around the parking podium, entrances located furthest from the Myrtle intersection	https://www.paragonatoldtown.com/apartments/ca/monrovia/photo-gallery		
Avalon Monrovia, 825 S Myrtle Ave, Monrovia, CA 91016	**Building Form** - 360 degree design, the inset balconies reduce bulk/massing **Materials and Colors** - very monolithic white to light cream; white brick material used along the corner and also along the ground floor, but not the entire ground floor; smooth texture on all other surfaces of building, balconies seem to be steel/metal, some of the balconies have awnings that aren't fabric, parking podium looks semi-similar to the building in color **Entries** - Corner entrance is most prominent, with high transparency and tower. **Stepbacks** - fronting on Myrtle the top floor is stepbacked off the street, matching Paragon to north			

DRAFT

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

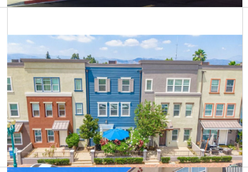
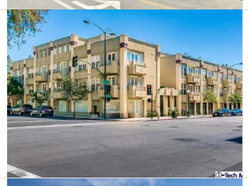
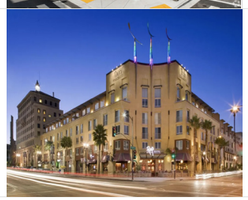
Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	**Image of Project**
Colorado Blvd/Primrose Ave NE Corner (Monrovia), 151 W Colorado Blvd, Monrovia, CA 91016	**Frontage Types** - frontyard/porch type, accomodated in a variety of ways in both the block-scale and house-scale portions of the development Large site designed as two separate developments **Articulation -** Western townhomes designed as individually distinguished row homes (e.g. San Francisco)		
New Development North of APU citrus college station (The Promenade), 839 Orchid Way, Azusa, CA 91702	**Public Realm/Landscaping -** An entire townhome development formed around a central traffic circle and boulevards with landscaped paths/medians **Architectural Style -** Seems like the townhomes follow a Spanish colonial architectural style. Materials include brick at the ground floor level of some of the buildings, smooth white, cream, yellow, light brown color, medium brown accents. Mission bell type lights. Small variations between buildings and larger variations between blocks to avoid extreme monotony.		
Areum Monrovia	An interesting shape for the development, a triangle Wrap development/hidden parking large green space setback from santa anita wash with dog spaces and a pool		
Citrus Walk, 137 E. Italia Street, Covina, CA 91723	**Frontage Type (yard?) -** Seems there are ground floor porches fenced in along Italia St, and there are also individual entrances linked to these porches. These porches are flat to the ground. **Material and Color** - Colors in the development are orange, blue, green, grey. Articulation highlights individual units. **Building Type (live/work) -** Rowhouses, but The corner townhome has a rear facing balcony, and this townhome also features a ground floor commercial use. Also the townhomes fronting on Citrus Ave have ground floor commercial uses, and inset balconies.		
Citrus Village (City Ventures), 1009 N Citrus Ave, Covina, CA 91722	**Pedestrian Connectivity -** Stone material to slow traffic at entry, pedestrian connection to central green space **Frontage (patio)** - There are walled in no-step patios at the ground floor level fronting on Citrus Ave. These patios lead to individual unit entries.		
Monterey Station Apartments, 120 N Garey Ave, Pomona, CA 91767	**Material and Color -** Colors are lime, white, light brown, dark brown, dark grey/navy. Along Garey Ave, brick material along 2nd and 3rd stories, smooth white texture on ground floor, metal siding texture at fourth floor. **Corner -** No corner element architecturally, but there is public art.		
80 North Raymond Condominiums, 80 N Raymond Ave, Pasadena, CA 91103	Parking mimics building detail		
Marv's Place, 143 Mar Vista Ave, Pasadena, CA 91106	Residential yard frontage in multifamily		

Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	**Image of Project**
Mission Meridian Village, 727-809 Meridian Ave, South Pasadena, CA 91030	**Large Site** - breaks up large site into two separately designed projects, and residential site into smaller-scaled buildings **Building Orientation -** buildings oriented to maximize spaces and views from street, house-scale view **Architectural Style -** Craftsman style townhomes transitions to single family neighborhood **Frontage -** porch frontage and vertical separation from street provide privacy		
Park View, 645 E Union St, Pasadena, CA 91101	**Material and Color -** coherent application of Spanish architectural style, white stucco, blue trim, terra cotta roof, and cream balcony pilasters		
Trio Apartments, 44 N Madison Ave, Pasadena, CA 91101	**Corner** - corner open space/dining gesture with tower and public art at top **Stepback** - horizontal datum and stepback from street frontage at top floor delineates top of building **Open Space** - penetrable public open space		

External Image Sources

External Source List for Images and Graphics:

All images and graphics not identified in this list are the property of either The Arroyo Group of ONYX Architects.

Page 2:

Top left image: Paragon at Old Town (https://www.paragonatoldtown.com/apartments/ca/monrovia/neighborhood)

Page 4:

Top map graphic: San Gabriel Valley Council of Governments (https://www.sgvcog.org/about)

Page 7:

Top left image: TrioAptsPasadena (https://www.trioaptspasadena.com)

Bottom left image: Zillow.com (https://www.zillow.com/homedetails/1015-N-Citrus-Ave-Covina-CA-91722/122236404_zpid/)

Top right image: Solana at Duarte Station (https://www.solanaduarte.com/gallery/)

Bottom right image: Trulia.com (https://www.trulia.com/home/103-n-catalina-ave-pasadena-ca-91106-250338849)

Page 13:

Top image: Avalon Communities (https://www.avaloncommunities.com/california/monrovia-apartments/avalon-monrovia/)

Middle image: ReeceNichols Real Estate (https://www.reecenichols.com/realestate/details/55527134/117-w-2nd-suite-d-street-stanberry-mo-64489)

Page 22:

Bottom right image: Loftway (https://loftway.com/buildings/station-lofts-pasadena/)

Page 23:

Bottom right image: Gem City Images (http://www.gemcityimages.com/2021/06/avalon-monrovia.html)

Page 26:

Bottom right image: Homes.com (https://www.homes.com/real-estate-agents/mingyang-gao/fh9l7yt/)

Page 29:

Bottom image: The Cultural Landscape Foundation (https://www.tclf.org/landscapes/plaza-las-fuentes)

Page 30:

Top left image: Playavista.com (https://playavista.com/sustainability-begins-here/)

Bottom left image: Francis Krahe & Associates (https://www.fkaild.com/united-states/playa-vista-parks)

Page 31:

Top left image: National Core (https://nationalcore.org/communities/marvs-place/)

Top right image: Playavista.com (https://playavista.com/)

Bottom right image: Budzet.krakow.pl (https://budzet.krakow.pl/)

Page 32:

Top left image: Ace/121 Gallery (https://ace121gallery.com/)

Top right image: Pasadena Star News (https://www.pasadenastarnews.com/2019/12/30/explore-pasadena-come-for-the-roses-stay-for-the-shopping/)

Bottom right image: Yelp courtesy of Maruko X

Page 33:

Top left image: Yelp courtesy of Diana G

Bottom left image: Sierra: The Magazine of the Sierra Club (https://www.sierraclub.org/sierra/green-life/how-green-your-alley)

Top right image: Excellencepremierrealestate.com (https://www.excellencepremierrealestate.com/property/virtual-tour/651341447)

Bottom right image: Zillow (https://www.zillow.com/homedetails/521-Venice-Way-Venice-CA-90291/2056165775_zpid/)

Page 34:

Bottom left image: The Orchard Apartments (Downtown Azusa) (https://theorchardazusa.com/)

Top right image: Alexan Marmont (https://alexanmarmont.com/)

Bottom right image: Esperanza Apartments Duarte Station (https://www.liveesperanza.com/)

Page 35:

Top image: Newman Garrison + Partners - Parking Landing Apartments (https://nggpartners.com/portfolio-item/park-landing-buena-park-ca/)

Bottom image: San Diego Tribune (https://www.sandiegouniontribune.com/2012/05/25/ucsd-building-has-green-roof/)

Page 36:

Top left Image: Solana at Duarte Station (https://www.solanaduarte.com/gallery/)

Bottom left image: City of Alhambra (https://www.alhambraca.gov/770/801-817-East-Main-Street-and-17-25-North)

Bottom right image: Zillow (https://www.zillow.com/homedetails/1015-N-Citrus-Ave-Covina-CA-91722/122236404_zpid/)

Page 37:

Top left image: Loopnet (https://www.loopnet.com/Listing/216-N-Coronado-St-Los-Angeles-CA/35954028/)

Bottom left image: Duradeck (https://duradek.com/vinyl-decking/vinyl-decking-applications/roof-decks/)

Both right images: Sue Cook, Listing Agent, via Compass (https://www.compass.com/homedetails/280-W-Montecito-Ave-Unit-H-Sierra-Madre-CA-91024/1IUFJL_pid/)

DRAFT