CITY OF LA PUENTE
CITY COUNCIL MEETINGS

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Meeting Times

City Council meetings shall adjourn no later than 10:30 p.m., unless a majority of members approve a motion to extend the meeting to consider remaining agenda items or newly added items in accordance with the Ralph M. Brown Act (Government Code Section 54950, et seq.). (Ordinance No. 95-727).

CITY OF LA PUENTE

REUNIONES DEL CONCEJO MUNICIPAL

Cómo escuchar la reunión en vivo

Audio en vivo: visite el sitio web de la ciudad en https://lapuente.org/agenda/ y haga clic en "Ver evento" para escuchar la reunión en vivo.

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Cómo enviar comentarios públicos

Todos los comentarios públicos están sujetos a las mismas reglas de decoro que los oradores en las reuniones del Concejo Municipal.

En persona: Los comentarios públicos pueden presentarse en persona en el Ayuntamiento, 15900 E. Main Street.

Por escrito: Los comentarios escritos pueden enviarse por correo electrónico a cityclerk@lapuente.org al menos 2 horas antes del inicio de la reunión. Los comentarios por correo electrónico se distribuirán al Concejo Municipal y formarán parte del registro oficial, pero no se leerán en voz alta durante la reunión. Por favor, incluya “COMENTARIO PÚBLICO” en la línea se asunto para asegurar que su mensaje sea recibido correctamente por el Concejo y el personal de la Ciudad.

Disponibilidad

Cualquier escrito o documento proporcionado a la mayoría del Concejo Municipal o de la Agencia Sucesora sobre los temas de la agenda estará disponible para revisión pública en la Oficina de la secretaria Municipal, Ayuntamiento, 15900 E. Main Street, y en el Mostrador de Referencia de la Biblioteca de La Puente, 15920 E. Central. Además, dichos escritos y documentos se publicarán en el sitio web de la Ciudad: www.lapuente.org.

Personas con Discapacidades

De acuerdo con la Ley de Estadounidenses con Discapacidades (ADA), cualquier persona que necesite asistencia especial para participar en una reunión de la Ciudad o acceder a otros servicios municipales debe comunicarse con la Oficina de la secretaria Municipal al (626) 855-1500. Proporcionar aviso con al menos 48 horas de anticipación para reuniones regulares, 24 horas para reuniones especiales o antes del momento en que se necesiten los servicios, ayudará al personal de la Ciudad a hacer los arreglos razonables necesarios.

Horario de las Reuniones

Las reuniones del Concejo Municipal normalmente finalizarán a las 10:30 p.m., a menos que la mayoría de los miembros apruebe una moción para extender la reunión y considerar los asuntos restantes de la agenda o los nuevos asuntos añadidos, de acuerdo con la Ley Ralph M. Brown (Código de Gobierno Sección 54950, y siguientes) (Ordenanza No. 95-727).

AGENDA
REGULAR MEETING OF THE
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
COUNCIL CHAMBERS
15900 EAST MAIN STREET, LA PUENTE
JUNE 9, 2026 AT 7:00 PM

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Los Angeles County Sheriff's Department Activity and Information Briefing

ORAL COMMUNICATIONS

If you wish to address the City Council/Successor Agency on an item other than a public hearing matter, please complete the Request for Oral Presentation form and submit it to the City Clerk no later than prior to the conclusion of the first speaker's remarks. All speakers are requested to observe the City's Rules of Decorum when addressing the City Council (LPMC section 2.04.120.).

BOARDS/COMMISSION/COMMITTEE REPORTS

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

ORGANIZATION	DEL/ALT	MONTHLY MEETINGS	TIME
California Contract Cities Association	Argudo/Quinones	3rd Wednesday	6:30 p.m.
Sanitation District 15 & 21	Klinakis/Munoz	4th Wednesday	1:30 p.m.
League of California Cities L.A. Div.	Argudo/Mendoza	1st Thursday	6:30 p.m.
City Selection Committee	Klinakis/Mendoza	When Necessary	6:30 p.m.
San Gabriel Valley COG	Quinones/Argudo	3rd Thursday	4:00 p.m.
California JPIA	Munoz/All Council	4th Wednesday	6:30 p.m.
Foothill Transit Governing Board	Klinakis/Munoz	Last Friday of the Month	7:45 a.m.
San Gabriel Valley Mosquito & Vector Control District	Klinakis	2nd Friday	7:00 a.m.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A.1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF MAY 26, 2026

Staff Recommendation: It is recommended that the City Council and Successor Agency waive the reading and approve the Minutes of the City Council and Successor Agency meeting of May 26, 2026.

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

B.1 CONTINUED FROM THE MAY 26, 2026, REGULAR CITY COUNCIL MEETING - CONSIDERATION OF A RESOLUTION ADOPTING THE PLANNING COMMISSION'S RECOMMENDATION AND APPROVING GENERAL PLAN AMENDMENT NO. 26-01 (HOUSING ELEMENT IMPLEMENTATION – PROGRAMS 3A, 3B, 3C), AND INTRODUCTION AND CONSIDERATION OF ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT NO. 26-01 (TITLE 10 – ZONING CODE UPDATE AND OFFICIAL ZONING MAP AMENDMENT)

Staff Recommendation: It is recommended that City Council (1) open the public hearing and take public testimony; (2) adopt Resolution No. 26-5988 adopting the Planning Commission's recommendation, setting forth findings and approving General Plan Amendment No. 26-01 and adopting the CEQA Addendum; 3) waive reading of Ordinance No. 26-996 and read by title only; 4) introduce Ordinance No. 26-996 approving Municipal Code Amendment No. 26-01, amending Title 10 (Zoning) of the La Puente Municipal Code to add Chapter 10.21 (Religious Congregational Sites Overlay), Chapter 10.51 (Replacement Housing Units), and Chapter 10.52 (Housing Element Sites), and updating the Official Zoning Map; and (3) adopt the CEQA Addendum to the 6th Cycle Housing Element Negative Declaration and direct staff to file a Notice of Determination.

C. UNFINISHED BUSINESS OF THE CITY COUNCIL

C.1 CONSIDERATION OF A CHANGE ORDER WITH PONCE STEEL FABRICATORS FOR ADDITIONAL FENCING AND OTHER IMPROVEMENTS AT THE LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $140,845.00

Staff Recommendation: It is recommended that the City Council approve the change order with Ponce Steel Fabricators in the amount of $140,845.00 for stated improvements.

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

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

D.1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-5996

Staff Recommendation: It is recommended that the City Council and Successor Agency adopt Resolution No. 26-5996 approving Warrant Register No.1616.

D.2 CONSIDERATION OF RESOLUTIONS PERTAINING TO THE CITY'S GENERAL MUNICIPAL ELECTION ON TUESDAY, NOVEMBER 3, 2026

Staff Recommendation: It is recommended that the City Council: (1) adopt Resolution No. 26-5997 calling for the holding of a general municipal election on Tuesday, November 3, 2026; (2) adopt Resolution No. 26-5998 requesting that the County of Los Angeles consolidate the general municipal election with the Statewide general election; (3) adopt Resolution No. 26-5999 adopting regulations relating to candidate statements; and (4) adopt Resolution No. 26-6000 providing for a Special Runoff Election in the event of a tie vote.

D.3 CONSIDERATION OF ADOPTION OF A RESOLUTION AUTHORIZING PARTICIPATION IN THE COUNTY OF LOS ANGELES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEARS 2027-28, 2028-29 AND 2029-30

Staff Recommendation: It is recommended that the City Council adopt Resolution No. 26-6001 and authorize the City Manager to execute the Cooperation Agreement with the Los Angeles County Community Development Block Grant Program for Fiscal Years 2027-28, 2028-29 and 2029-30.

D.4 CONSIDERATION OF A RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY SB1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

Staff Recommendation: It is recommended that the City Council adopt Resolution No. 26-6002 adopting a list of projects for Fiscal Year 2026-2027 funded by SB1: the Road Repair and Accountability Act of 2017.

D.5 CONSIDERATION OF ADOPTION OF 2026 PAVEMENT MANAGEMENT PROGRAM (PMP) REPORT

Staff Recommendation: It is recommended that the City Council receive and file the City's 2026 Pavement Management Program.

D.6 CONSIDERATION OF AWARD OF YOUTH WORKFORCE GRANT SUBRECIPIENT AGREEMENT TO SKILLSETGIVES

Staff Recommendation:
It is recommended that the City Council: (1) award the subrecipient agreement to SkillsetGives; and (2) authorize the City Manager to execute all documents necessary to effectuate these agreements.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

E.1 PRESENTATION OF SENATE BILL 707 (BROWN ACT AMENDMENTS); CONSIDERATION OF A RESOLUTION APPROVING CITY COUNCIL POLICY CC-11.1, CITY COUNCIL MEETING TECHNOLOGY DISRUPTION POLICY; AND DISCUSSION AND DIRECTION REGARDING OUTREACH EFFORTS

Staff Recommendation: It is recommended that the City Council: (1) receive and file the Presentation of Senate Bill 707 (Brown Act Amendments); (2) approve Resolution No. 26-6003 approving City Council Policy CC-11.1, City Council Meeting Technology Disruption Policy; and (3) discuss outreach efforts pursuant to SB 707 and provide direction to Staff.

E.2 INTERVIEWS OF APPLICANTS TO SERVE ON THE LA PUENTE PLANNING COMMISSION AND CONSIDERATION OF APPOINTMENTS FOR TWO SEATS

Staff Recommendation:
It is recommended that the City Council: (1) Conduct interviews of the three Planning Commission applicants; and (2) make two (2) appointments to the La Puente Planning Commission.

ADHOC COMMITTEE REPORTS

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

NAME	MEMBERS
Code Enforcement Committee	Klinakis/Mendoza
La Puente Park Fees, Ordinance and Program Oversight Committee	Munoz/Quinones
Project LEAD Committee	Mendoza/Quinones
LPQT Action Committee	Mendoza/Quinones

Rowland, Bassett, and Hacienda La Puente Unified School Districts Liaison Committee	Klinakis/Munoz
Senior Advisory Committee	Klinakis/Munoz
Business Outreach Support Committee	Klinakis/Quinones
La Puente Activity Center Design Oversight Committee	Klinakis/Mendoza

AB 1234 REPORTS

ORAL COMMENTS FROM COUNCIL

ORAL COMMENTS FROM STAFF

ADJOURNMENT

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 June 4, 2026.
_____/s/_____
Martha Torres, MPA, CMC, City Clerk

MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
REGULAR MEETING OF
MAY 26, 2026

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

A Regular Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, May 26, 2026, at 9:30 a.m.

CALL TO ORDER

Mayor Klinakis called the meeting to order at 9:33 a.m.

ROLL CALL

Members present:	Klinakis, Munoz, Argudo (departed at 10:14 a.m.), Mendoza, Quinones (arrived at 9:38 a.m.).
Members absent:	None.
Staff members present:	City Manager Bob Lindsey, Acting City Manager/Director of Community Services Alexander Bauman, City Attorney Susie Altamirano, Director of Administrative Services Troy Grunklee, Director of Development Services Abraham Tellez, Senior Planner Juan Galvan, Management Assistant Cece Dunlap, and Office Specialist Karissa Rivas Bustillos.

PLEDGE OF ALLEGIANCE

Mayor Klinakis led the Pledge of Allegiance.

PRESENTATIONS – None.

ORAL COMMUNICATIONS

Martha thanked the City's Animal Control department for their support with cats.

Charlie Chavez submitted a written comment regarding a concern involving dry brush in the City. He also expressed his gratitude for the City's youth soccer program and recommended implementing online registration and providing incentives for volunteer coaches to enhance participation.

BOARDS/COMMISSION/COMMITTEE REPORTS – None.

City Attorney Altamirano informed the City Council that pursuant to Government Code 54954.2(b)(2), there were two agenda walk-on items for City Council's consideration to be added under New Business as Agenda Items E.3 and E.4. Agenda Item E.3 is titled as follows: Consideration of a Change Order with FEC Electric, Inc, for Additional Required Wire Installation at La Puente Dog Park at 16550 Old Valley Boulevard in the Amount of $26,822. Agenda Item E.4 is titled as follows: Consideration of a Change Order with Towo Enterprise, Inc. for Additional Required Grading, Drain, and Flatwork at La Puente Dog Park at 16550 Old Valley Boulevard in the Amount of $48,718. The City Council was also asked to consider hearing these items prior to Agenda Items E.1 and E.2.

A motion was made by Mayor Pro Tem Munoz, seconded by Council Member Mendoza, to: (1) add Agenda Items E.3 and E.4 to the agenda per Government Code section 54954.2(b)(2), titled respectively, "Consideration of a Change Order with FEC Electric, Inc, for Additional Required Wire Installation at La Puente Dog Park at 16550 Old Valley Boulevard in the Amount of $26,822" and "Consideration of a Change Order with Towo Enterprise, Inc. for Additional Required Grading, Drain, and Flatwork at La Puente Dog Park at 16550 Old Valley Boulevard in the Amount of $48,718"; and (2) hear Agenda Items E.3 and E.4 prior to items E.1 and E.2. The motion carried by the following roll call vote:

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

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A.1 READ AND APPROVE THE REVISED MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF APRIL 28, 2026

A motion was made by Mayor Pro Tem Munoz, seconded by Council Member Argudo, to waive the reading and approve the revised Minutes of the City Council and Successor Agency meeting of April 28, 2026. The motion carried by the following roll call vote:

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

A.2 READ AND APPROVE THE MINUTES OF THE LA PUENTE CITY COUNCIL AND BASSETT UNIFIED SCHOOL DISTRICT JOINT SPECIAL MEETING OF APRIL 14, 2026, AND CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF MAY 12, 2026

A motion was made by Mayor Pro Tem Munoz, seconded by Council Member Argudo, to waive the reading and approve the Minutes of the La Puente City Council and Bassett

Unified School District Joint Special Meeting of April 14, 2026, and City Council and Successor Agency meeting of May 12, 2026. The motion carried by the following roll call vote:

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

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

B.1 CONSIDERATION OF A RESOLUTION ADOPTING THE PLANNING COMMISSION'S RECOMMENDATION, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 26-01 TO AMEND THE LAND USE AND HOUSING ELEMENTS TO IMPLEMENT 6TH CYCLE HOUSING ELEMENT PROGRAMS 3A, 3B, AND 3C AND INTRODUCTION AND CONSIDERATION OF AN ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT NO. 26-01 TO TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE AND UPDATING THE OFFICIAL ZONING MAP

Senior Planner Galvan introduced the public hearing item and the consultant to further speak on the item.

Harris & Associates Director of Community Development and Housing, Dima Galkin, provided a presentation regarding the housing element general plan and zoning amendments

Mayor Klinakis opened the public hearing at 9:49 a.m. There being no members of the public wishing to speak, Mayor Klinakis closed the public hearing at 9:50 a.m.

Mayor Klinakis inquired if the City Clerk's office received any written communication regarding the matter. Office Specialist Bustillos stated the office did not receive any written communication regarding the matter.

Discussion ensued regarding the requirements for increasing the affordable housing threshold component, the deadline of approval for the public hearing item, and funding for the plan.

City Attorney Altamirano recommended keeping the public hearing open and continuing the hearing to the next City Council meeting.

The City Council reached a consensus to continue the public hearing at the next City Council Meeting on June 9, 2026.

B.2 PUBLIC HEARING REGARDING ASSEMBLY BILL 2561 LOCAL EMPLOYEES VACANT POSITIONS

Director of Administrative Services Grunklee presented a report on the item.

Mayor Klinakis opened the public hearing at 10:04 a.m. There being no members of the public wishing to speak, Mayor Klinakis closed the public hearing at 10:04 a.m.

The City Council received and filed this report.

C. UNFINISHED BUSINESS OF THE CITY COUNCIL – None.

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

Council Member Argudo pulled item D.6 for further discussion.

A motion was made by Council Member Argudo, seconded by Mayor Pro Tem Munoz, to approve Consent Calendar Items D.1 through D.5 and D.7. The motion carried by the following roll call vote:

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

D.1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-5989

Action Taken: The City Council and Successor Agency adopted Resolution No. 26-5989 approving Warrant Register No. 1615.

D.2 PRESENTATION OF APRIL 2026 REQUISITION SUMMARY REPORT

Action Taken: The City Council received and filed this report.

D.3 PRESENTATION OF APRIL 2026 INVESTMENT REPORT

Action Taken: The City Council received and filed this report.

D.4 CONSIDERATION OF A RESOLUTION ADOPTING A STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 2026-2027

Action Taken: The City Council adopted Resolution No. 26-5990 approving the City's Statement of Investment Policy for Fiscal Year 2026-2027.

D.5 CONSIDERATION OF A RESOLUTION DESIGNATING ENTITIES AUTHORIZED TO SELL "SAFE AND SANE" FIREWORKS IN THE CITY FOR 2026

Action Taken: The City Council adopted Resolution No. 26-5991 designating the eligible entities authorized to sell “safe and sane” fireworks within the City.

D.6 CONSIDERATION OF A CHANGE ORDER WITH PONCE STEEL FABRICATORS FOR ADDITIONAL FENCING AND OTHER IMPROVEMENTS AT THE LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $154,930.00.
Council Member Argudo pulled this item for further discussion.

Discussion ensued regarding fencing additional areas, repairs resulting from an incident at the La Puente Dog Park, and related insurance matters.

The City Council reached a consensus to bring the item back for consideration at the next City Council meeting.

D.7 CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR STREET IMPROVEMENTS ON VARIOUS STREETS FY 2024-25

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

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

At the request of Mayor Klinakis, Item E.2 was moved and heard before Items E.3, E.4, and E.1.

E.2 CONSIDERATION AND APPROVAL OF THE FISCAL YEAR 2026-2027 PROPOSED BUDGET AND RESOLUTION ADOPTING THE CITY'S ANNUAL BUDGET, A RESOLUTION ADOPTING THE CITY'S GANN APPROPRIATION LIMIT AND ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS FOR THE VARIOUS FUNDS, ADOPTION OF RESOLUTIONS TO RESCIND RESOLUTIONS NO. 25-5938 AND 26-5983 AMENDING THE COMPREHENSIVE PERSONNEL SYSTEM AND ESTABLISHING AUTHORIZED PART-TIME AND FULL-TIME POSITIONS AND RATES FOR CITY EMPLOYEES, AND APPROVAL OF THE JOB DESCRIPTION FOR THE COMMUNITY OUTREACH PROGRAM SUPERVISOR

Council Member Argudo commended the Director of Administrative Services Grunklee and City Manager Lindsey for their work on the budget.

Mayor Klinakis thanked City Council and Staff for working on the annual budget.

A motion was made by Council Member Argudo, seconded by Mayor Pro Tem Munoz, to: (1) approve the FY 2026-2027 Proposed Budget effective July 1, 2026; (2) direct the

City Manager to make any necessary changes to the recommended budget for incorporation into the final budget; (3) adopt Resolution No. 26-5992 adopting the City's Fiscal Year 2026-2027 annual budget; (4) adopt Resolution No. 26-5993 adopting the City's Gann Appropriation Limit for FY 2026-2027 and establishing controls on changes in appropriations for the various funds; (5) adopt Resolutions No. 26-5994 and No. 26-5995 rescinding resolutions No. 25-5938 and No. 26-5983 amending the comprehensive personnel system and establishing authorized part-time and full-time positions and rates for City employees; and (6) approve the job description for the Community Outreach Program Supervisor. The motion carried by the following roll call vote:

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

E.3 CONSIDERATION OF A CHANGE ORDER WITH FEC ELECTRIC, INC, FOR ADDITIONAL REQUIRED WIRE INSTALLATION AT LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $26,822

City Attorney Altamirano introduced the change order with FEC Electric, Inc, for additional required wire installation at La Puente Dog Park.

Mayor Pro Tem Munoz stated the change order would be funded through the grant that California Senator Bob Archuleta secured for the La Puente Dog Park.

A motion was made by Council Member Argudo, seconded by Mayor Pro Tem Munoz, to: (1) approve the change order with FEC Electric, Inc. in the amount of $24,383 for stated improvements with an additional 10% ($2,439) contingency totaling $26,822 to be used at the City Manager's discretion at La Puente Dog Park at 16550 Old Valley Boulevard. The motion carried by the following roll call vote:

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

E.4 CONSIDERATION OF A CHANGE ORDER WITH TOWO ENTERPRISE, INC. FOR ADDITIONAL REQUIRED GRADING, DRAIN, AND FLATWORK AT LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $48,718

A motion was made by Mayor Pro Tem Munoz, seconded by Council Member Argudo, that the City Council: (1) approve the change order with TOWO Enterprises, Inc. in the amount of $48,718 for the improvements, which includes an additional 10% ($4,428.88) contingency to be used at the City Manager's discretion at La Puente Dog Park at 16550 Old Valley Boulevard. The motion carried by the following roll call vote:

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

E.1 PRESENTATION OF APRIL 2026 BUDGET REPORT

Director of Administrative Services Grunklee provided a report regarding the April 2026 budget.

Mayor Klinakis thanked Staff for the report and restated building fees were down 40%.

AD HOC COMMITTEE REPORTS

Code Enforcement and Public Safety Committee: Nothing to report.

La Puente Park Fees, Ordinance and Program Oversight Committee: Nothing to report.

Project LEAD Committee: Nothing to report.

LPQT Action Committee: Nothing to report.

Rowland, Bassett, and Hacienda La Puente Unified School Districts Liaison Committee: Nothing to report.

Senior Advisory Committee: Mayor Klinakis reported that the ad hoc committee met with approximately 40–50 senior residents from the City. He thanked the attendees for their participation and engagement during the meeting.

Business Outreach Support Committee: Nothing to report.

La Puente Activity Center Design Oversight Committee: Nothing to report.

AB 1234 REPORTS

Mayor Klinakis reported his attendance at the California Contract Cities Association 2026 conference and thanked Acting City Manager/Director of Community Services Bauman and Director of Development Services Tellez for their attendance.

ORAL COMMENTS FROM COUNCIL

Mayor Klinakis thanked everyone for their attendance at the City Council meeting.

Council Member Quinones congratulated all graduates from local schools and noted that the City recognized Dr. Harrison, a local veteran, during the graduation ceremony at La Puente High School.

ORAL COMMENTS FROM STAFF

City Manager Lindsey thanked City Council for their work.

Acting City Manager/Director of Community Services Alexander Bauman announced events taking place in the City, including: Brunch by the Bridge Pride Resource Fair on June 7, 2026; Special Olympic Athletes competing at the Summer games; Movies in the Park beginning June 8, 2026, Concerts in the Park beginning June 10, 2026; the 3rd of July event; and National Night Out.

ADJOURMENT

There being no further business before the City Council, Mayor Klinakis adjourned the meeting in memory of Hilda Holloway at 10:23 a.m.

Approved this 9th day of June, 2026.

Martha Torres, MPA, CMC City Clerk	Charlie Klinakis Mayor/Chair

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: June 9, 2026

From: Bob Lindsey, City Manager

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

Subject: CONTINUED FROM THE MAY 26, 2026, REGULAR CITY COUNCIL MEETING - CONSIDERATION OF A RESOLUTION ADOPTING THE PLANNING COMMISSION'S RECOMMENDATION AND APPROVING GENERAL PLAN AMENDMENT NO. 26-01 (HOUSING ELEMENT IMPLEMENTATION – PROGRAMS 3A, 3B, 3C), AND INTRODUCTION AND CONSIDERATION OF ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT NO. 26-01 (TITLE 10 – ZONING CODE UPDATE AND OFFICIAL ZONING MAP AMENDMENT)

BACKGROUND/DISCUSSION

At the May 26, 2026 City Council meeting, the City Council opened the public hearing for Item B.1 regarding General Plan Amendment No. 26-01, Municipal Code Amendment No. 26-01, and the associated CEQA determination. During Council discussion, the City Council requested additional information regarding increasing the affordability requirement to a minimum of 40 percent. Following discussion, the item was continued to the June 9, 2026 meeting to allow staff to obtain clarification from the California Department of Housing and Community Development ("HCD").

Staff reached out to HCD for direction and guidance pursuant to the State Law's applicable affordability requirement. HCD responded that the ordinance should specifically state "at least 20 percent" to qualify for the ministerial processing and by-right approval of owner-occupied and rental multifamily residential developments. HCD further elaborated that requirements exceeding this minimum may constitute a governmental constraint on housing development and would be inconsistent with State Housing Element Law.

HCD confirmed that the 20 percent threshold is derived from State Government Code requirements governing housing element sites used to satisfy lower-income Regional Housing Needs Allocation (RHNA). A 40 percent requirement exceeds this threshold, is not consistent with State law, and constitutes a governmental constraint on housing development because it would discourage eligible projects seeking ministerial or by-right approval.

Public Hearing Notice

Notice of the City Council public hearing on the proposed General Plan Amendment No. 26-01 and Municipal Code Amendment No. 26-01 to Title 10 (Zoning) of the La Puente Municipal Code ("Code") to implement 6th Cycle Housing Element Programs 3a, 3b, and 3c was published on May 15, 2026, in the San Gabriel Valley Tribune and posted in accordance with the La Puente Municipal Code and Government Code Section 65091.

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 (2021–2029). The Housing Element includes programs intended to remove governmental constraints and facilitate housing production. Programs 3a, 3b, and 3c require the City to amend its General Plan and Zoning Code to implement ministerial approval processes, ensure no net loss of housing, and facilitate housing development on identified sites.

Planning Commission Consideration/Action

At its May 5, 2026 regular meeting, the Planning Commission held a public hearing on General Plan Amendment No. 26-01 and Municipal Code Amendment No. 26-01 relating to Housing Element Program 3 and the CEQA Addendum to the 6th Cycle Housing Element Negative Declaration. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 26-1596 recommending approval of the proposed General Plan Amendment and Municipal Code Amendment to the City Council.

Discussion

GENERAL PLAN AMENDMENT

The proposed General Plan Amendment No. 26-01 updates the Land Use and Housing Elements to ensure internal consistency and to implement the programs required under the certified Housing Element.

The amendment establishes overlay land use designations for Religious Congregational Sites and Housing Element Sites, supports ministerial (by-right) housing approvals for qualifying projects with at least 20% affordable units, and formalizes policies related to no net loss of housing and tenant protections. Staff find that the proposed amendment is consistent with the goals and policies of the General Plan and is necessary to maintain compliance with State Housing Element Law.

MUNICIPAL CODE AMENDMENT

The Municipal Code Amendment No. 26-01 to Title 10 (Zoning) implements the policies established in the General Plan Amendment and includes the following:

Program 3a – Religious Congregational Sites Overlay (RCS)

The amendment adds Chapter 10.21 to establish a Religious Congregational Sites Overlay that allows housing development on selected religious properties, and qualifying affordable housing projects (those with at least 20% affordable units) to be approved ministerially (by-right). The overlay establishes a density range of 20 to 30 dwelling units per acre and includes objective development standards to facilitate housing production.

Program 3b – Replacement Housing and Tenant Protections

The amendment adds Chapter 10.51 requiring one-for-one replacement of demolished residential units and establishing tenant protections, including relocation assistance and a right of return. These provisions ensure compliance with State law and prevent the net loss of housing.

Program 3c – Housing Element Sites (By-Right Approval)

The amendment adds Chapter 10.52 to establish ministerial (by-right) approval for qualifying housing developments on Housing Element sites, including reuse and specified Downtown sites. Projects that include at least 20 percent affordable units for lower-income households qualify for streamlined processing.

Table 1: Summary of Proposed Amendments

Program	Code Action	Primary Change
3a	Add Chapter 10.21	20-30 du/ac on select Religious Sites Ministerial (by-right) approval for projects with >20% affordable units
3b	Add Chapter 10.51	1-for-1 replacement & tenant protections
3c	Add Chapter 10.52	Ministerial (by-right) approval for projects with >20% affordable units on designated reuse Housing

ZONING MAP AMENDMENT

The proposed project also includes updates to the Official Zoning Map to apply the Religious Congregational Sites Overlay and Housing Element Sites Provisions to identified parcels throughout the City. These updates ensure consistency between the General Plan and Zoning Code and provide additional opportunities for housing development.

Environmental Compliance

Pursuant to the California Environmental Quality Act (CEQA), the City has prepared an Addendum to the previously adopted Initial Study/Negative Declaration for the 6th Cycle Housing Element in accordance with CEQA Section 15164.

Staff recommend that the City Council find that the proposed project is consistent with the previously adopted environmental document, that no new significant impacts would occur, and that none of the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent environmental document are present. Upon approval, staff will file a Notice of Determination.

FISCAL IMPACT

The proposed Resolution and Ordinance have no direct fiscal impact. Implementation of the amendments may facilitate future development, which could generate additional revenue.

RECOMMENDATION

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

ATTACHMENTS

A. Planning Commission Resolution No. 26-1596 Attachment A
B. Resolution No. 26-5988 Approving GPA No. 26-01 Attachment B
C. Ordinance No. 26-996 Approving MCA No. 26-01 Attachment C with Exhibit C-1 through D-2
D. CEQA Addendum Attachment D

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

Allen Maes, Planning Commission Chair

Abraham Tellez, Planning Commission Secretary

RESOLUTION NO. 26-5988

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE ADOPTING GENERAL PLAN AMENDMENT NO. 26-01 AND AN ORDINANCE 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, 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, Zoning Map amendments, and associated environmental documentation, and adopted a Resolution recommending City Council approval of the same; and

WHEREAS, the City Council conducted a duly noticed public hearing to consider the proposed General Plan Amendment, Municipal Code amendment, 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.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES 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 FINDINGS. The City Council finds 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 City Council further finds that none of the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent environmental document have occurred.

SECTION 3. GENERAL PLAN AMENDMENT FINDINGS. The City Council 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 4. MUNICIPAL CODE AMENDMENT FINDINGS. The City Council finds that the proposed amendments to Title 10 of the La Puente Municipal Code:

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 5. APPROVALS. Based on the findings set forth herein and the evidence in the administrative record, the City Council hereby:

1. Approves General Plan Amendment No. 26-01;
2. Introduces and adopts an Ordinance 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. Introduces and adopts an Ordinance updating the Official Zoning Map to apply the overlay and Housing Element site provisions to identified parcels; and
4. Adopts the CEQA Addendum and directs staff to file a Notice of Determination.

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. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Puente at a regular meeting held on _____ day of _____ 2026, by the following vote:

AYES:	COUNCILMEMBER:
NOES:	COUNCILMEMBER:
ABSENT:	COUNCILMEMBER:
ABSTAIN:	COUNCILMEMBER:

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

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.

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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.

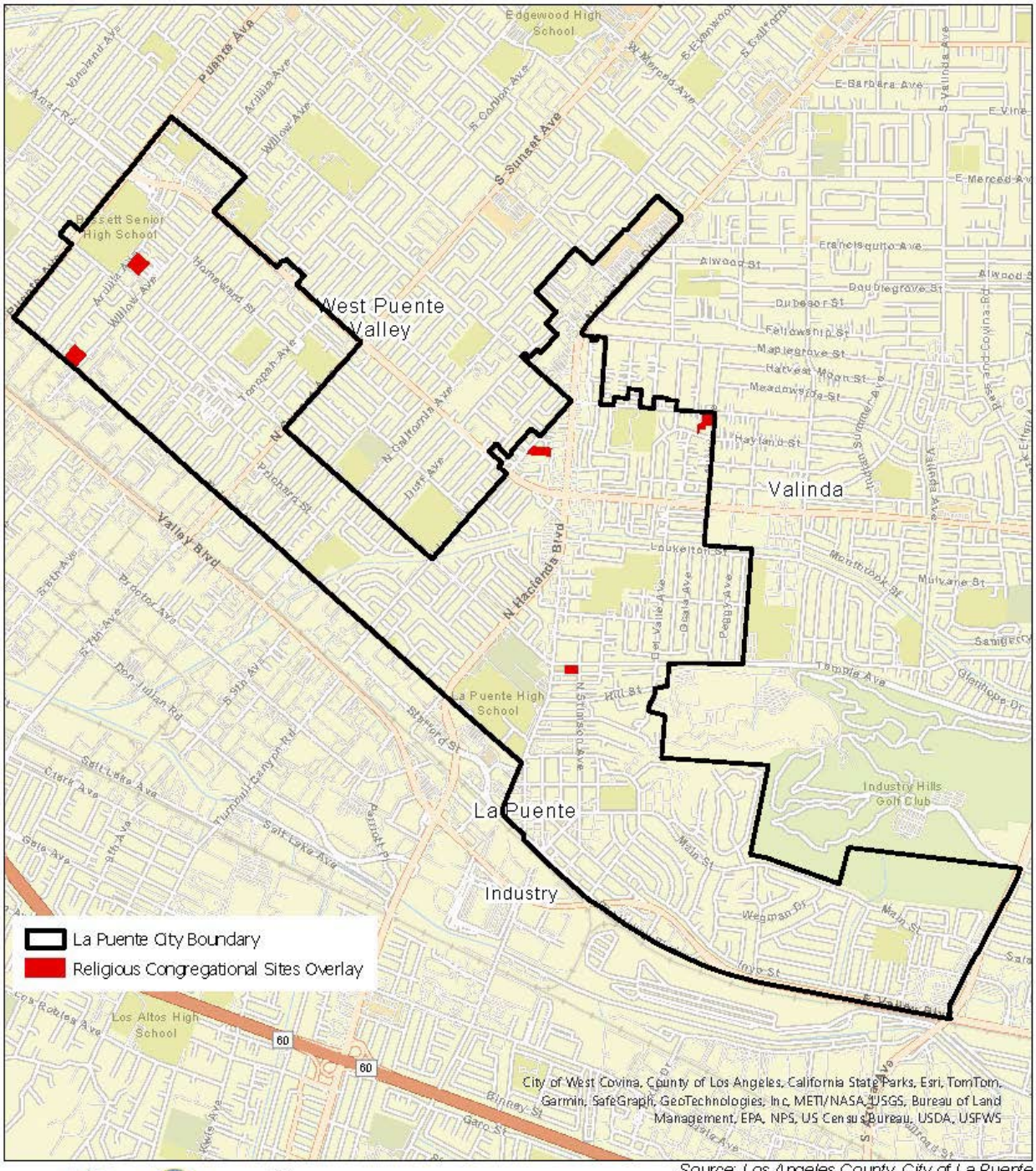
IV. CEQA and Statutory Findings

- **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).

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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

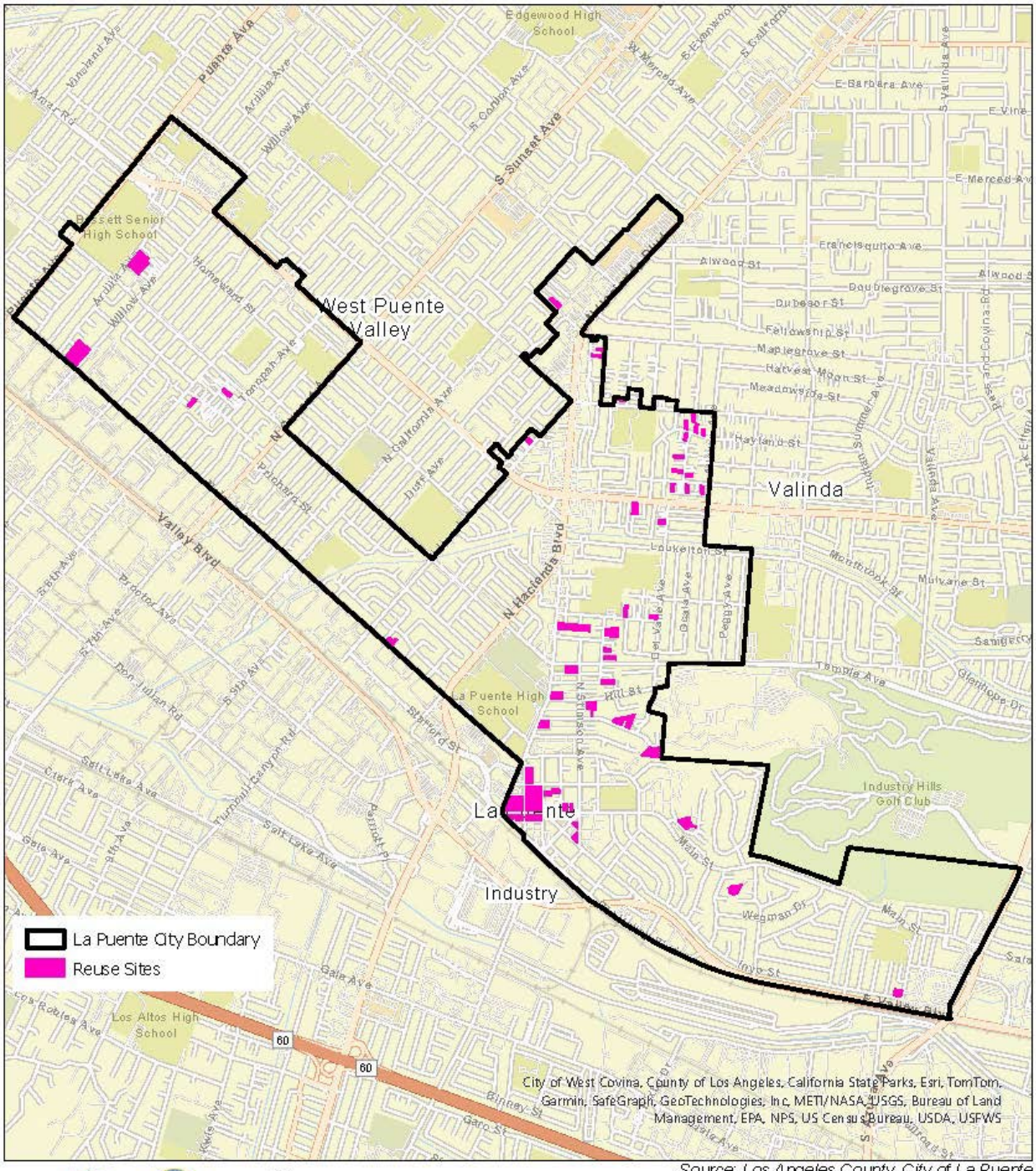
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Religious Congregational Sites Overlay (Program 3a)

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

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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:

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- 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

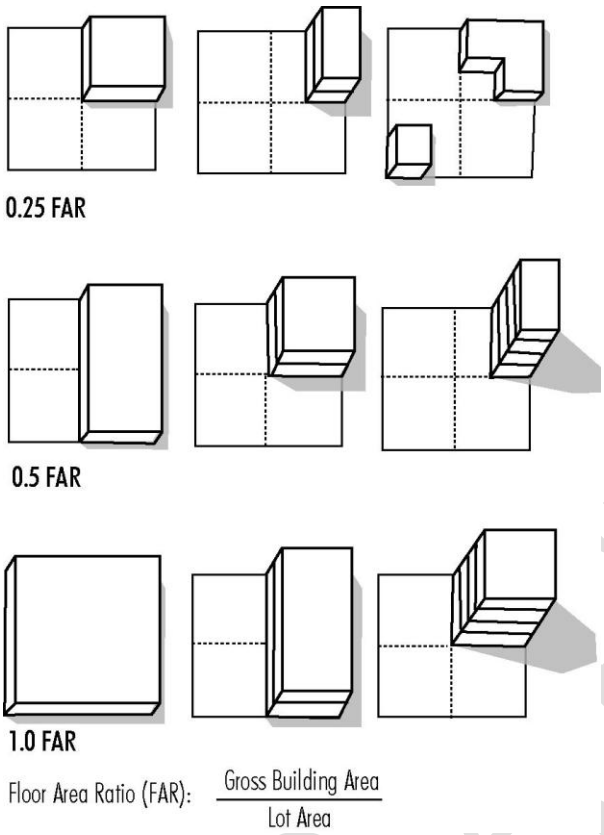
Measuring Density and Intensity

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.

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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.

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

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Back Page – Figure CD-1

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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.

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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.

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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.

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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.

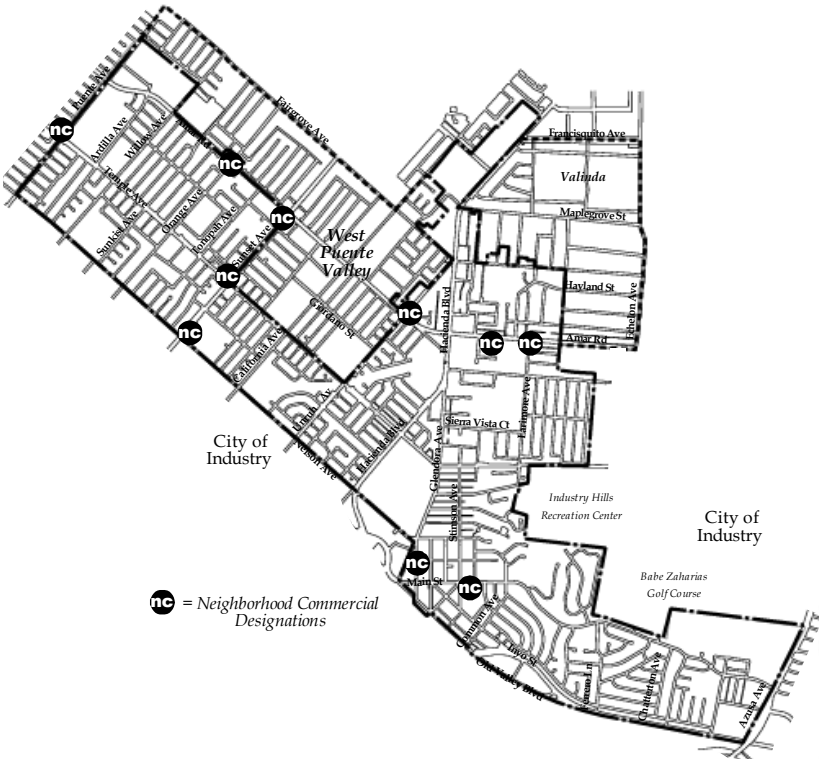
NC — Neighborhood Commercial

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.

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GC

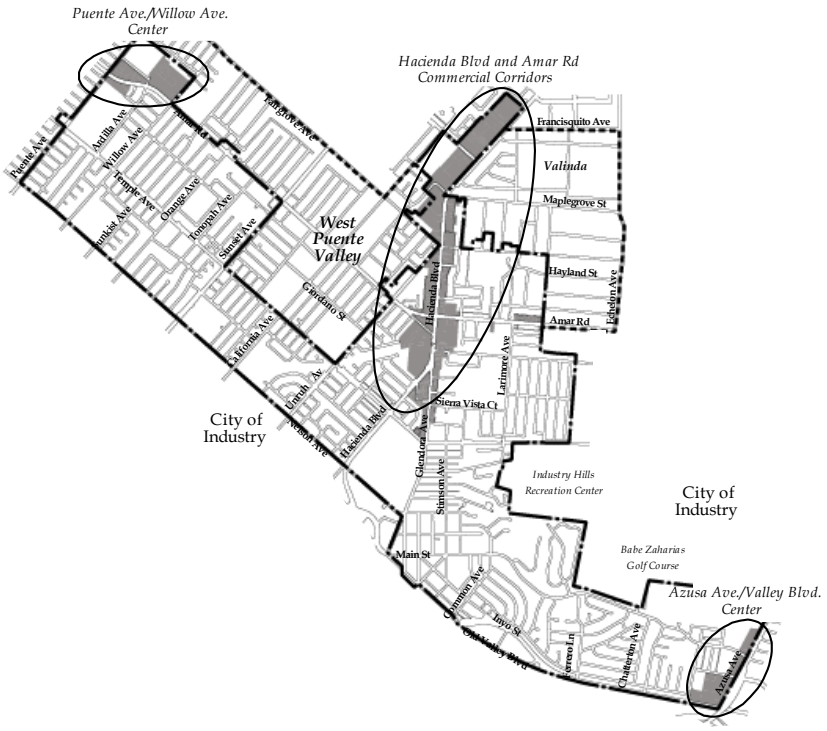
General Commercial

Maximum Intensity:

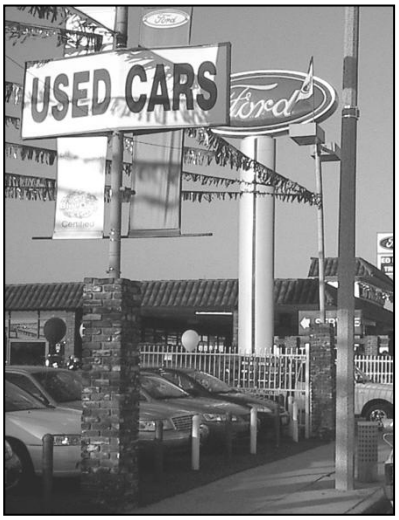
Hacienda/Glendora Corridor and Amar Road: 0.75:1 FAR

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.

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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

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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.

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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.

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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:

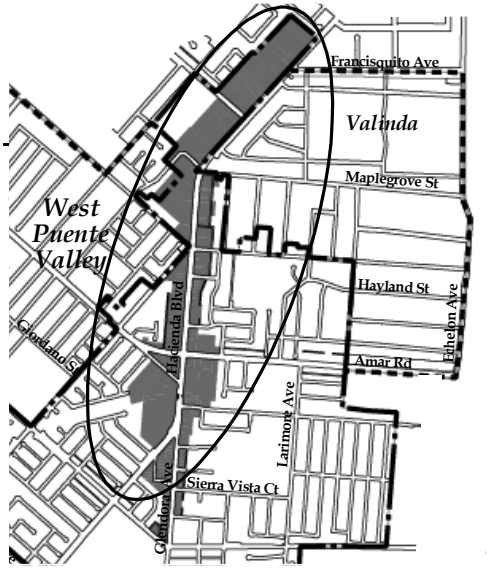
- The Hacienda/Glendora Commercial Corridor
- Downtown La Puente
- Shopping Centers throughout the City
- La Puente's Industrial/Manufacturing Cluster
- Residential Neighborhoods

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.

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Hacienda Blvd. and Glendora Blvd.
Commercial Corridor



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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.

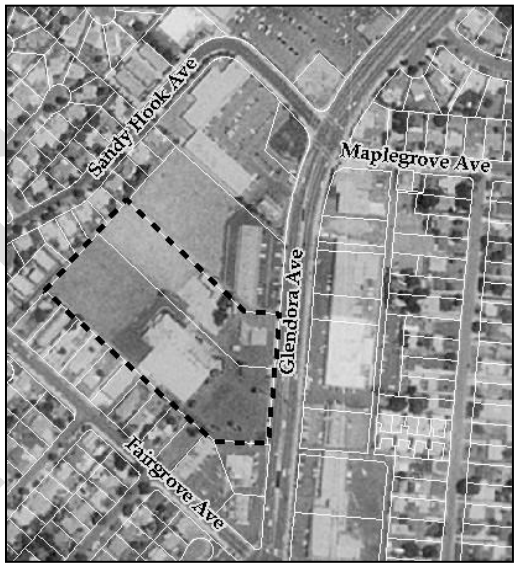
The City will promote economic strategies that build upon the assets of the Corridor. A large portion of taxable sales within the City originate from automobile sales, auto supply stores and service stations, restaurants, and food markets. However, La Puente residents also purchase household supplies, 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.

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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

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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.

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Design Strategies

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

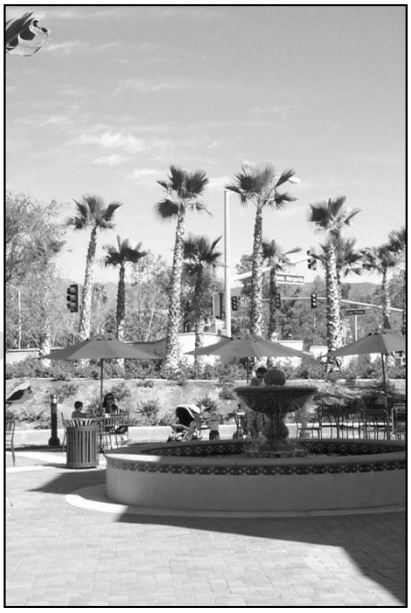
- Identify the City at prominent entrances on Hacienda Boulevard. Distinctive public art pieces, signage, and/or graphics that express the history and character of the community are recommended at City gateways.

- 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.

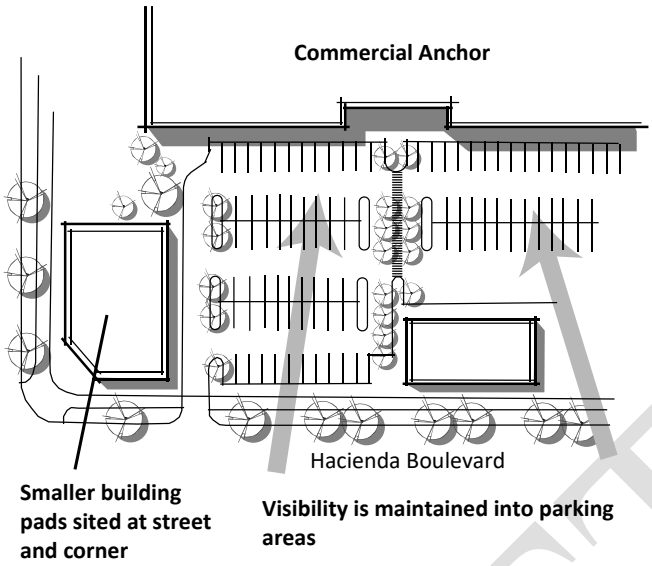
- Provide well-marked and comfortable pedestrian walkways, including pedestrian circulation within parking lots with connections to adjacent sidewalks and safe access from parking areas. Pedestrian circulation routes within parking lots should be clearly delineated and pedestrian amenities in the form 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.

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- 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.

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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.

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

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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.

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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.

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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.

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- 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"

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- 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.

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- 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.

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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.

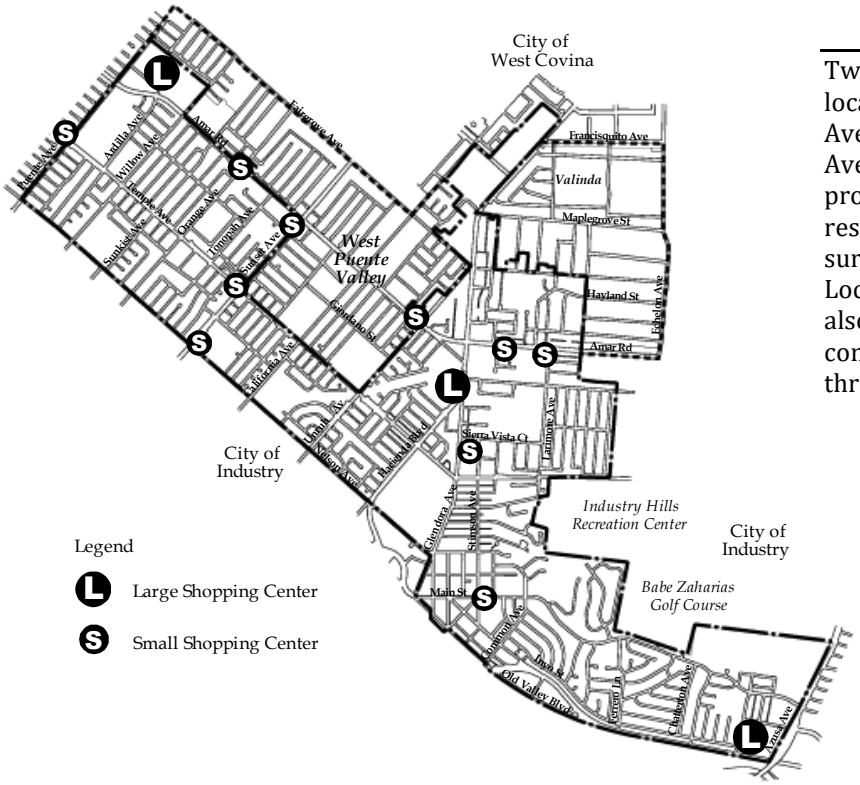
Policy 2.5 Promote high-quality, attractive, and functional site planning and architecture for commercial, office, and multi-family residential development in the Downtown Business District.

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.

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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.

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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.



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- 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.

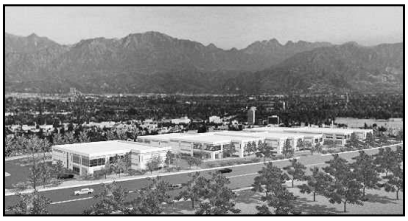
Policy 3.6 Aggressively enforce commercial property standards, including maintenance of buildings, landscaping, parking areas, lighting, and health and safety standards.

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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.

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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"

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- 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.

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- 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

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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.

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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.)

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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

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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

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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

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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

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

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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.

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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.

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- 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

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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

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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

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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

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- 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

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- 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

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

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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)

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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

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Juan Galvan, Assistant Planner

CONSULTANT TEAM

RRM Design Group
Veronica Tam & Associates
Morse Planning Group

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RESOLUTION NO. 22-5690

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF LA PUENTE, CALIFORNIA, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 21-02 TO UPDATE THE 2021-2029 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

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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.

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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.

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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

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HOUSING ELEMENT

1. INTRODUCTION

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

PURPOSE AND ORGANIZATION OF THE HOUSING ELEMENT

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

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

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

STATE REQUIREMENTS

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

a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order.

b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.

d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.

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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

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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

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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.

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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

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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.

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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.

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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	–

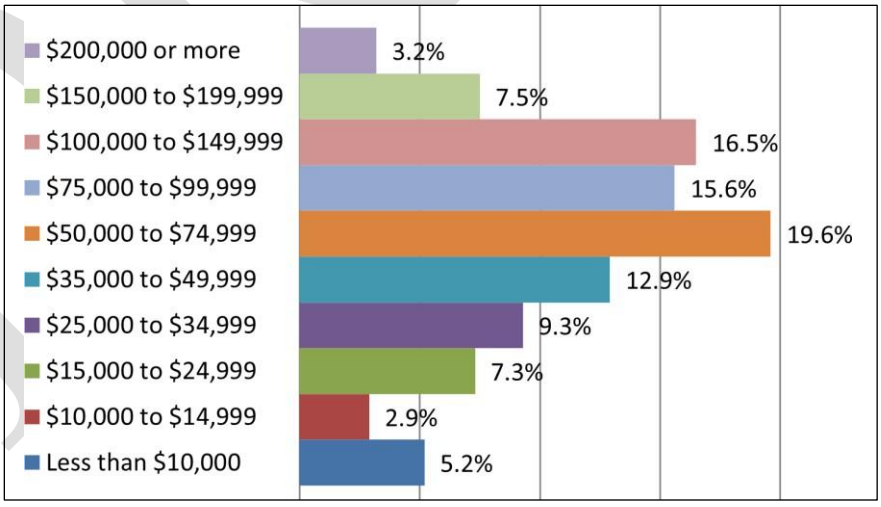
Source: 2015-2019 American Communities Survey (ACS)

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)

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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

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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.

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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.

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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

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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**).

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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.

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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.

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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.

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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.

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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

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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.

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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

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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.

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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.

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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.

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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

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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**).

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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

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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.

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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.

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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.

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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;*

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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

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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.

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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

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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

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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.

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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.

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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.

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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

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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.

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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.

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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.

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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:

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- **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.

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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

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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

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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

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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

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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.

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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.

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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

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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

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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

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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.

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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.

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- 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.

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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.

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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.

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- 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

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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.

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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.

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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:

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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

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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

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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

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.	

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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

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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.

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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

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Figure B-1. Housing Element Website

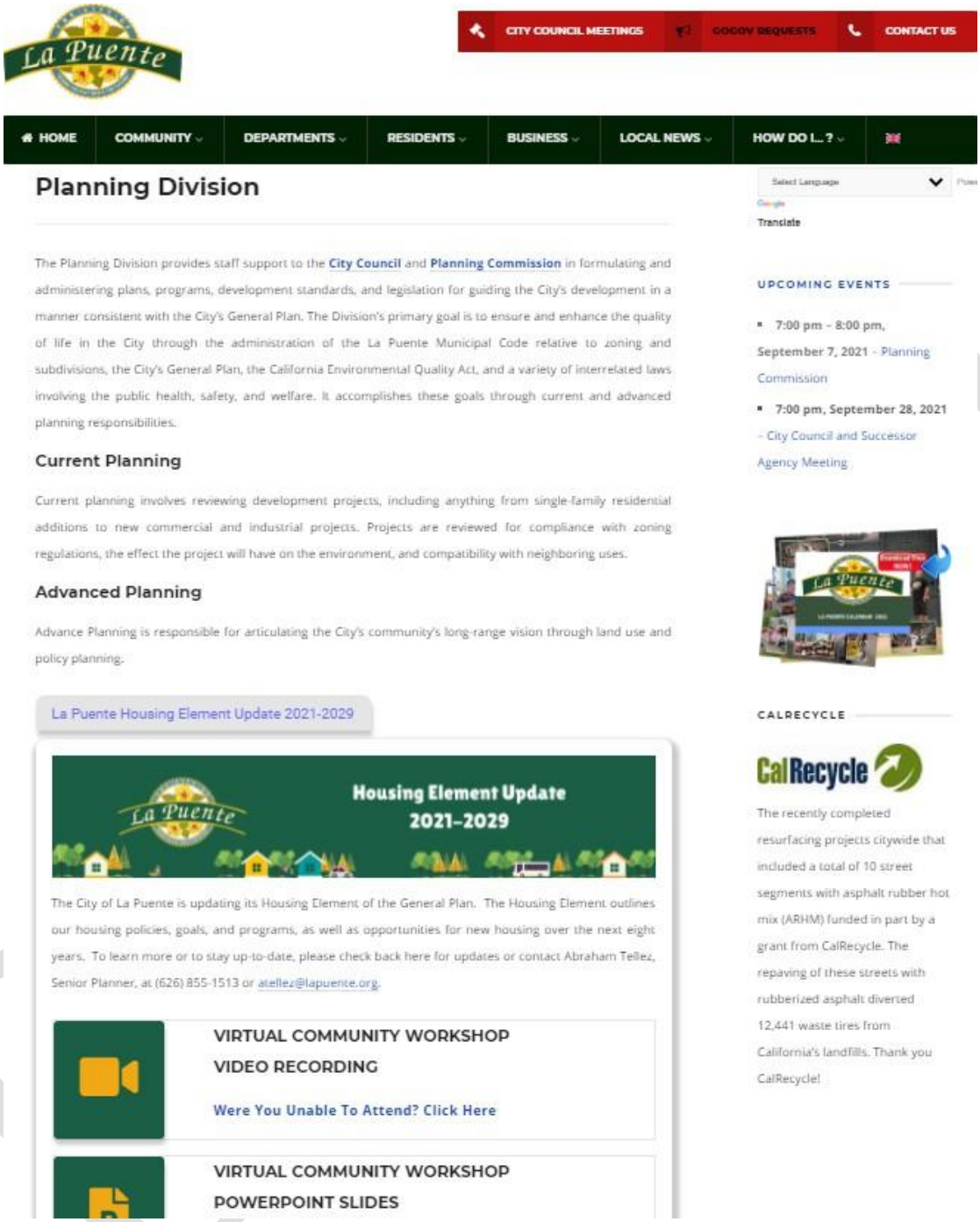
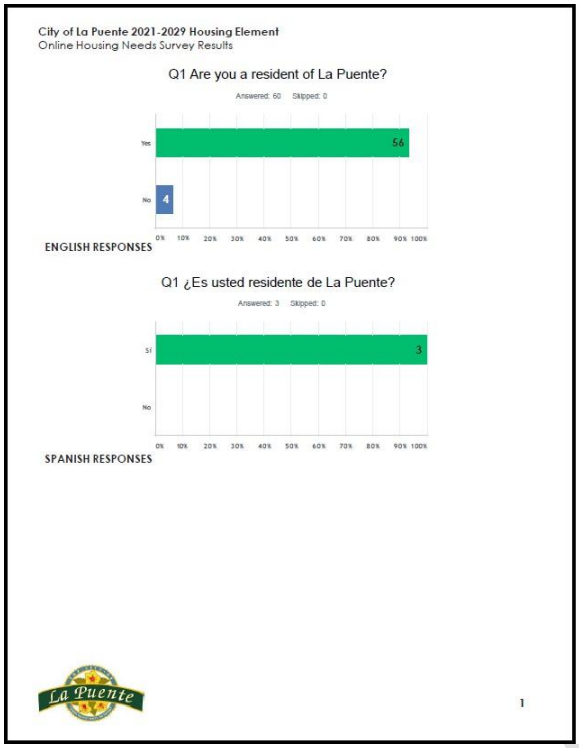
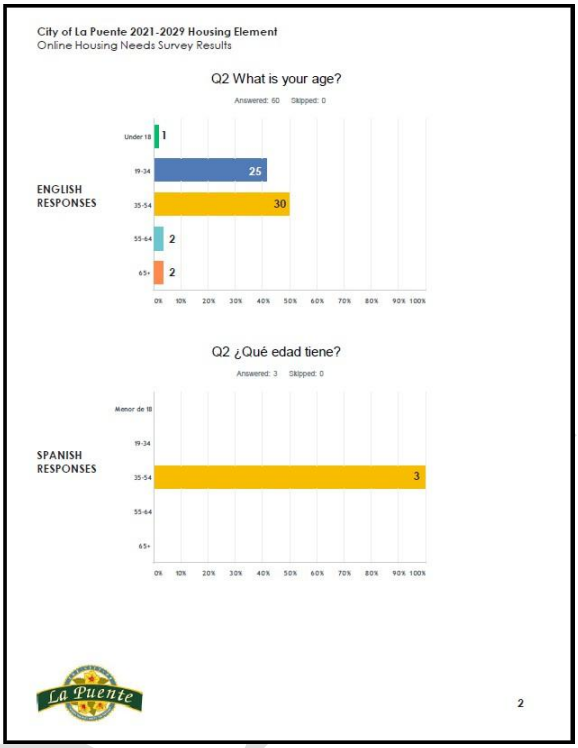
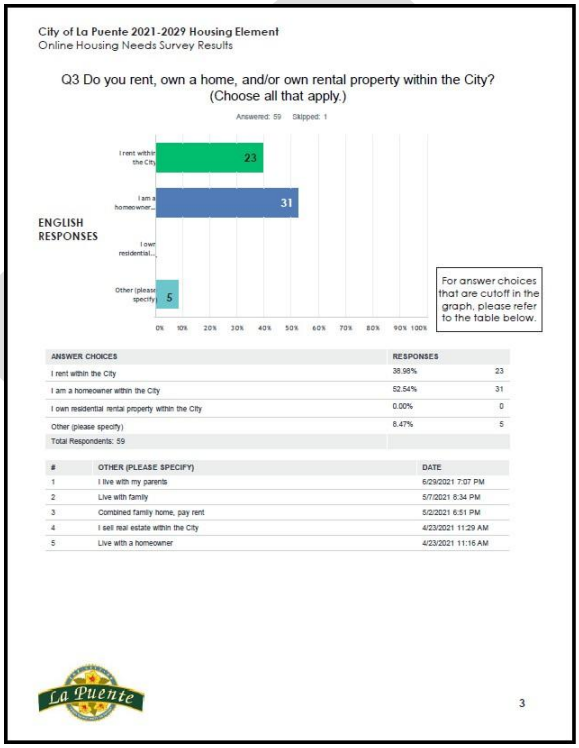
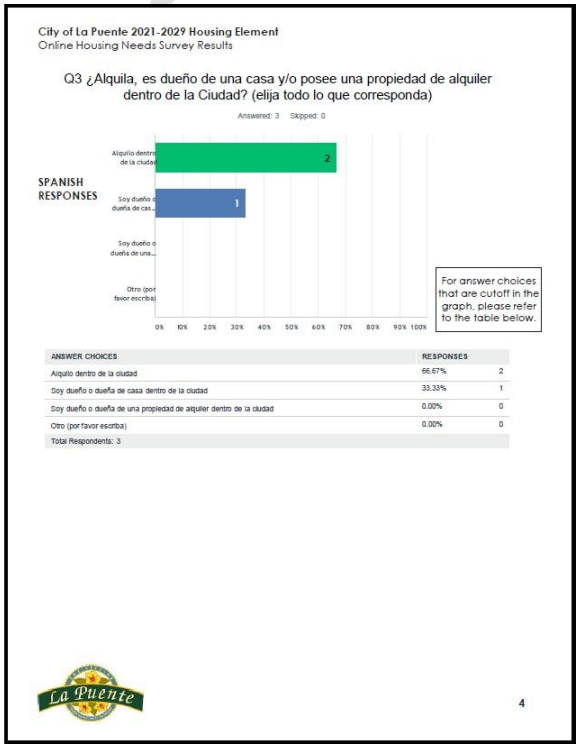


Figure B-2. Online Housing Needs Survey Responses





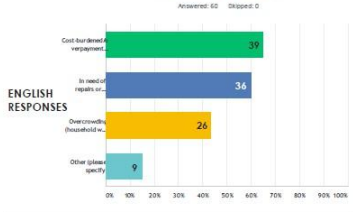




City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

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		

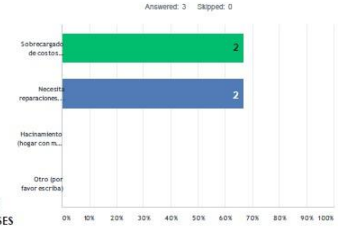
#	OTHER (PLEASE SPECIFY)	DATE
1	Crime	5/22/2021 4:43 PM
2	Parking, graffiti, general crime	5/8/2021 1:38 AM
3	Empty/abandoned lots call for dumping trash	5/7/2021 8:55 PM
4	Low income rffaff	5/7/2021 1:04 PM
5	Too Many Illegals in one house. Theres never any parking.	4/30/2021 6:51 PM
6	no parking	4/30/2021 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		

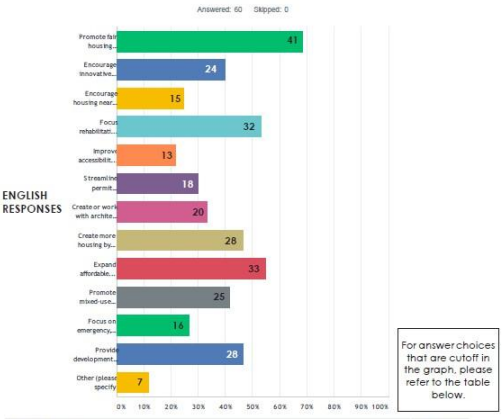
#	OTRO (POR FAVOR ESCRIBA)	DATE
	There are no responses.	

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

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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		

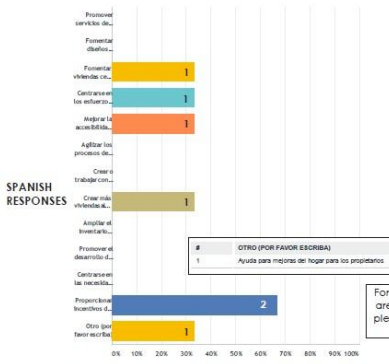
#	OTHER (PLEASE SPECIFY)	DATE
1	None	5/6/2021 10:23 PM
2	Better businesses... Starbucks and little caesars were great additions to that part of the city	5/6/2021 1:38 AM
3	Provide housing for young families who don't have the income to afford $500,000 homes	5/7/2021 8:34 PM
4	Do not build the Rorimer, 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.

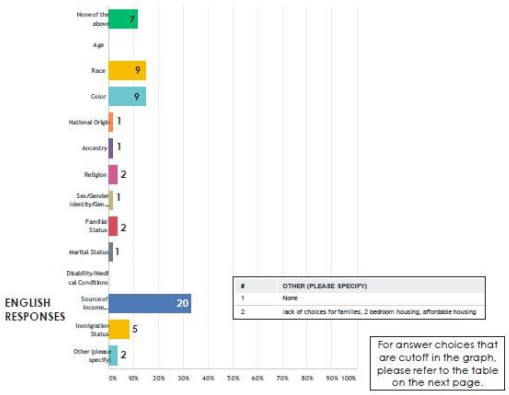
ANSWER CHOICES	RESPONSES	
Promover servicios de vivienda justa para abordar el fraude, el desplazamiento o la discriminación	0.00%	0
Fomentar diseños innovadores con énfasis en la comunidad y las comodidades	0.00%	0
Fomentar viviendas cerca de paradas de autobús u otras opciones de transporte	33.33%	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.

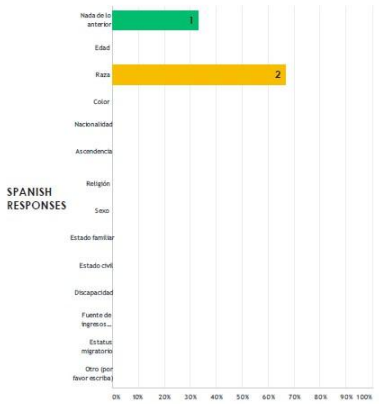
City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

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

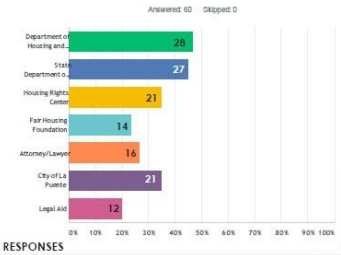
ANSWER CHOICES	RESPONSES	
Nada de lo anterior	33.33%	1
Edad	0.00%	0
Raza	66.67%	2
Color	0.00%	0
Nacionalidad	0.00%	0
Ascendencia	0.00%	0
Religión	0.00%	0
Sexo	0.00%	0
Estado familiar	0.00%	0
Estado civil	0.00%	0
Discapacidad	0.00%	0
Fuente de ingresos (incluido el uso de asistencia pública para el pago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

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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

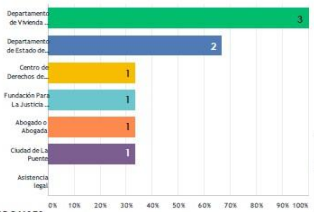
ANSWER CHOICES	RESPONSES	
Department of Housing and Urban Development (HUD)	46.67%	28
State Department of Fair Employment and Housing (DFEH)	45.00%	27
Housing Rights Center	35.00%	21
Fair Housing Foundation	23.33%	14
Attorney/Lawyer	26.67%	16
City of La Puente	35.00%	21
Legal Aid	20.00%	12
Total Respondents: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

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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		

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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

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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

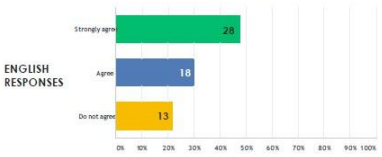
SPANISH RESPONSES

#	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

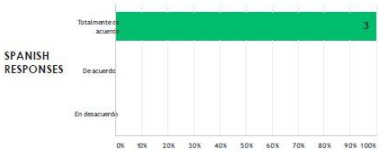
Q9 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find affordable rental housing in the City of La Puente.

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.

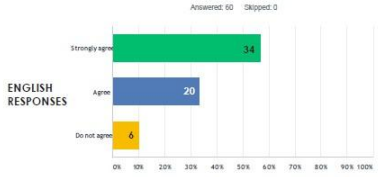
Answered: 3 Skipped: 0



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

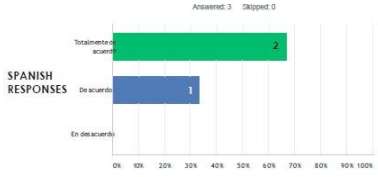
Q10 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find affordable housing for ownership in the City of La Puente.

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.

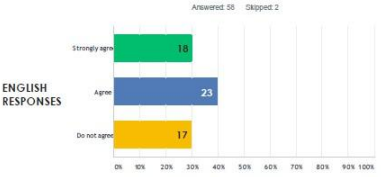
Answered: 3 Skipped: 0



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

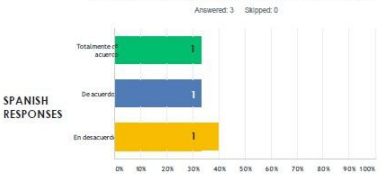
Q11 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find available rental housing in the City of La Puente.

Answered: 58 Skipped: 2



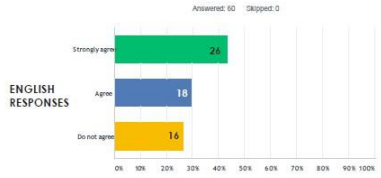
Q11 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:Es difícil encontrar viviendas de alquiler disponibles en la ciudad de La Puente.

Answered: 3 Skipped: 0

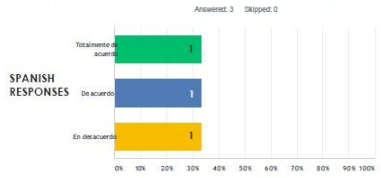


City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

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.

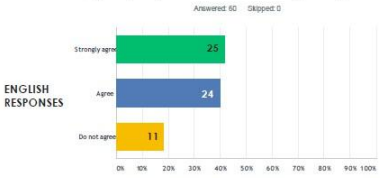


Q12 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:Es difícil encontrar viviendas / unidades disponibles para comprar en la ciudad de La Puente.

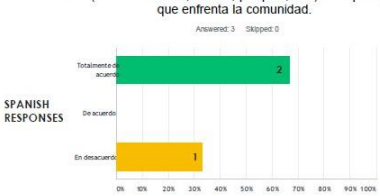


City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

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.

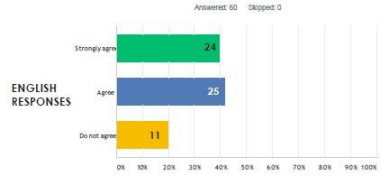


Q13 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:La condición de los vecindarios (luces de la calle, aceras, parques, etc.) es el principal desafío que enfrenta la comunidad.

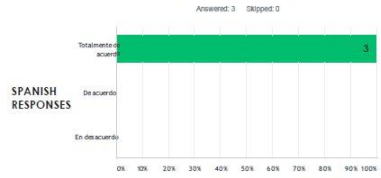


City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

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.

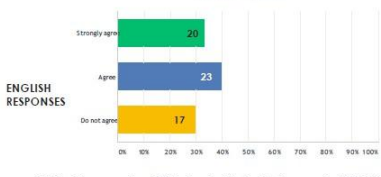


Q14 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:La condición de la vivienda existente y el mantenimiento de la propiedad es el principal desafío que enfrenta la comunidad.

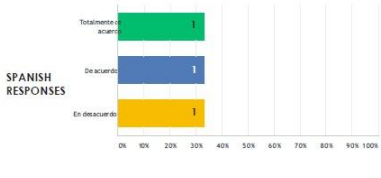


City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

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

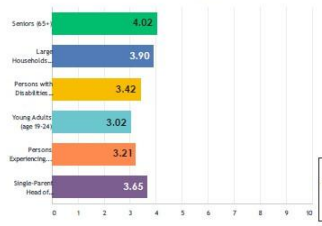
SPANISH RESPONSES

#	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



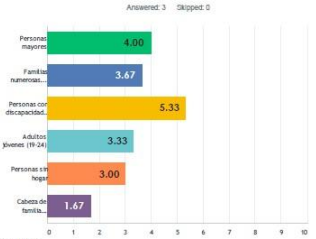
For answer choices that are cutoff in the graph, please refer to the table below.

	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)

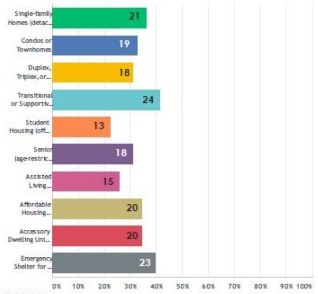
Answered: 3 Skipped: 0

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

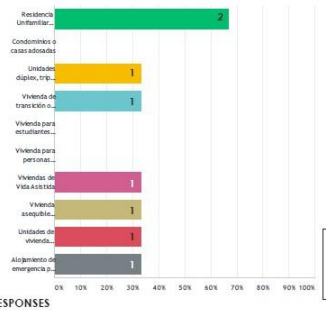
30

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

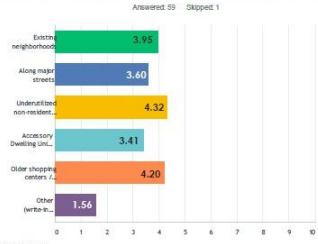
31

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

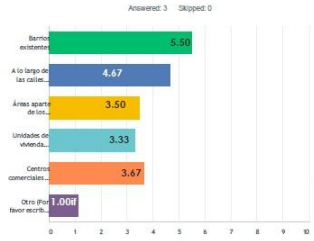
#	RESPONSES	DATE
1	no	5/15/2021 7:03 PM
2	Derelict parks and old factories	5/15/2021 1:36 AM
3	NO	5/15/2021 3:58 PM
4	dsads	5/15/2021 4:20 AM
5	Public facilities	5/14/2021 5:55 PM
6	N/a	5/13/2021 1:37 PM
7	None	5/9/2021 8:26 AM
8	Unused pr abandoned property the city owns	5/7/2021 1:24 PM
9	None	5/3/2021 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

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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
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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.)

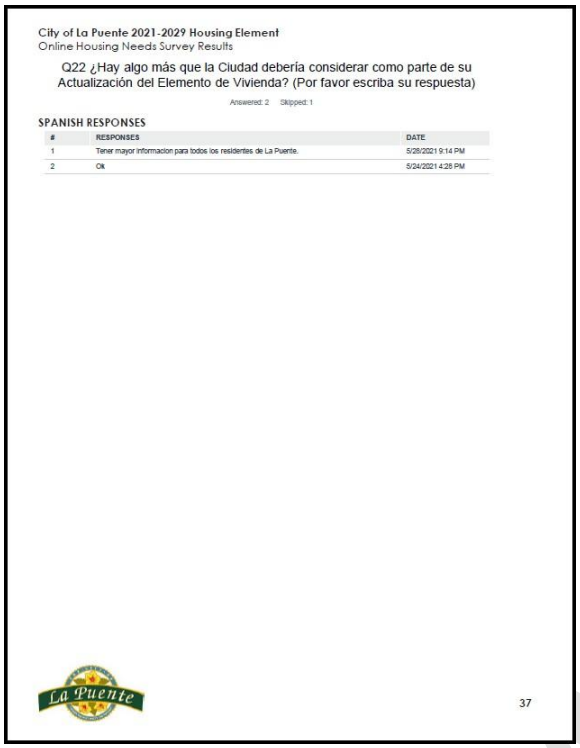
Answered: 47 Skipped: 13

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

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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

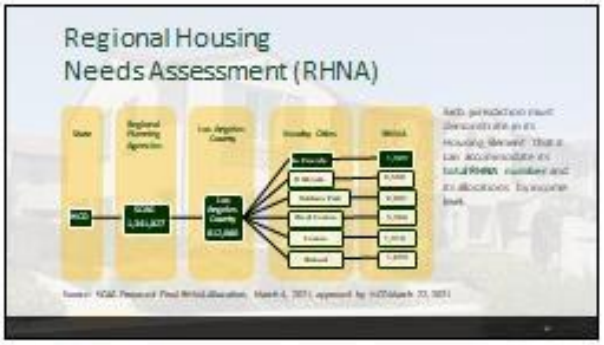

La Puente Today
La Puente Housing Type (Dwelling Units)

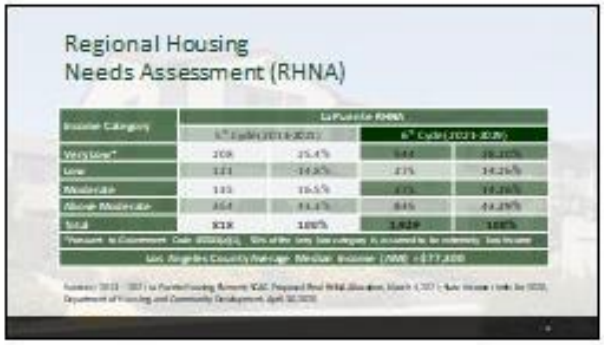

POLLING QUESTION
WE WANT TO HEAR FROM YOU!
4. Please identify the main housing challenges in the City of La Puente? (choose the top three challenges)


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





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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

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Appendix C
Inventory of Housing Sites

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Figure B-1. Vacant Residential Sites

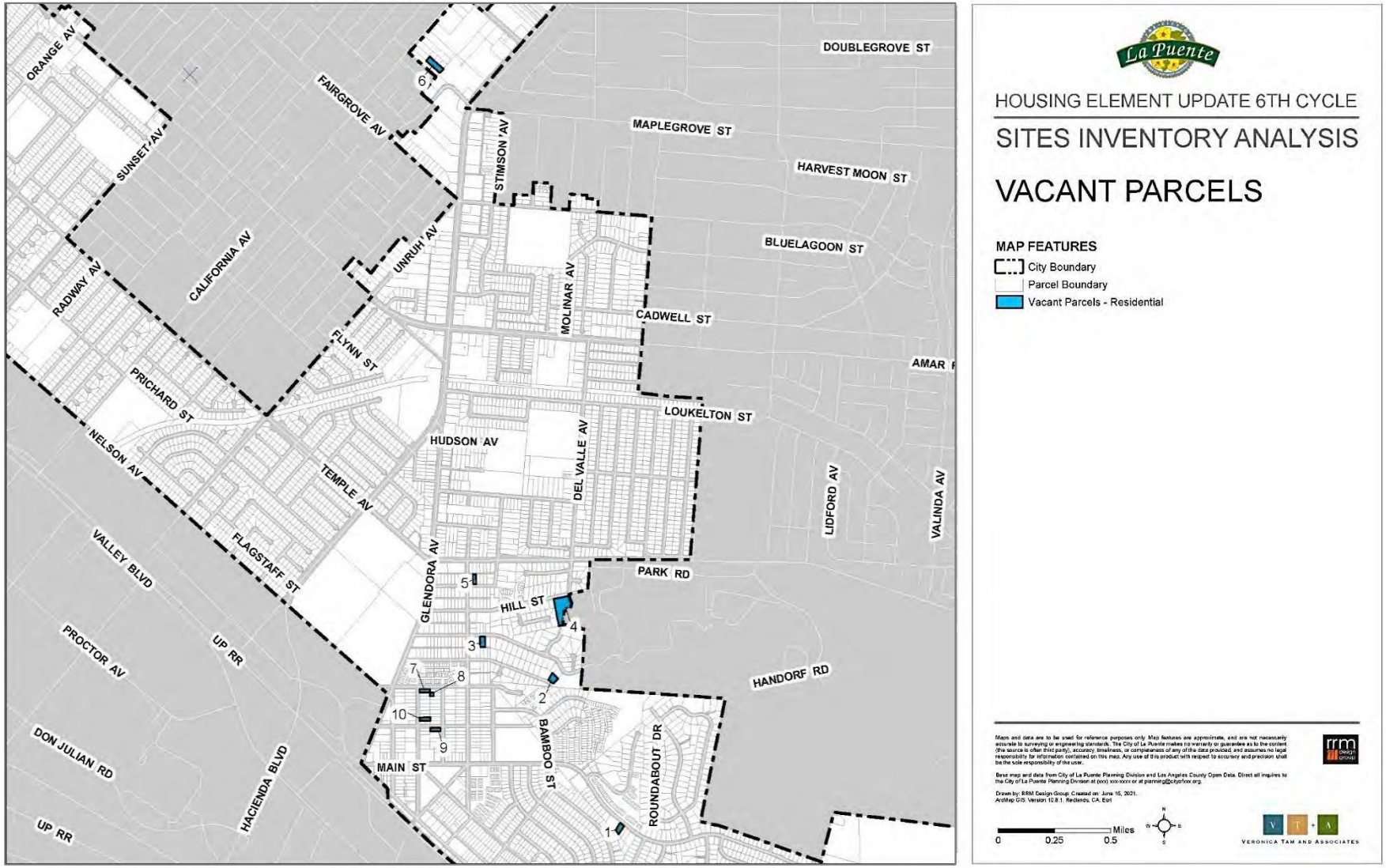


Figure B-2. Residential Recycled Sites – Focus Area A

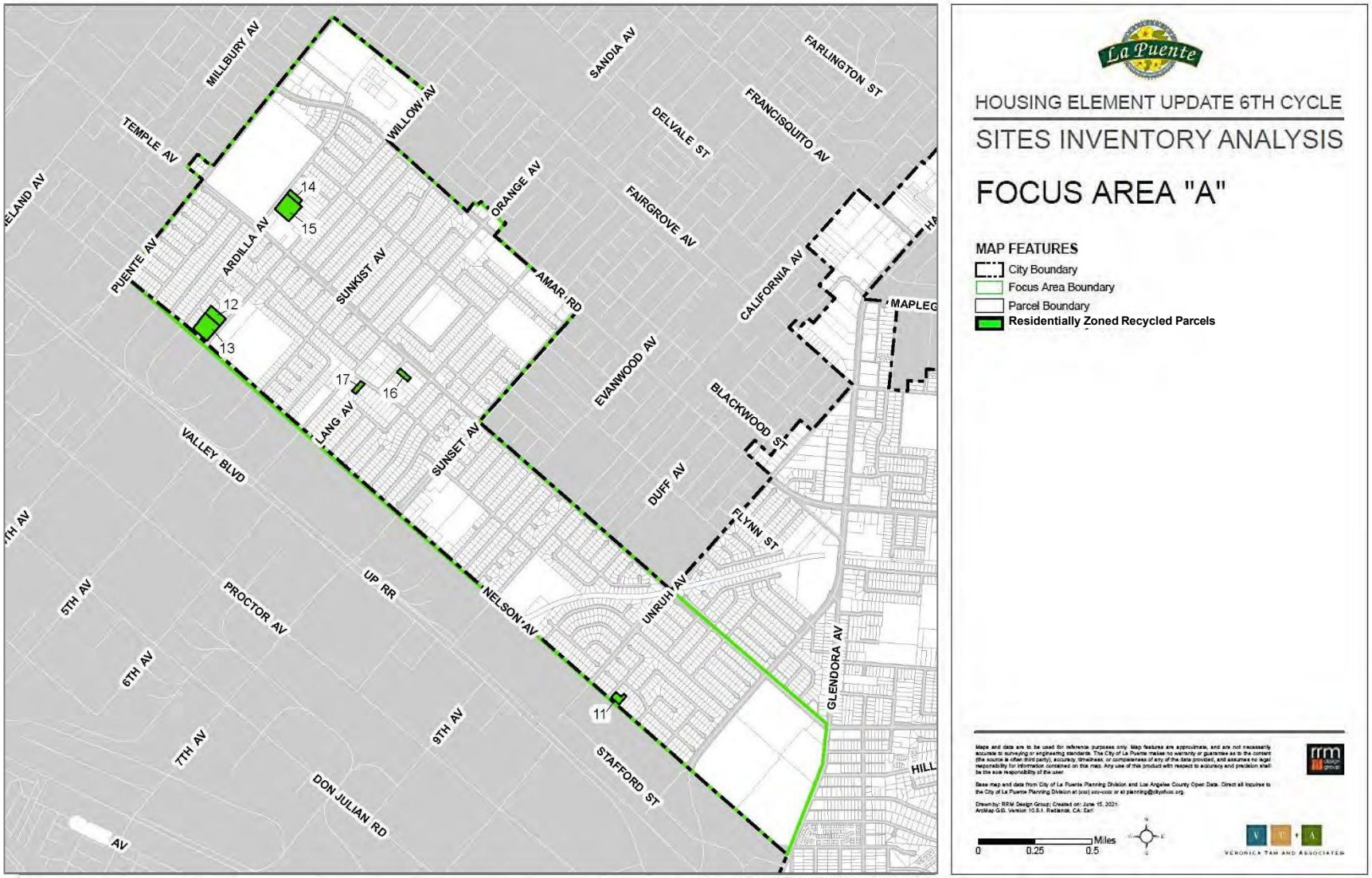


Figure B-3. Residential Recycled Sites – Focus Area B

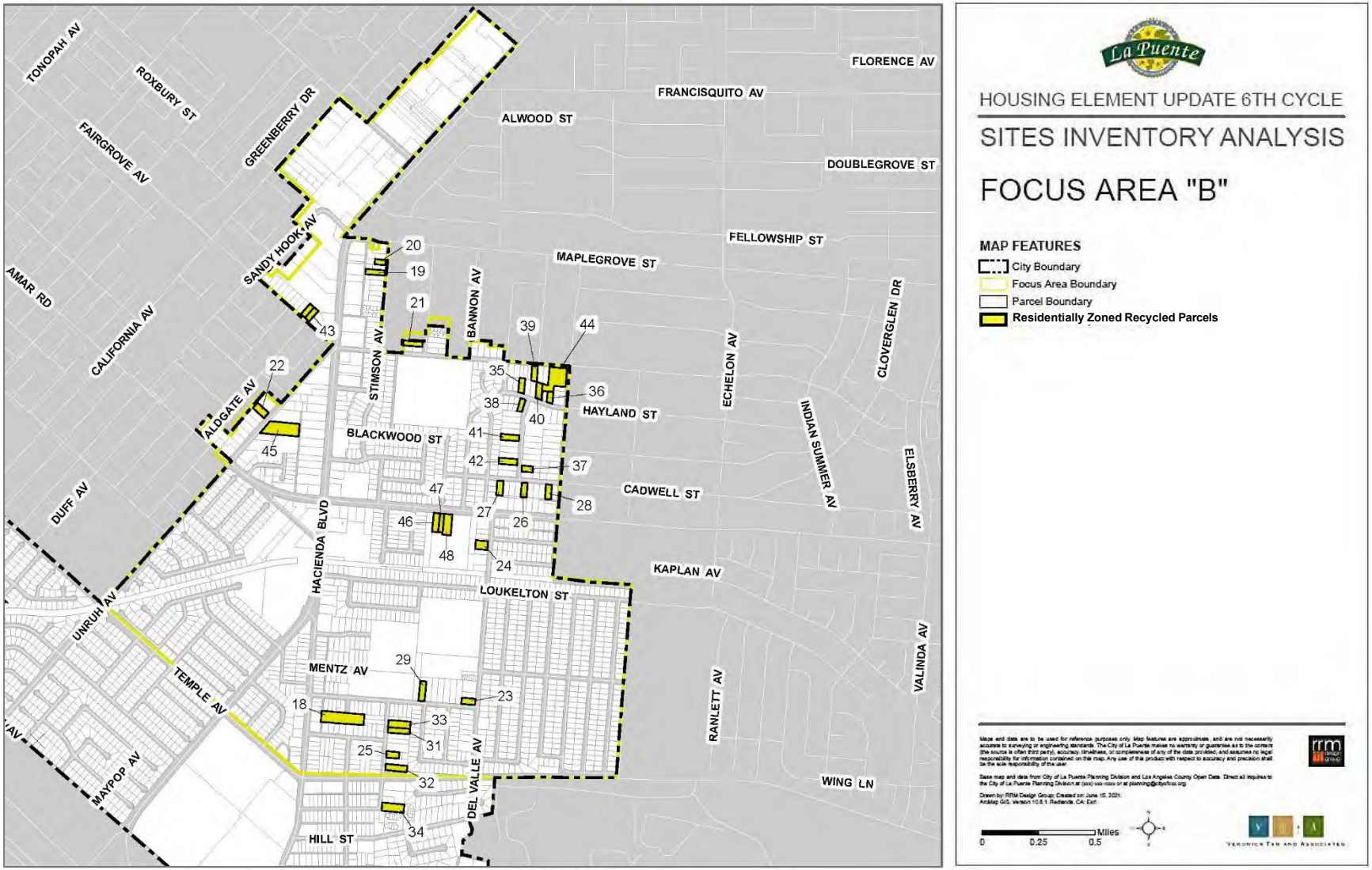


Figure B-4. Residential Recycled Sites – Focus Area C

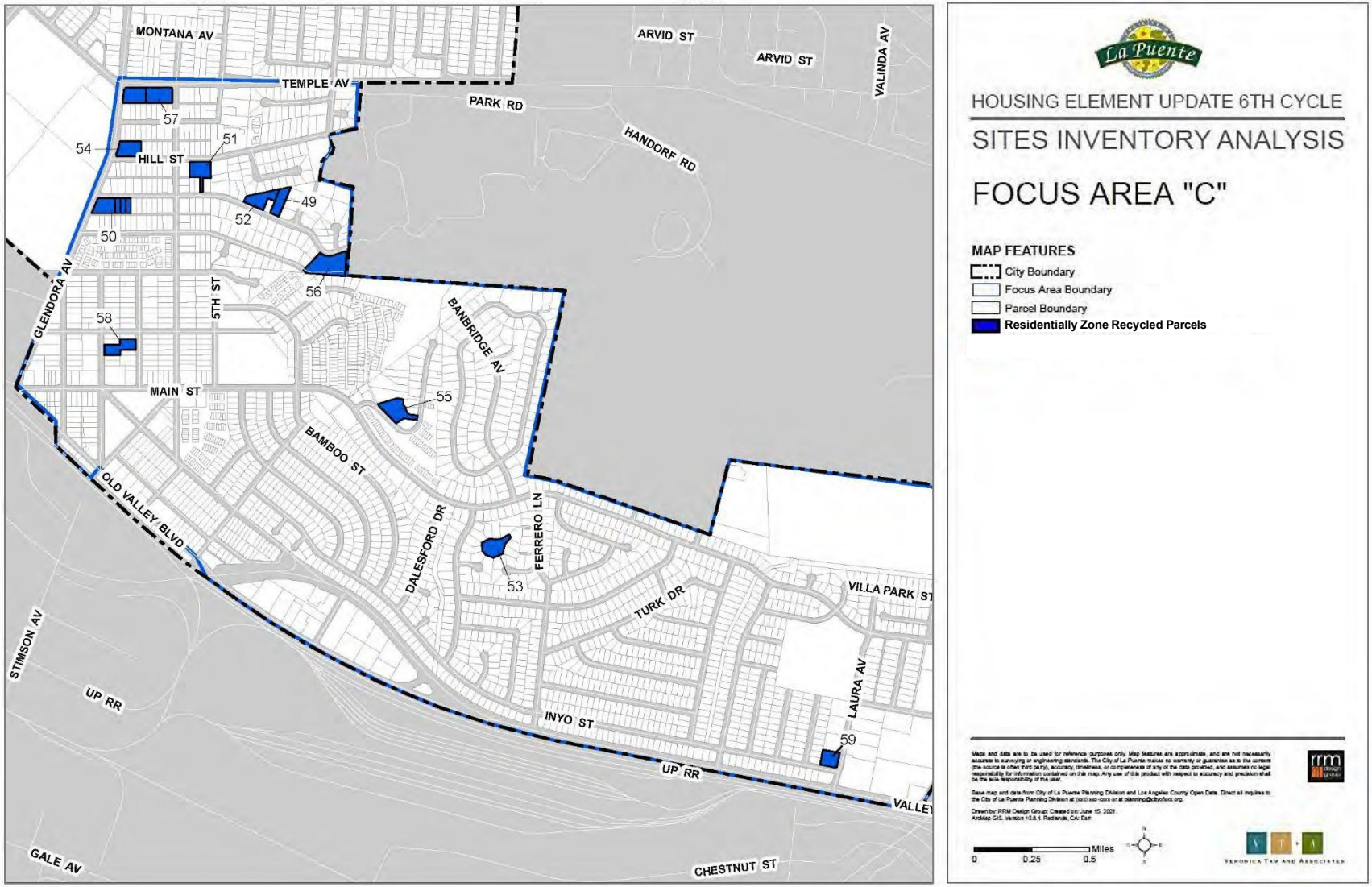


Figure B-5. Downtown Business District

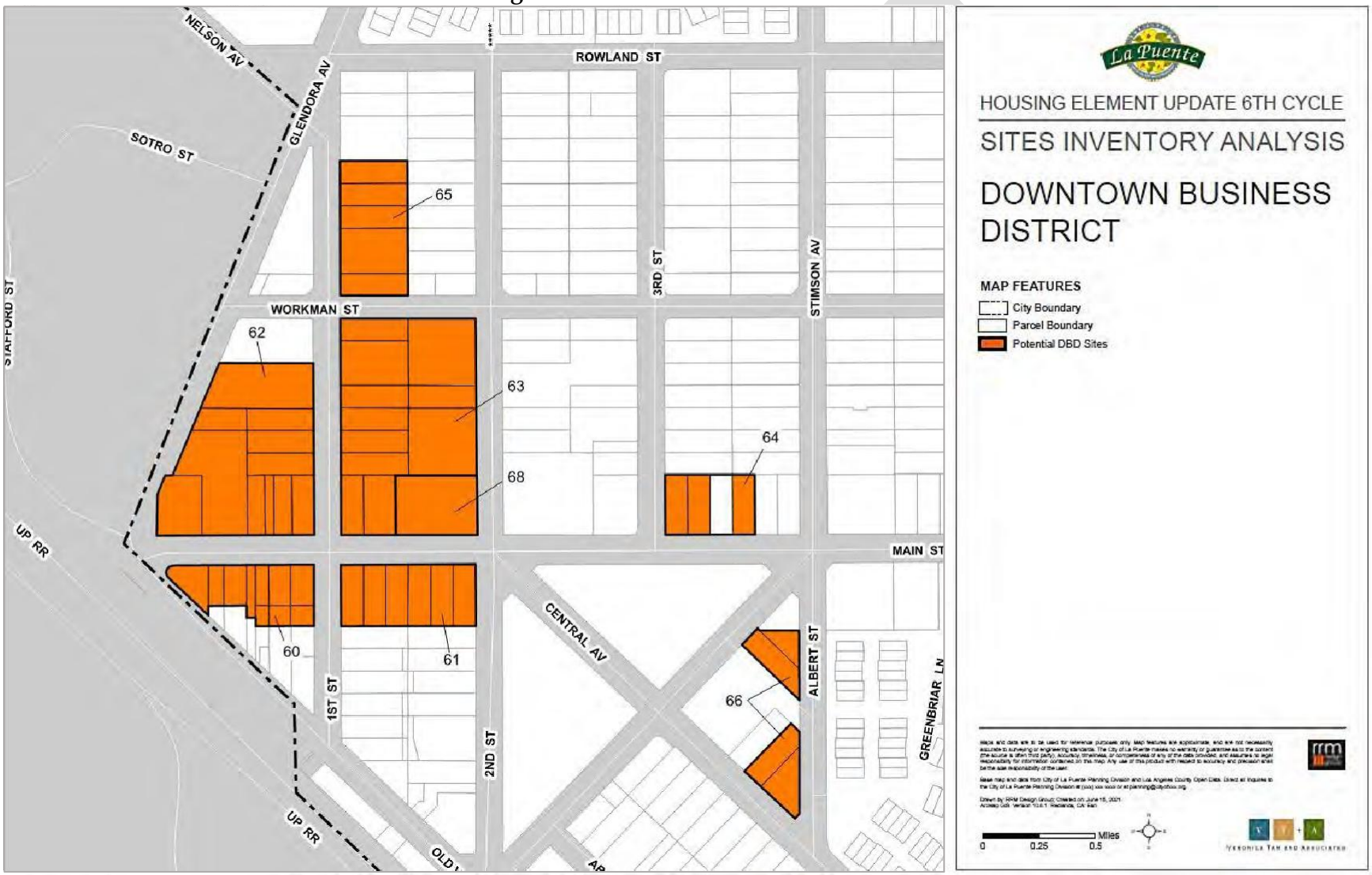


Figure B-6. Mixed Use Zoning Program Sites

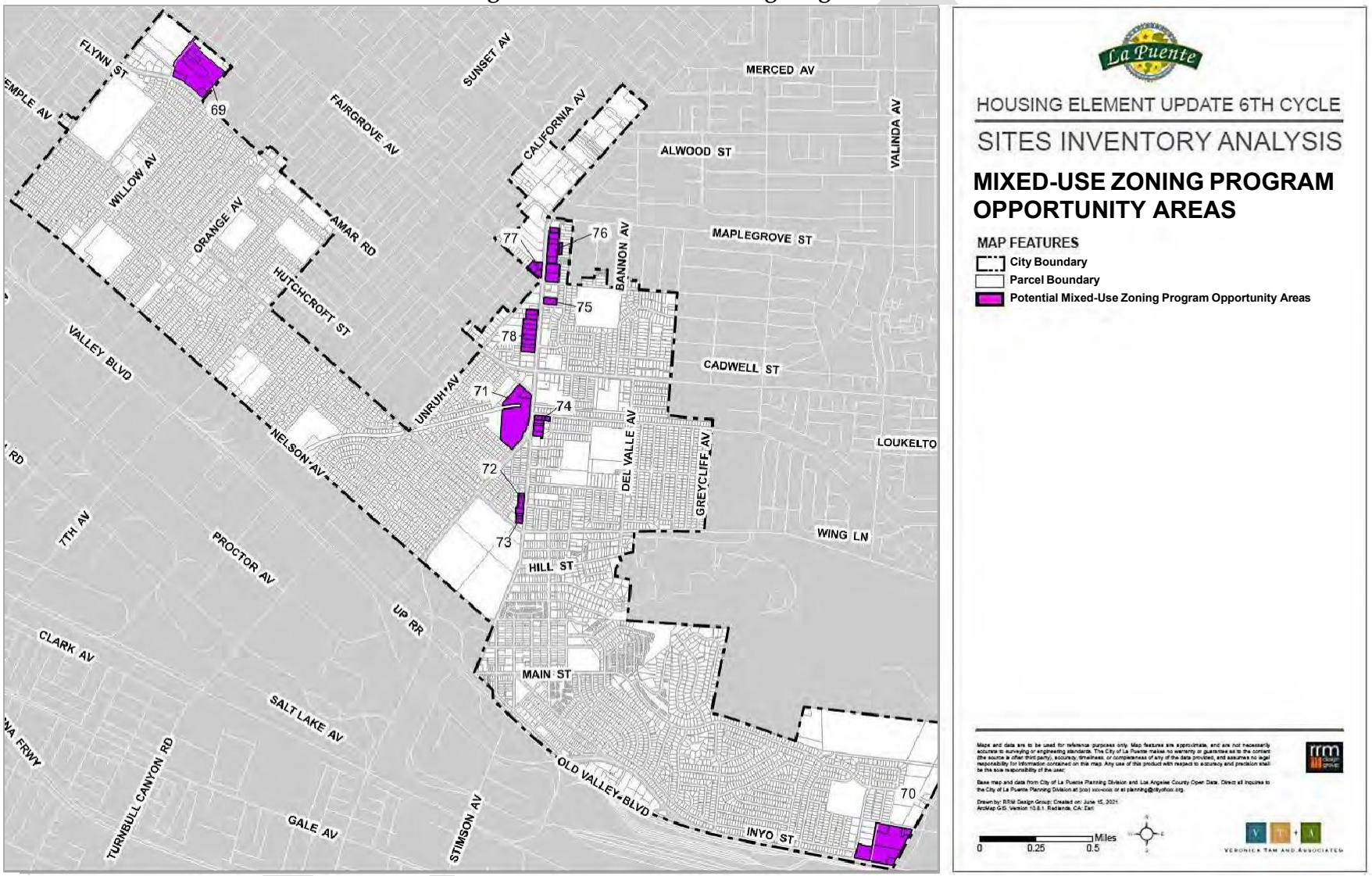


Table A: Housing Element Sites Inventory, Table Starts in Cell A2

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

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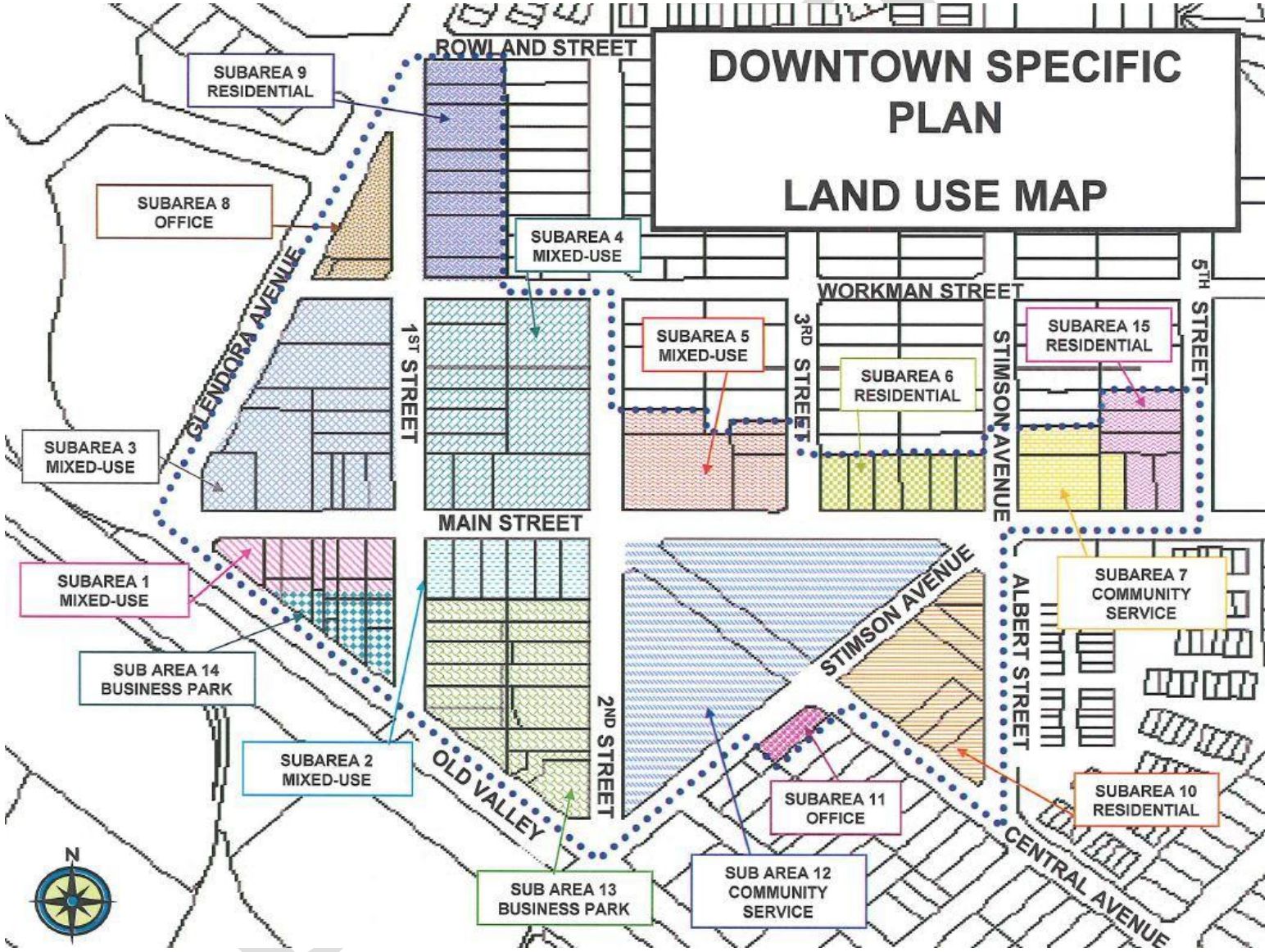
Jurisdiction Name	Key Map Site #	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	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

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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

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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.

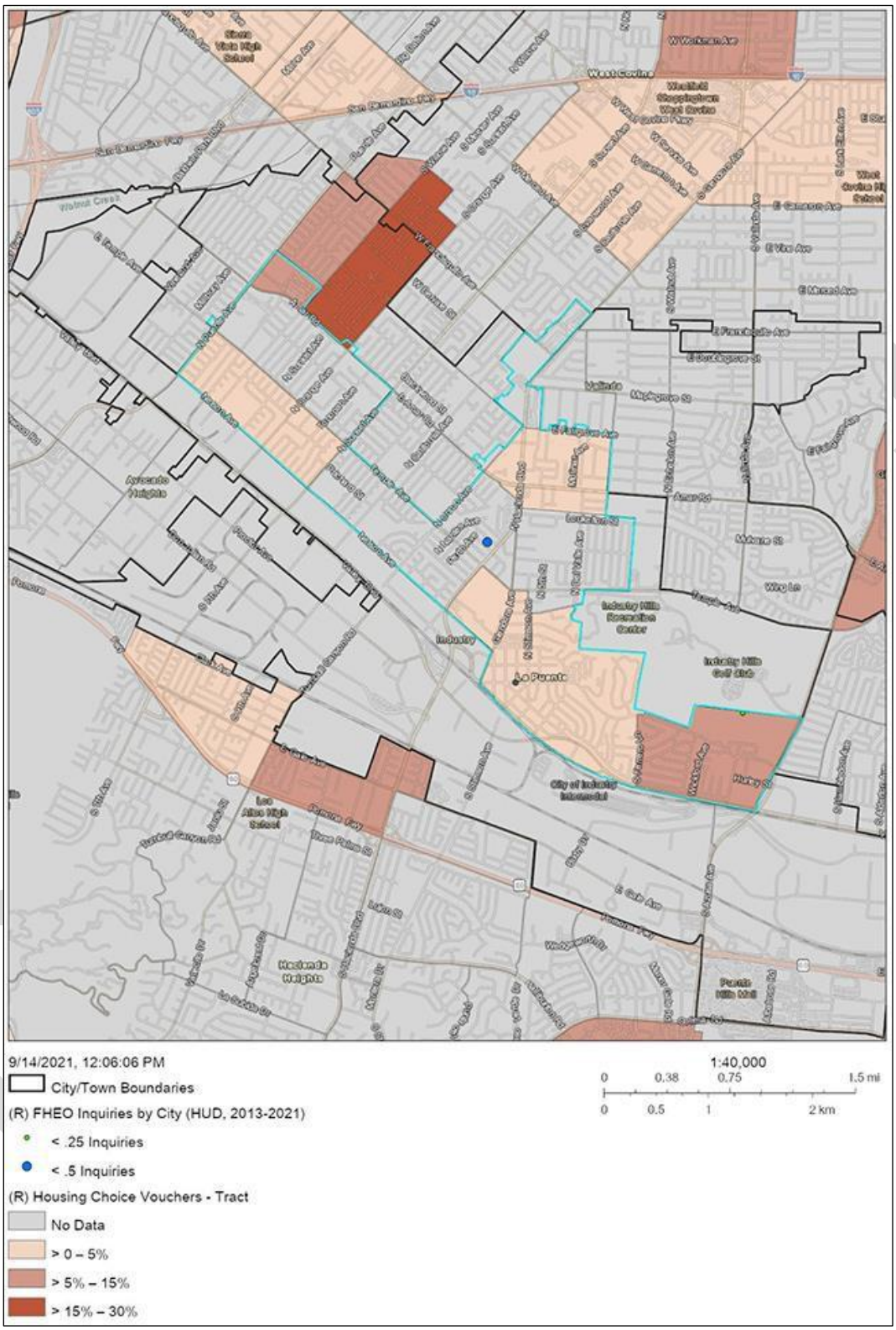
The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors in public facilities, and program links are provided on the City's website (https://lapuente.org/housing-division/). 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.

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Figure D-1. Housing Choice Vouchers



Integration and Segregation Patterns and Trends

Race and Ethnicity

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

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

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

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

Table D-2. Racial/Ethnic Dissimilarity Index

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

Sources: HUD AFFH Database, 2020

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

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

Table D-3. Minority Concentrated Areas of Population

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

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

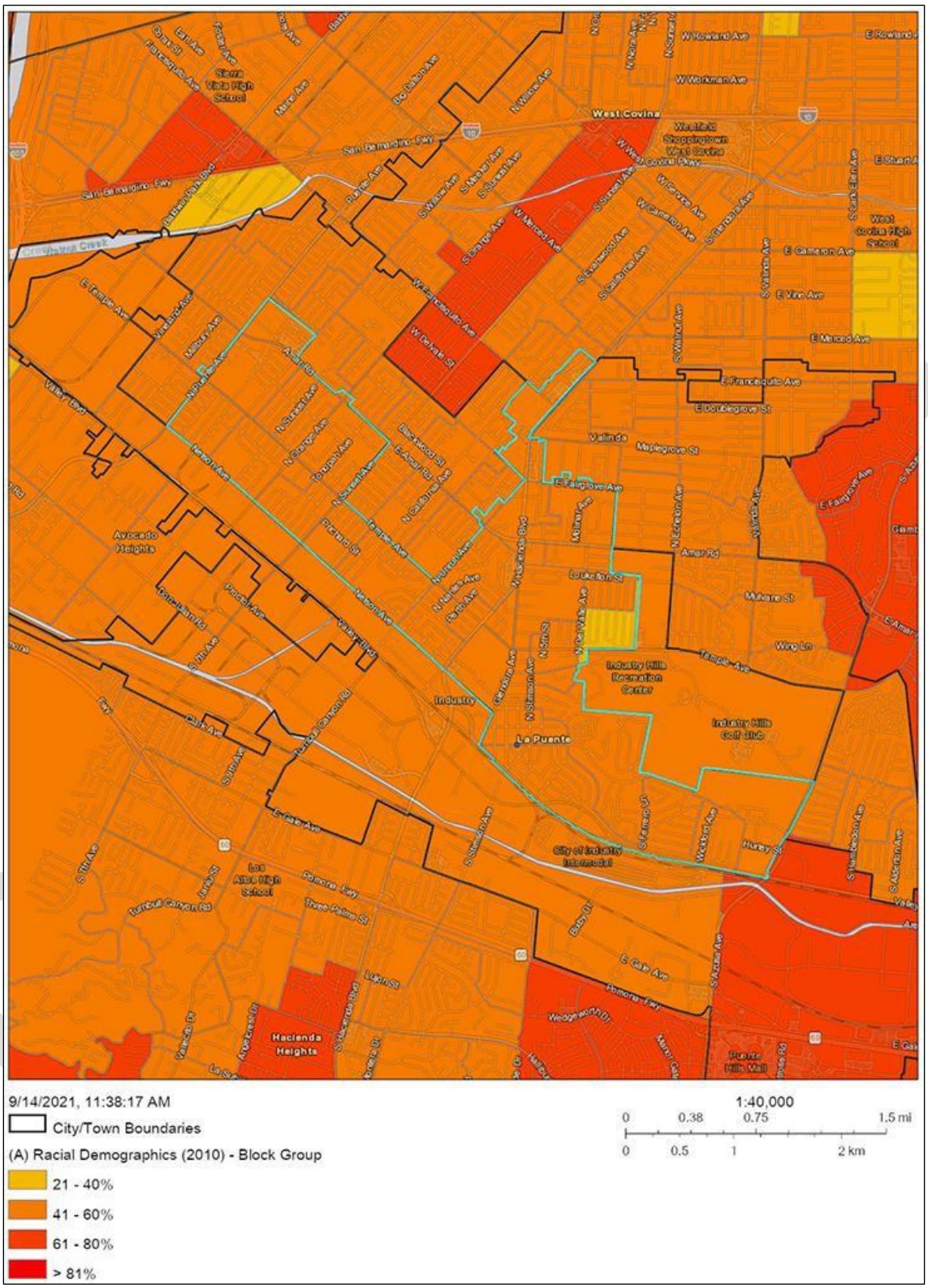


Figure D-3. Racial/Ethnic Minority Concentrations (2018)

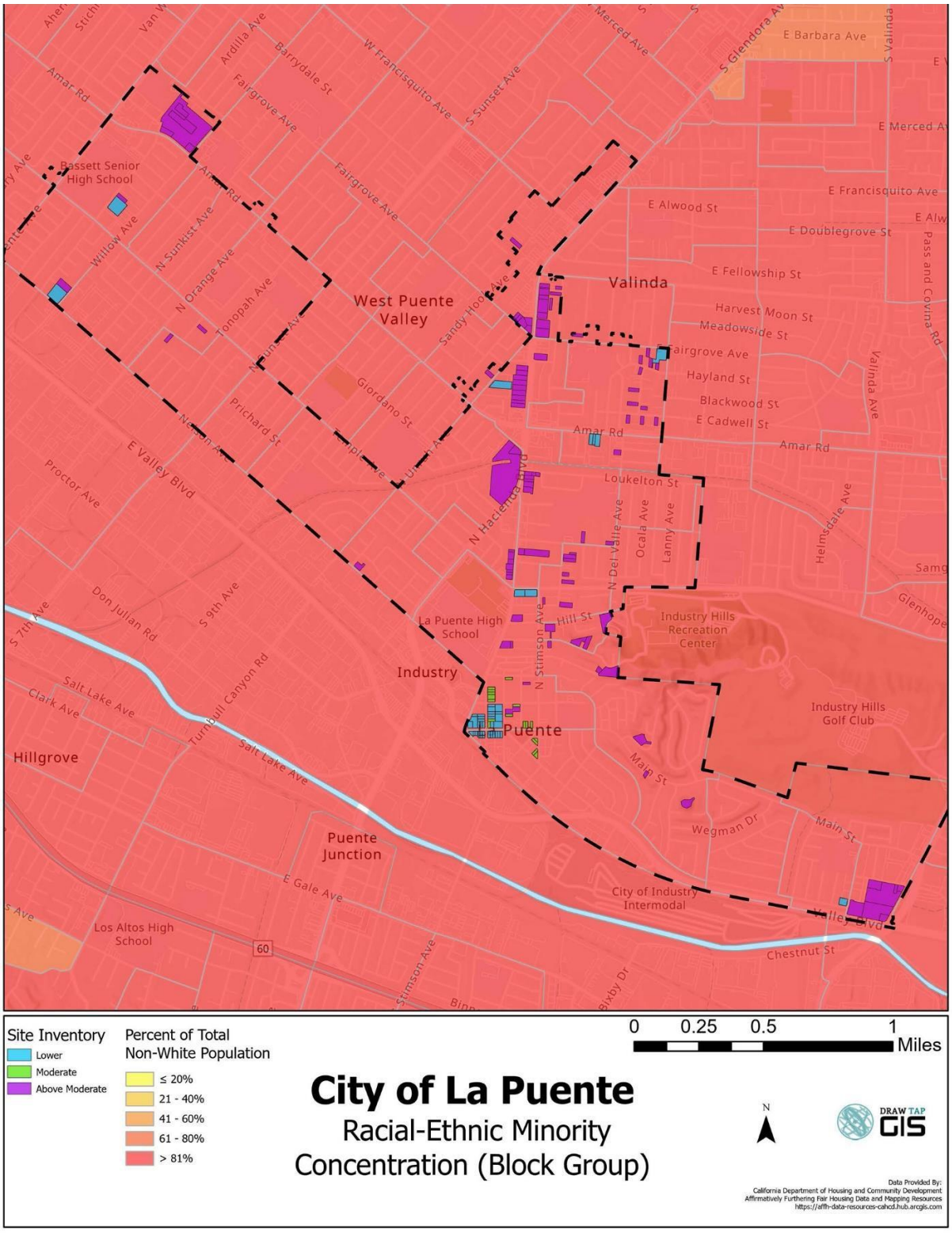
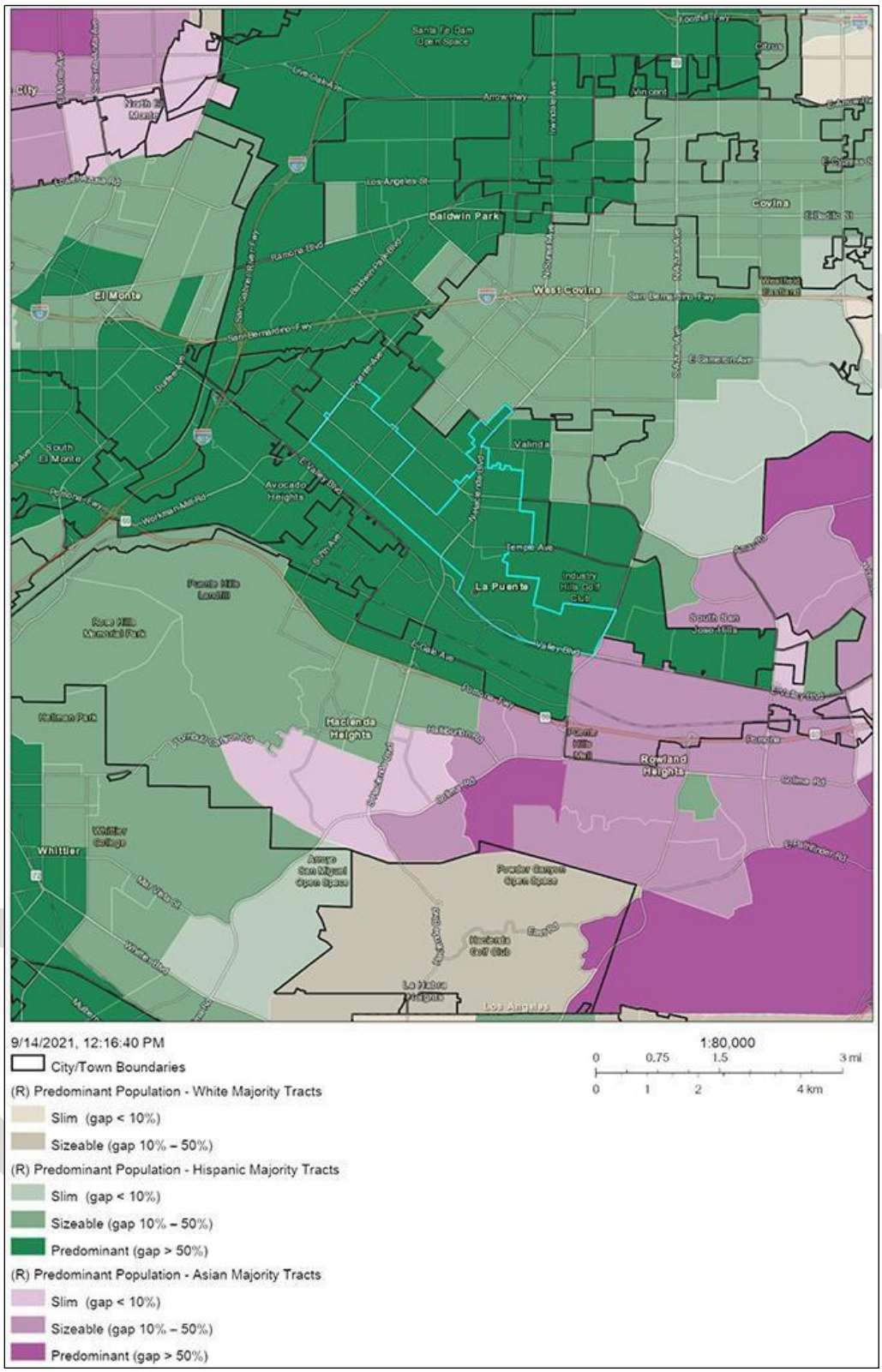


Figure D-4. Subregional Racial Ethnic Majority Tracts (2010)



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**

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

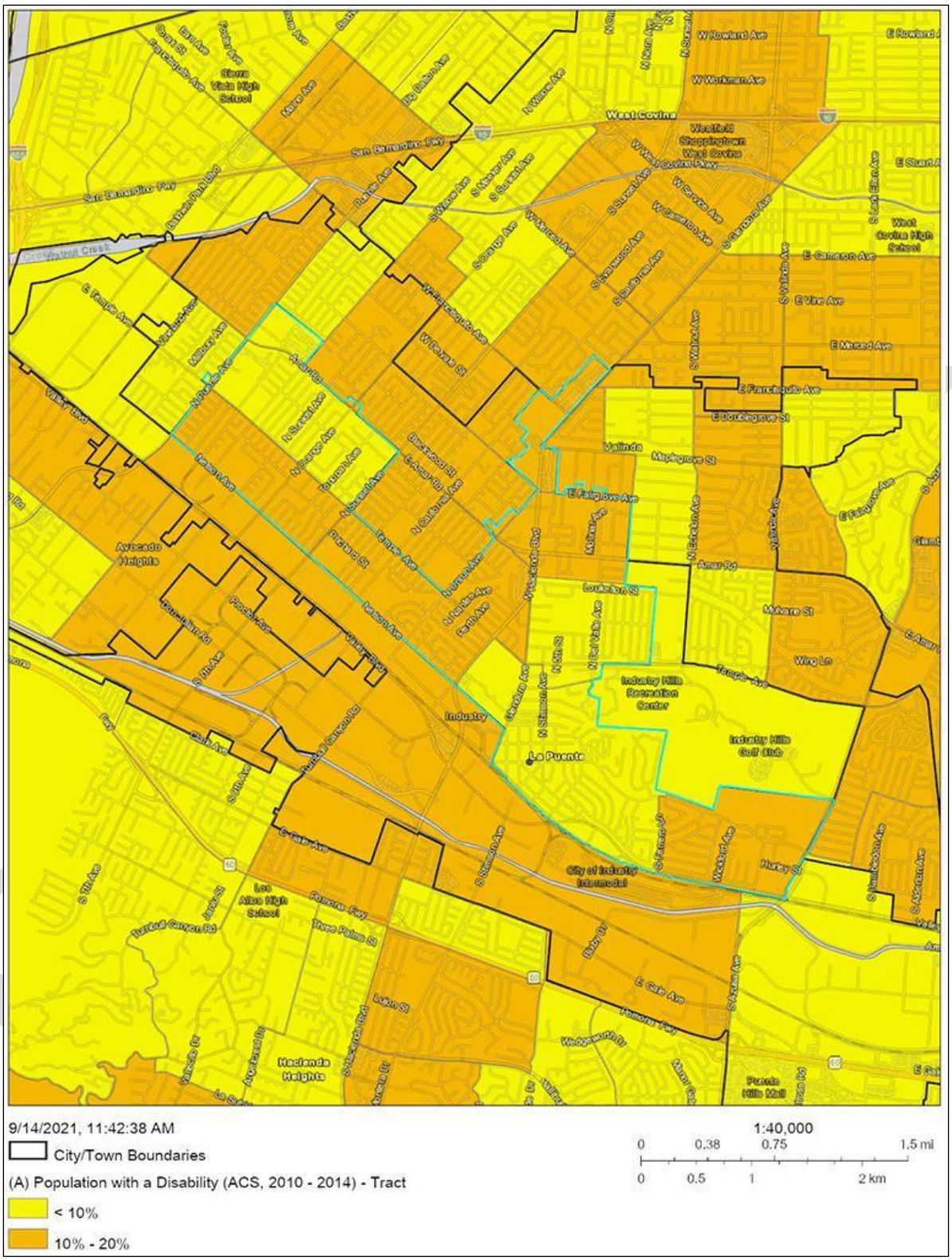
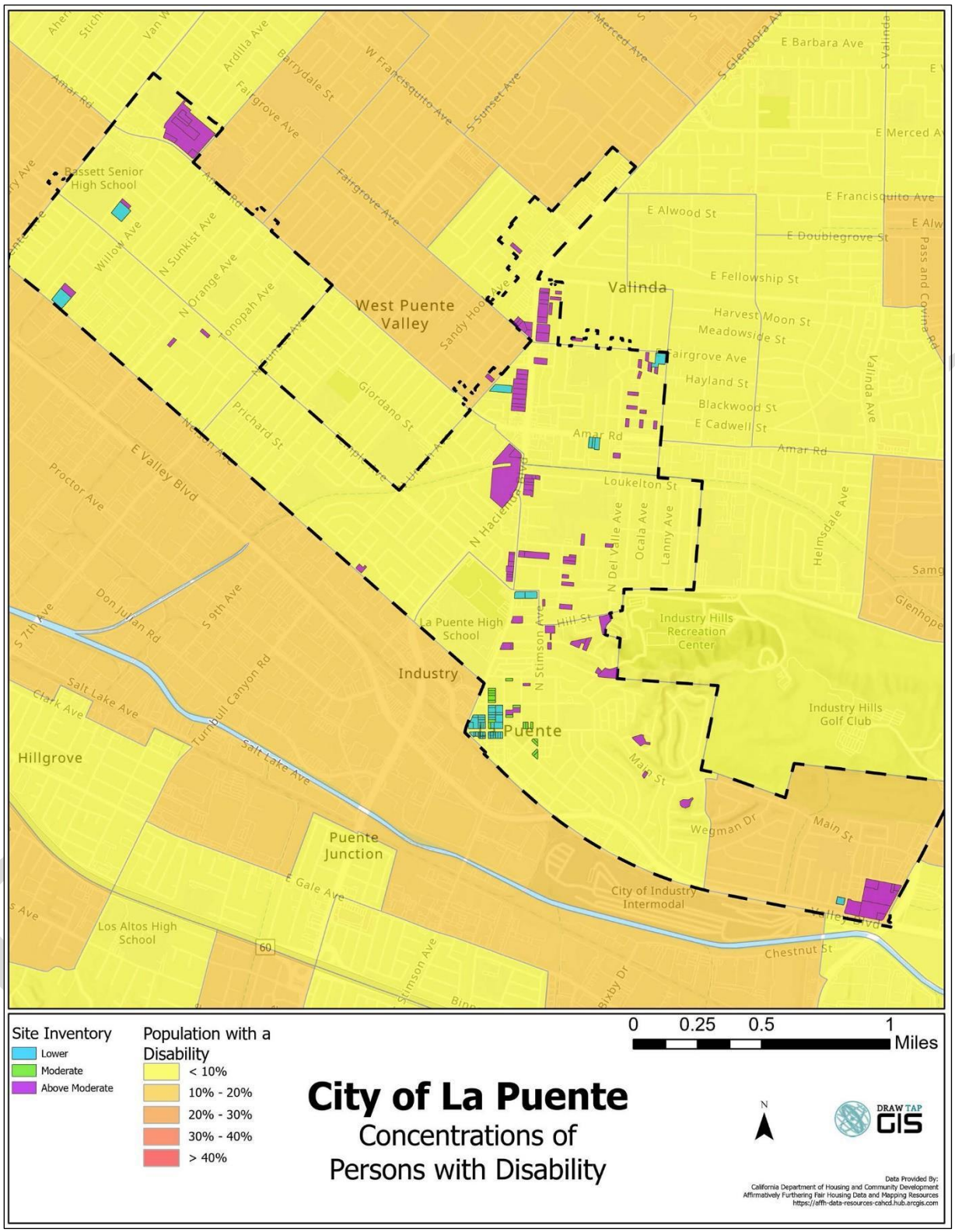


Figure D-6. Concentration of Persons with Disabilities (2015-2019)



Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the 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**

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

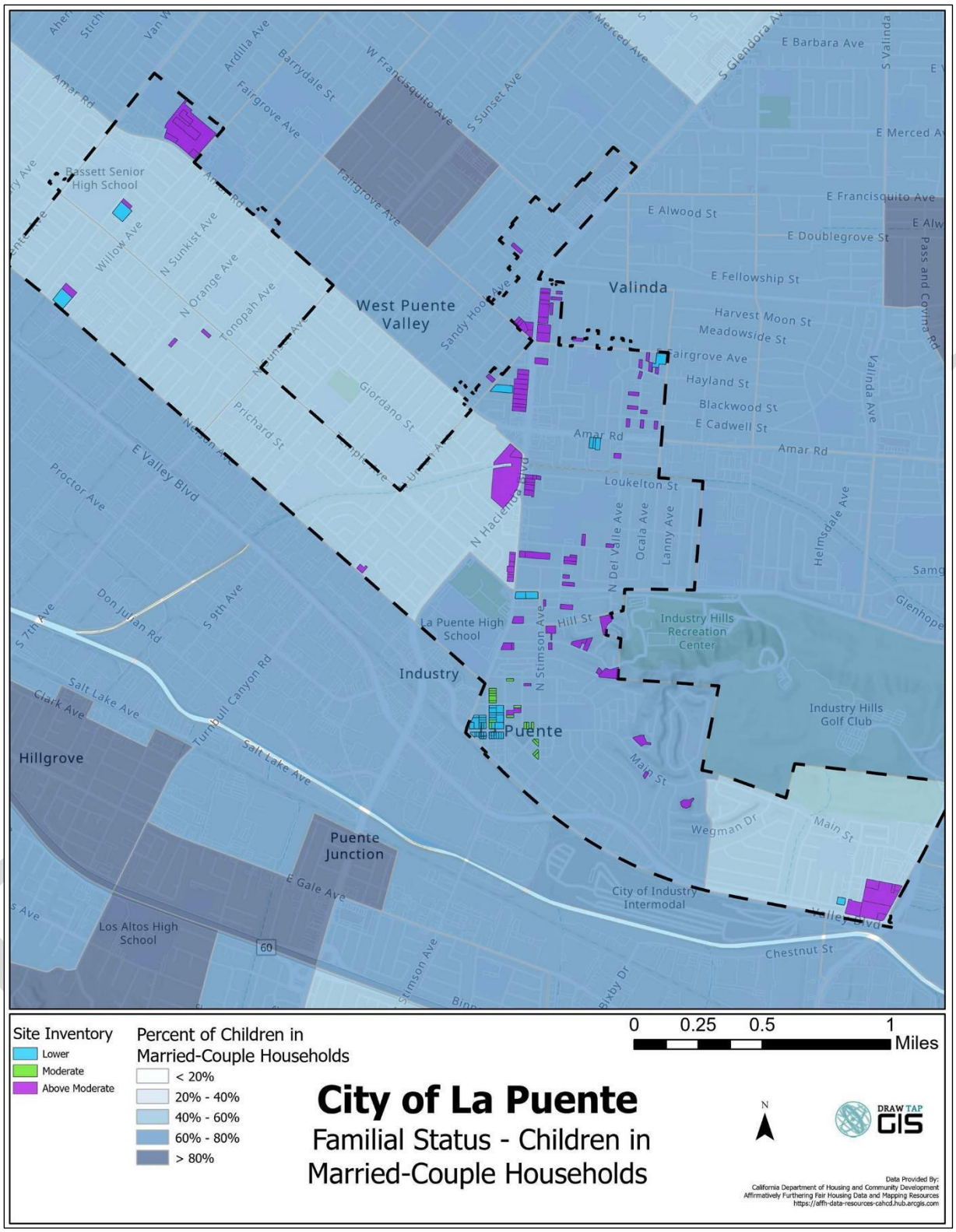
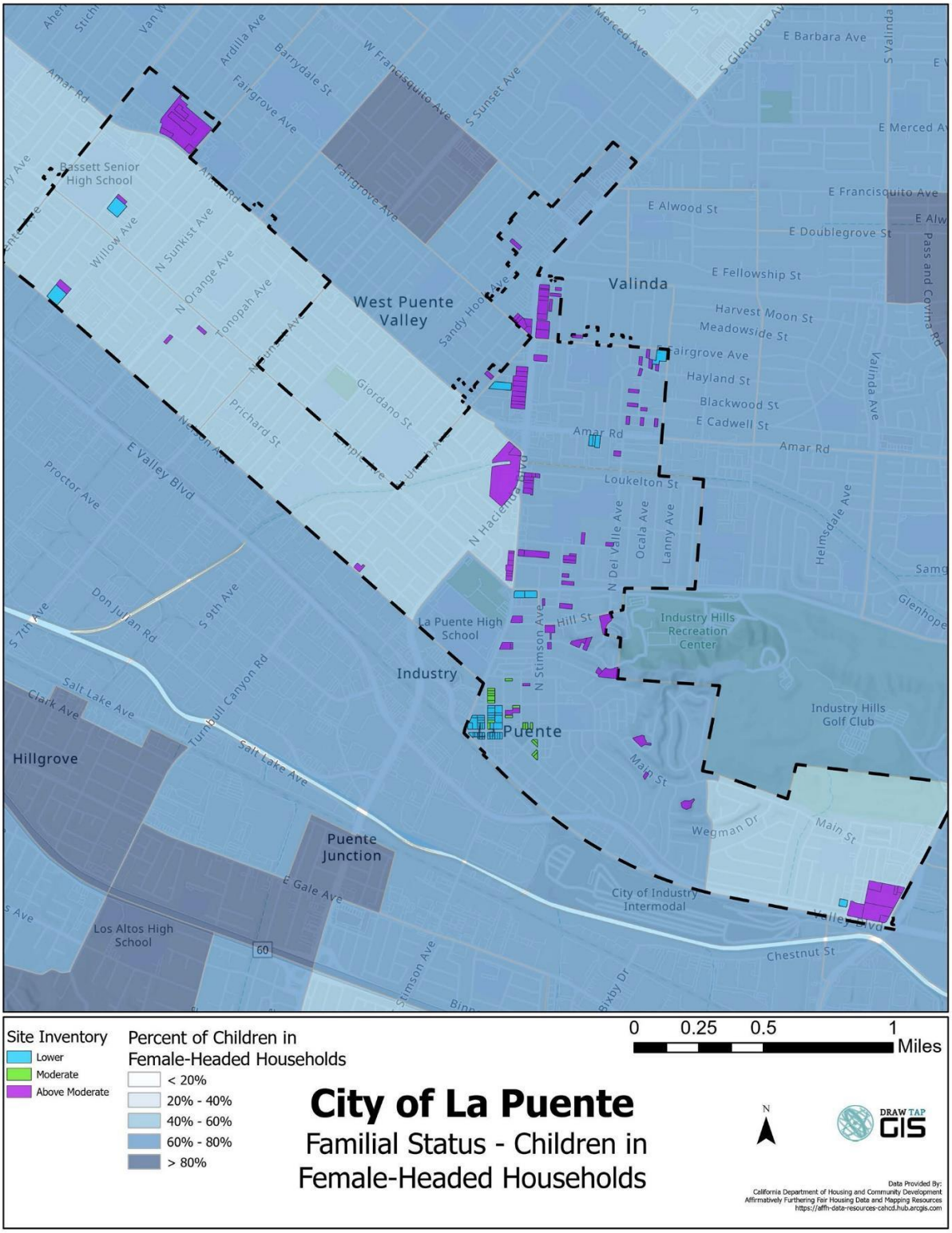


Figure D-8. Percent of Children in Female-Headed Households



Income

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD's 2013-2017 CHAS data (Table D-7) shows that 61 percent of La Puente residents earn 80 percent or less than the area median family income and are considered lower income, compared to 51.6 percent countywide. According to the 2015-2019 ACS, the median household income is $106,190, higher than $68,044 for the County. Figure D-9 shows that a majority of the City's population is comprised of households that are within either the 50-75 percent LMI group, or the 75-100 percent LMI block groups.

Table D-7. Income Level Distribution

Income Category	La Puente		Los Angeles County	
	Households	Percent	Households	Percent
<30% HAMFI	1,795	19.9%	641,055	19.5%
31-50% HAMFI	1,445	16.0%	482,070	14.6%
51-80% HAMFI	2,260	25.1%	578,285	17.5%
81-100% HAMFI	1,205	13.3%	312,595	9.5%
>100% HAMFI	2,325	25.8%	1,281,195	38.9%
Total	**9,000**	**100.0%**	**3,295,200**	**100.0%**

Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2013-2017 American Community Survey (ACS)).

Figure D-9 shows the Lower to Moderate Income (LMI) areas in the City by block group. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. Only one tract in the City has LMI populations over 50 percent. Most tracts in the City have a LMI population between 25 percent and 50 percent. As shown on Table D-8, all but one of the City's RHNA sites are in the 25 percent to 50 percent LMI category.

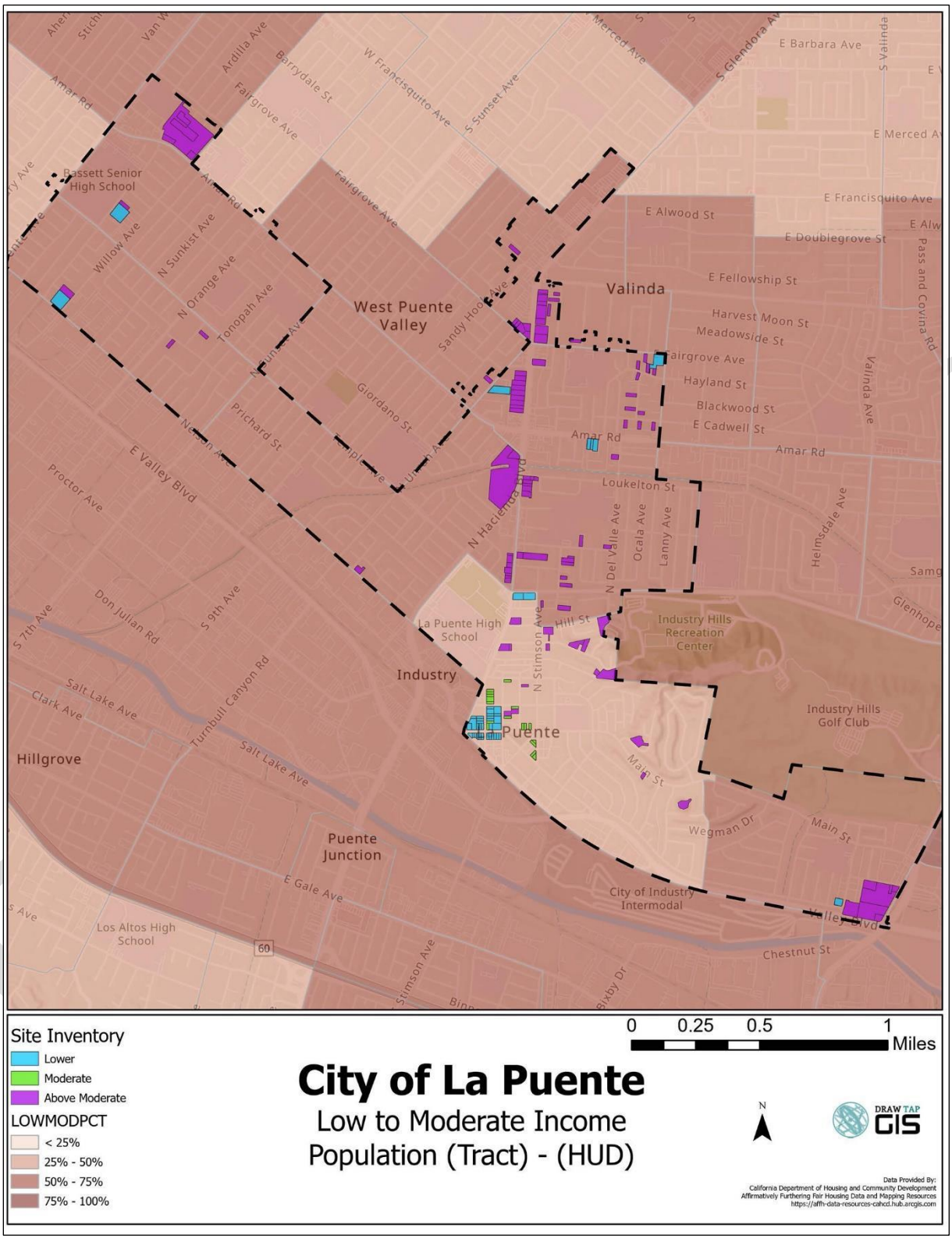
Table D-8. Low to Moderate Income Population

Low to Moderate Income Population Percentile	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
< 25%	--	--	--	--
25% – 50%	38	17	15	70
50% - 75%	8		84	92
75% - 100%	--	--	--	--
Total	**46 (28.3%)**	**17 (10.4%)**	**99 (61.1%)**	**162**

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Figure D-9. Concentration of LMI Households



Racially or Ethnically Concentrated Areas

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

The U.S. Department of Housing and Urban Development (HUD) defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where:

1. the non-white population comprises 50 percent or more of the total population; and
2. the percentage of individuals living in households with incomes below the poverty rate is either:
   a. 40 percent or above; or
   b. three times the average poverty rate for the metropolitan area, whichever is lower

According to HCD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs identified in the City of La Puente. The R/ECAPs closest to the City are located in the 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)

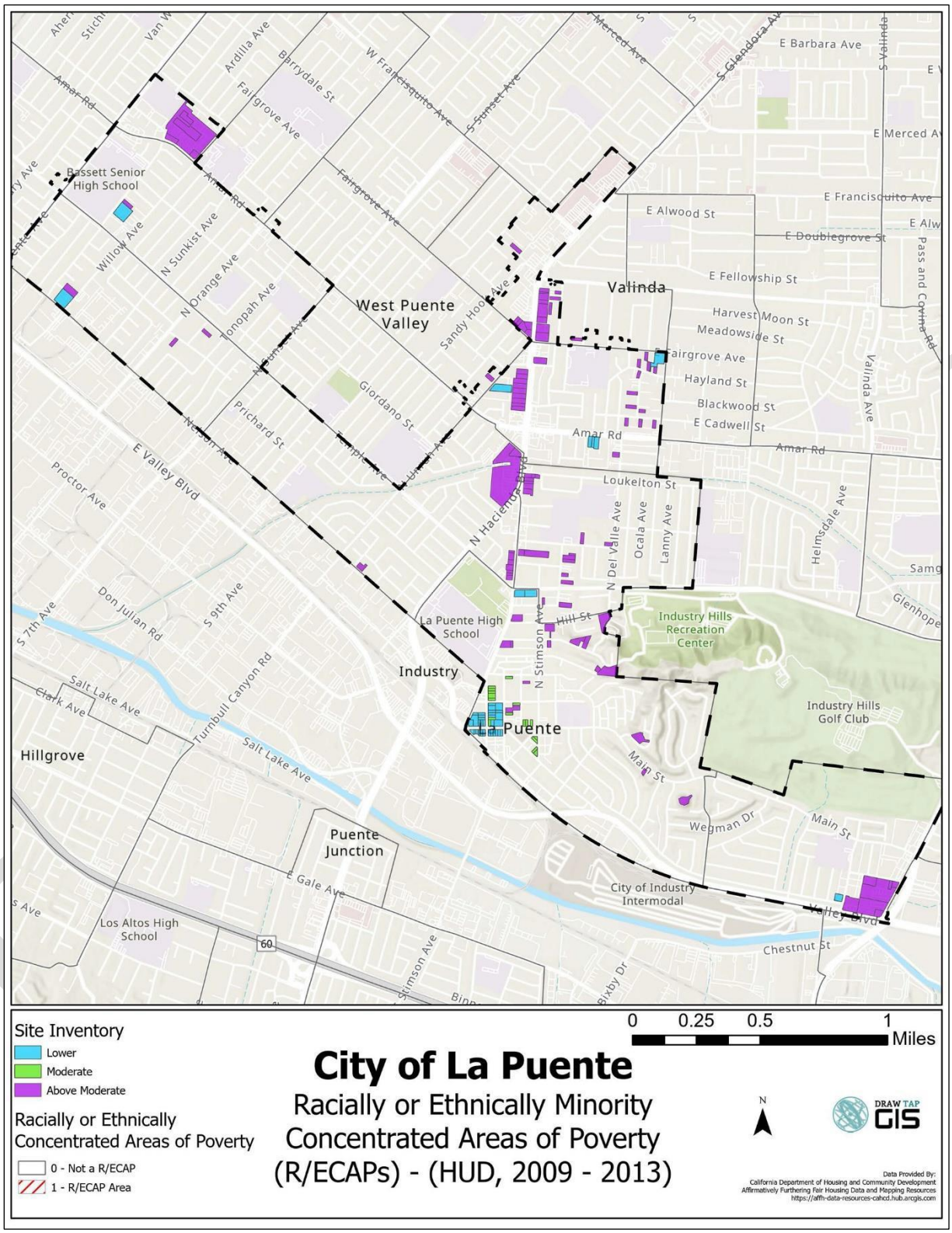
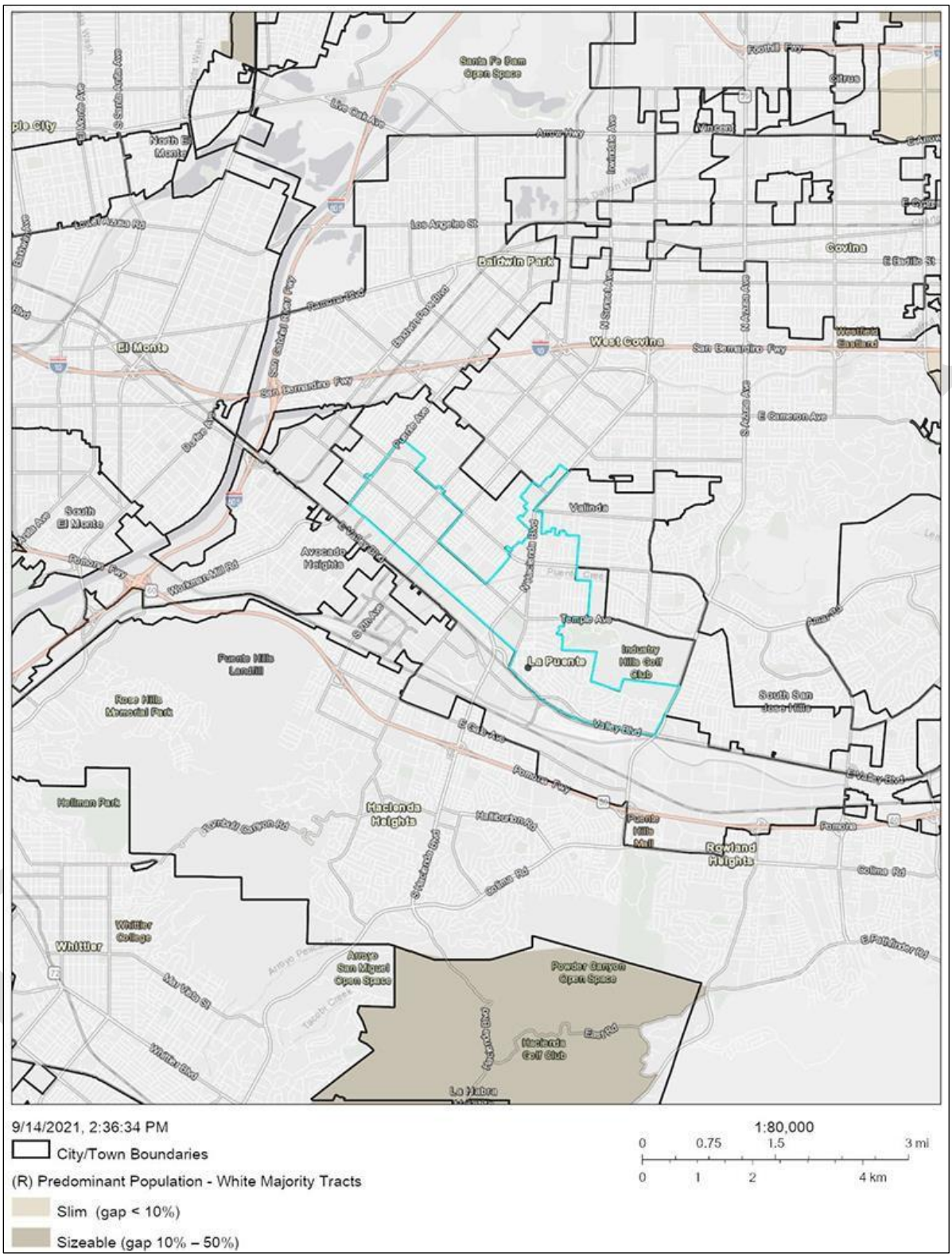


Figure D-11. White Predominant Areas



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

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	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.

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Table D-10. Domains and List of Indicators for Opportunity Maps

Domain	Indicators
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 Pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Transportation	Jobs proximity

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

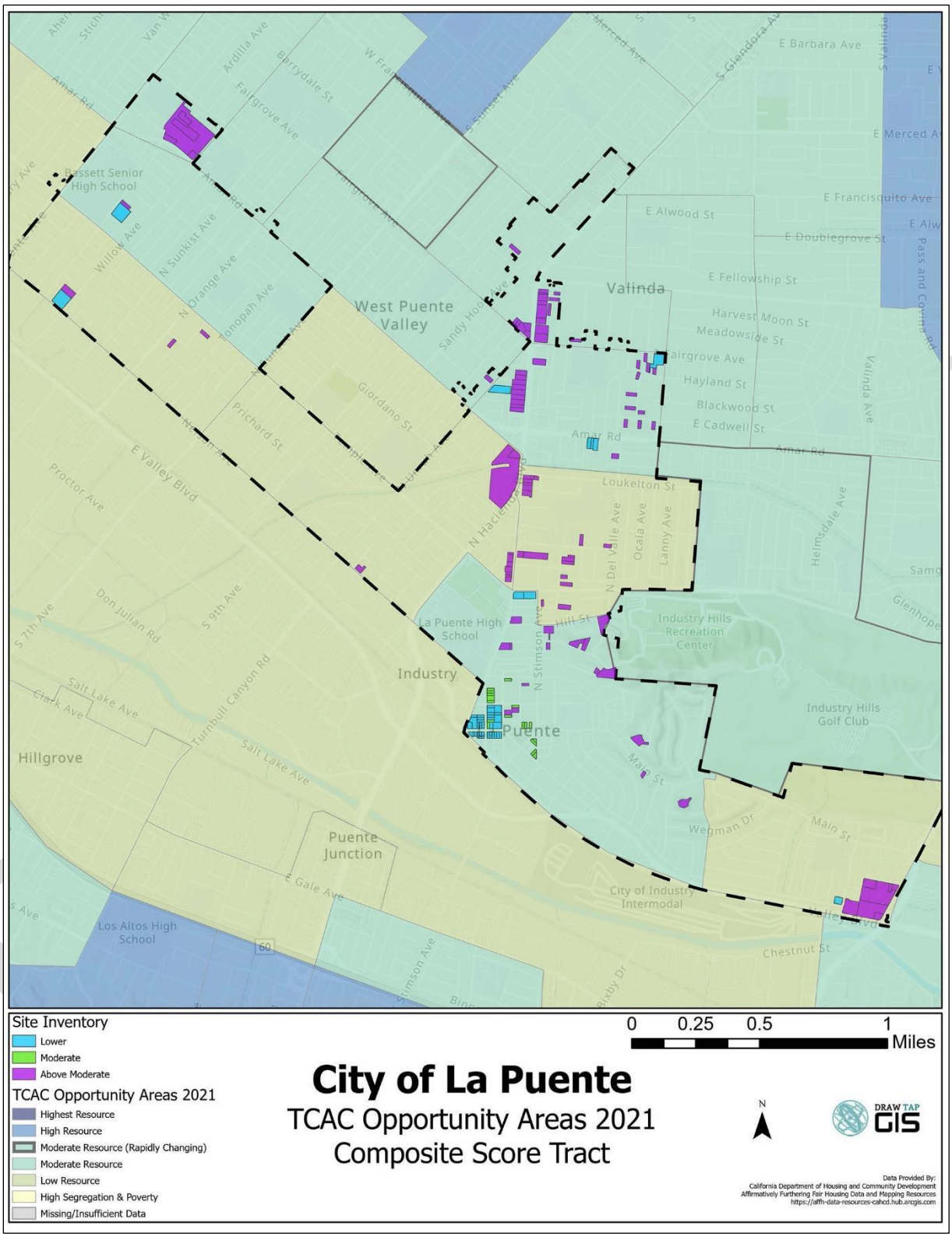
AB 686 requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH. To meet this requirement, the City's RHNA Sites Inventory has been analyzed in conjunction with the TCAC Opportunity Areas (2021) Composite Score maps (Figure D-12). Higher composite scores mean higher resources. A review of composite score shows that approximately of La Puente is within the "moderate" resource area category, with no areas called out as an area of "High Segregation and Poverty" (Table D-11). RHNA sites are geographic dispersed throughout La Puente with majority of sites located within "Moderate Resource" areas mainly focused along major corridors like Hacienda Boulevard and Amar Road to take advantage of proximity to employment centers, retail services, regional transit networks, and community amenities in the Downtown area.

Table D-11. TCAC Opportunity Areas 2021

TCAC Opportunity Area Categories	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
High Resource	–	–	–	–
Low Resource	2 (4.3%)	–	38 (38.3%)	41 (25.3%)
Moderate Resource	44 (95.6%)	17 (100%)	61 (61.6%)	122 (75.3%)
High Segregation & Poverty	–	–	–	–
Total	**46 (28.3%)**	**17 (10.4%)**	**99 (61.1%)**	**162**

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Figure D-12. TCAC Opportunity Areas - Composite Scores



Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-13, most of the City's tracts are within the lower scoring categories (0.50 or less) for Positive Economic Outcomes.

Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-14 reveals that the City's census tracts are in the middling scoring categories of 0.25 and 0.75 for Positive Education Outcomes.

Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. The HCD AFFH Data Viewer Environmental layer shows a large area of the City within the lowest scoring categories (0.25 or less) for Positive Environmental Outcomes (Figure D-15). Only two tracts, located in the northern and eastern extents in the second quartile scoring category of 0.25 and 0.50 for Positive Environmental Outcomes. Surrounding communities show similar patterns of environmental scores, with low environmental quality in the cities of West Covina and Industry.

Transportation

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. The HCD AFFH Data Viewer Transportation layer shows that in areas of the northern portion of the City, residents experience further Job Proximity Outcomes (Figure D-16). Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. The Southern California Association of Governments (SCAG) developed a mapping tool for High Quality Transit Areas (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.

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Figure D-13. TCAC Opportunity Areas - Economic Scores

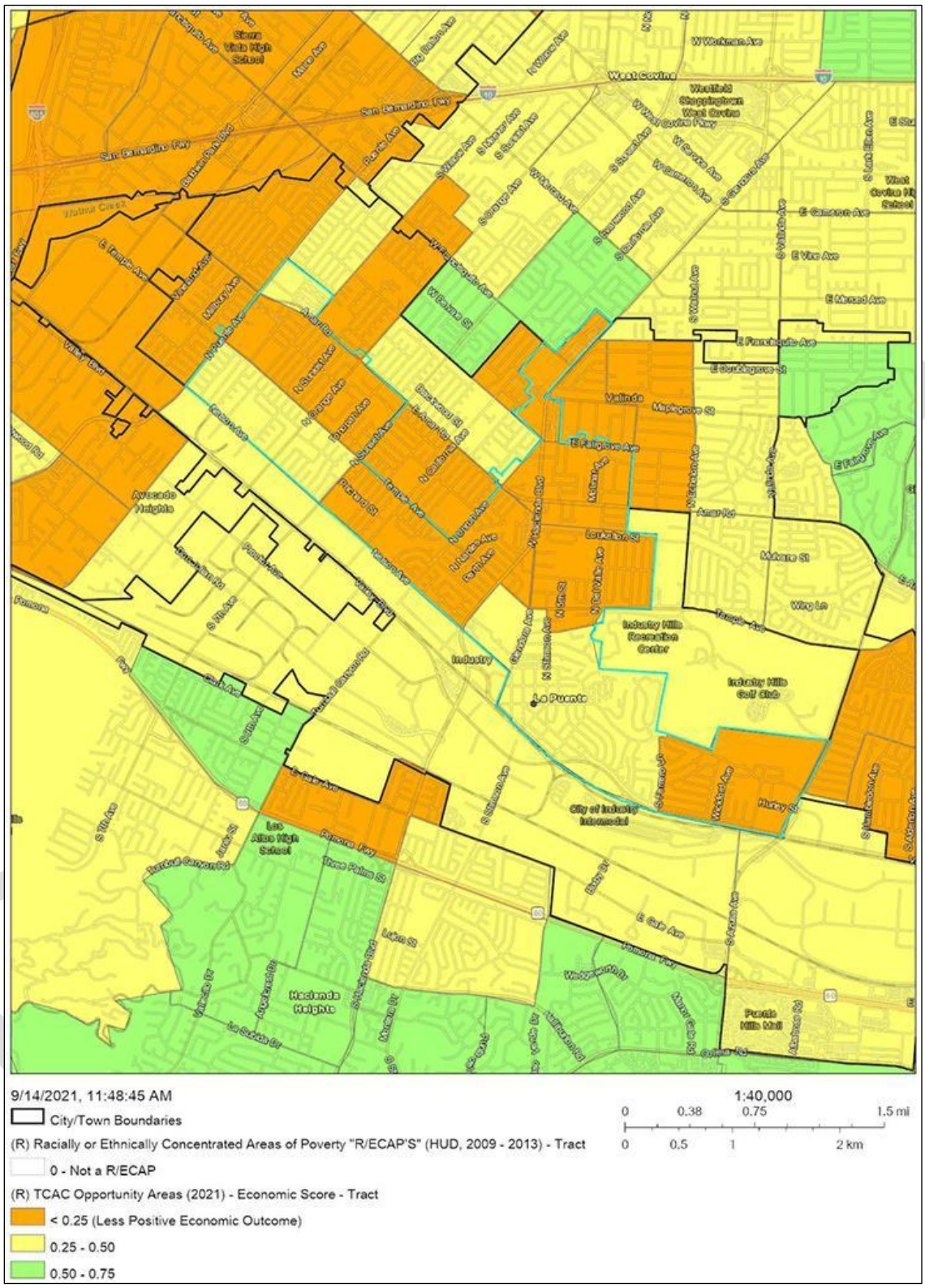


Figure D-14. TCAC Opportunity Areas - Education Scores

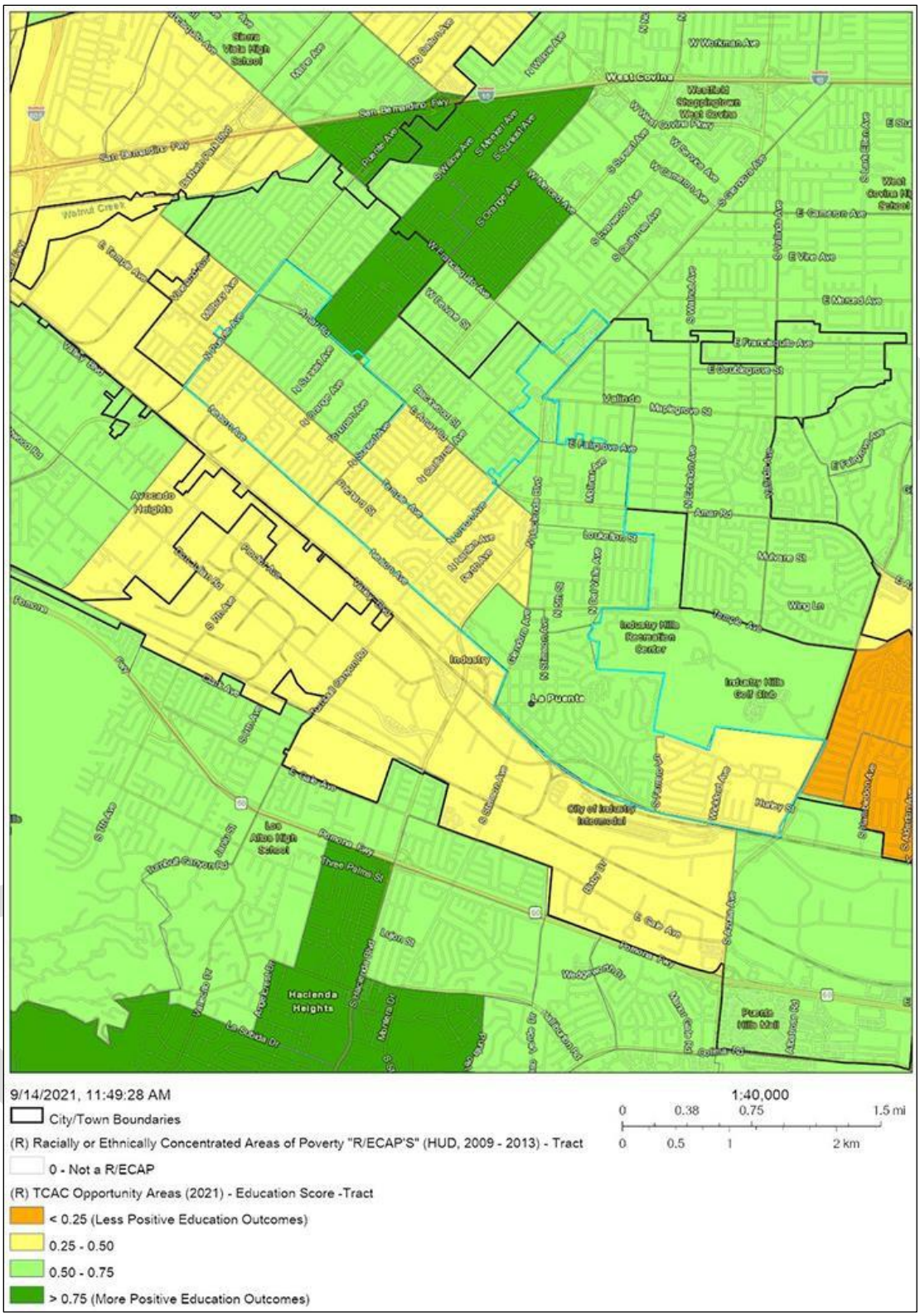


Figure D-15. TCAC Opportunity Areas - Environmental Scores

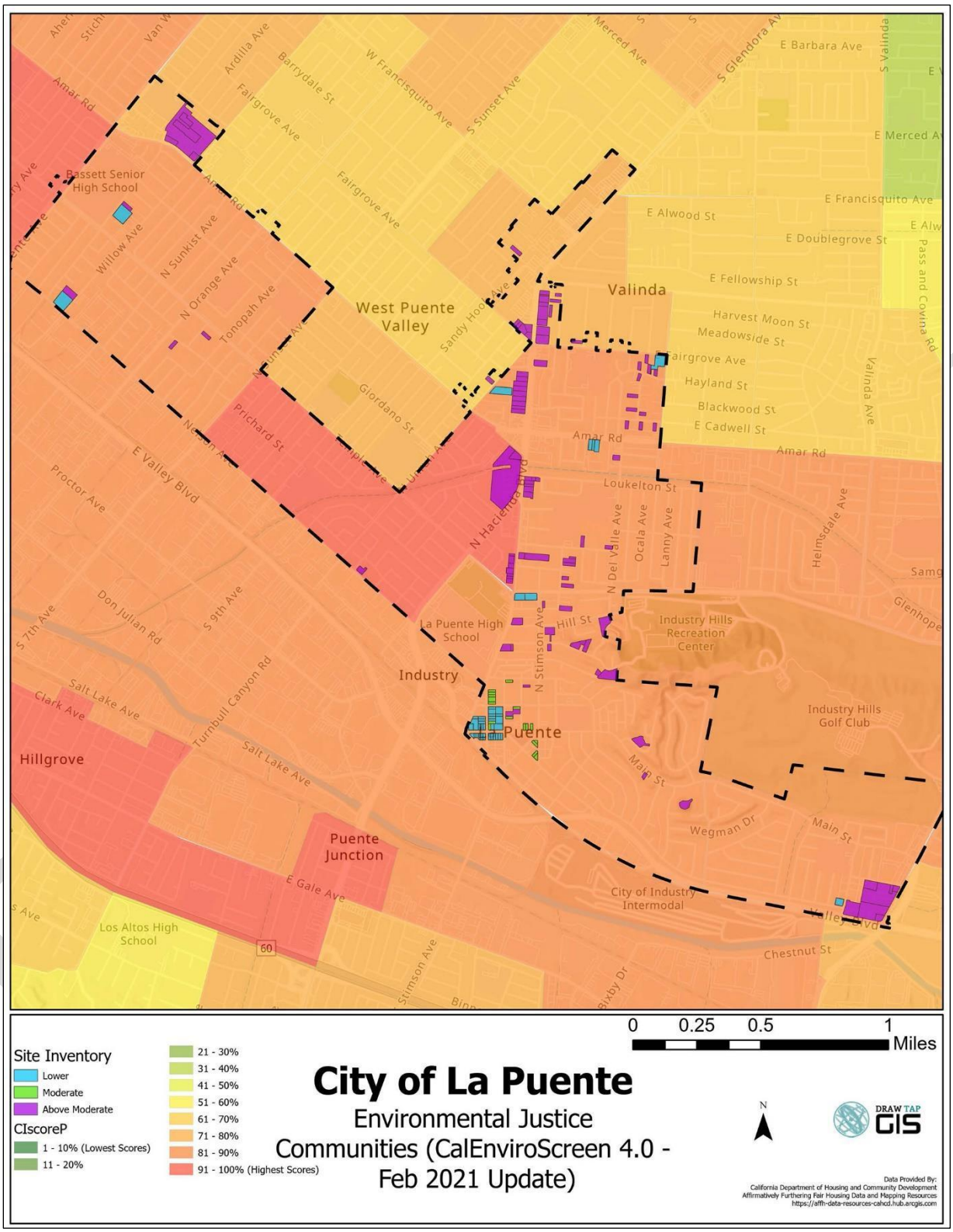


Figure D-16. Jobs Proximity Index by Block Group

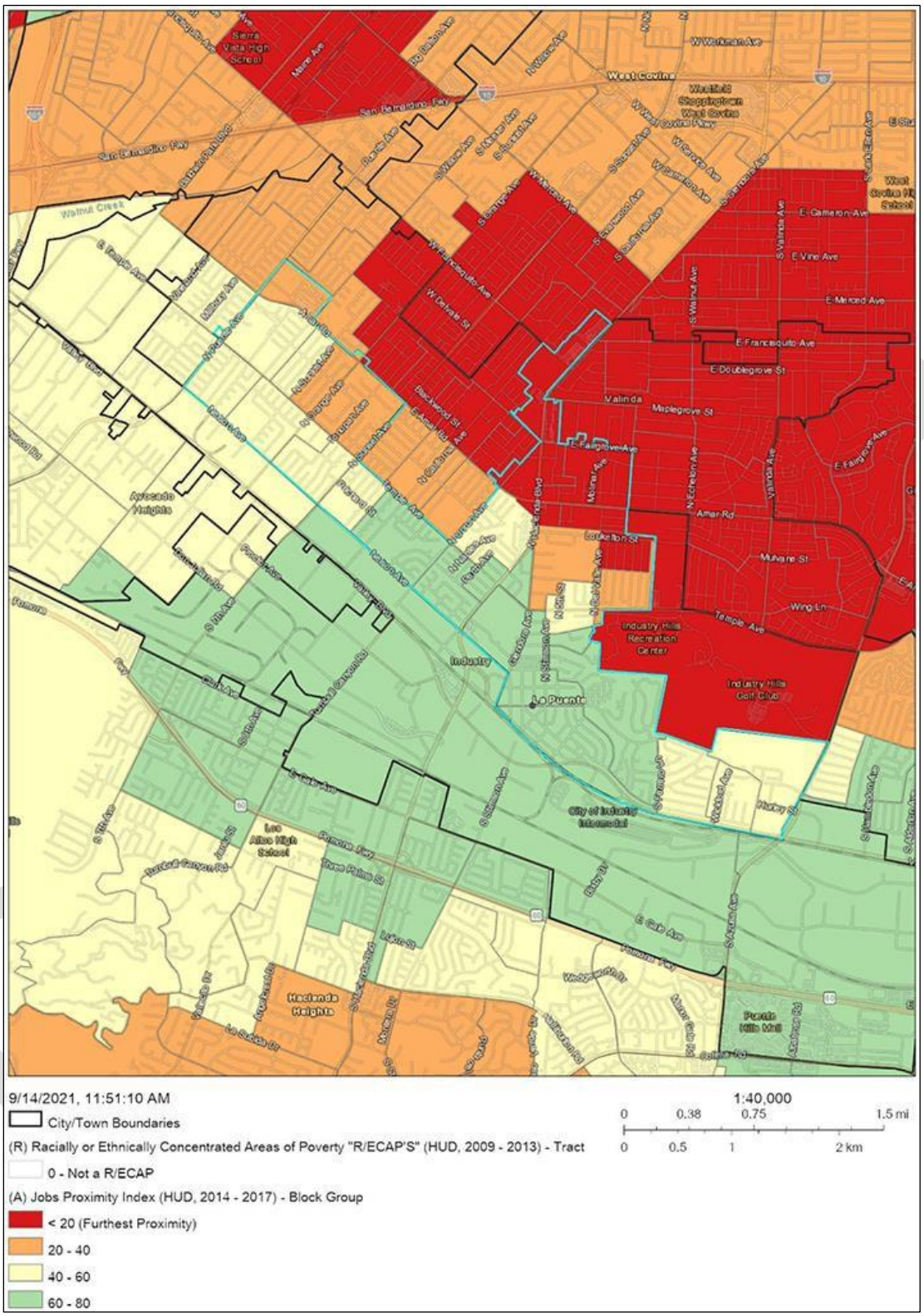
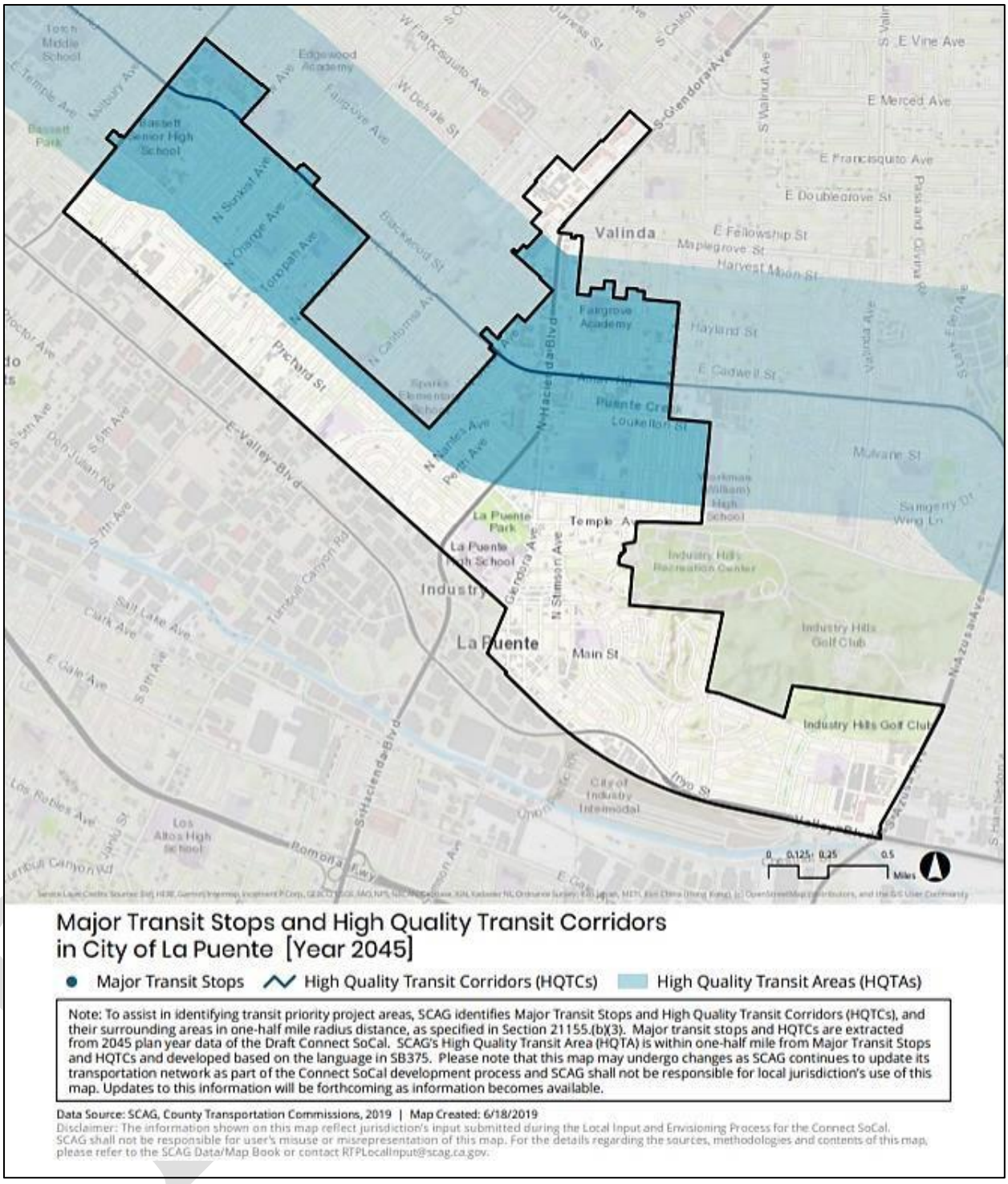


Figure D-17. High Quality Transit Areas (HQTA)



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.

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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

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Table D-16. Cost Burden - Owners

	Cost Burden >30%	Cost Burden >50%	Total
Household Income <= 30% HAMFI	465	420	660
Household Income >30% to <=50% HAMFI	320	215	670
Household Income >50% to <=80% HAMFI	700	225	1,410
Household Income >80% to <=100% HAMFI	215	10	695
Household Income >100% HAMFI	95	0	1690
Total	**1,795**	**870**	**5,130**

Source: HUD CHAS 2013-2017
HAMFI refers to Housing Urban Development Area Median Family Income

Figure D-18 through **Figure D-21** compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has decreased throughout most of the City except for tracts at the eastern extent of the City along Azusa Avenue as well as tracts along the western edge abutting the City of Industry. Currently, within most tracts, 20 percent to 40 percent of owners are cost burdened, with the remainder of tracts within the 40 percent to 60 percent category. Overpayment by renters has also decreased overall, with reductions in most of the City, except for one tract along the western edge abutting the City of Industry, that went from the 40 percent to 60 percent to the 60 percent to 80 percent overpayment category.

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

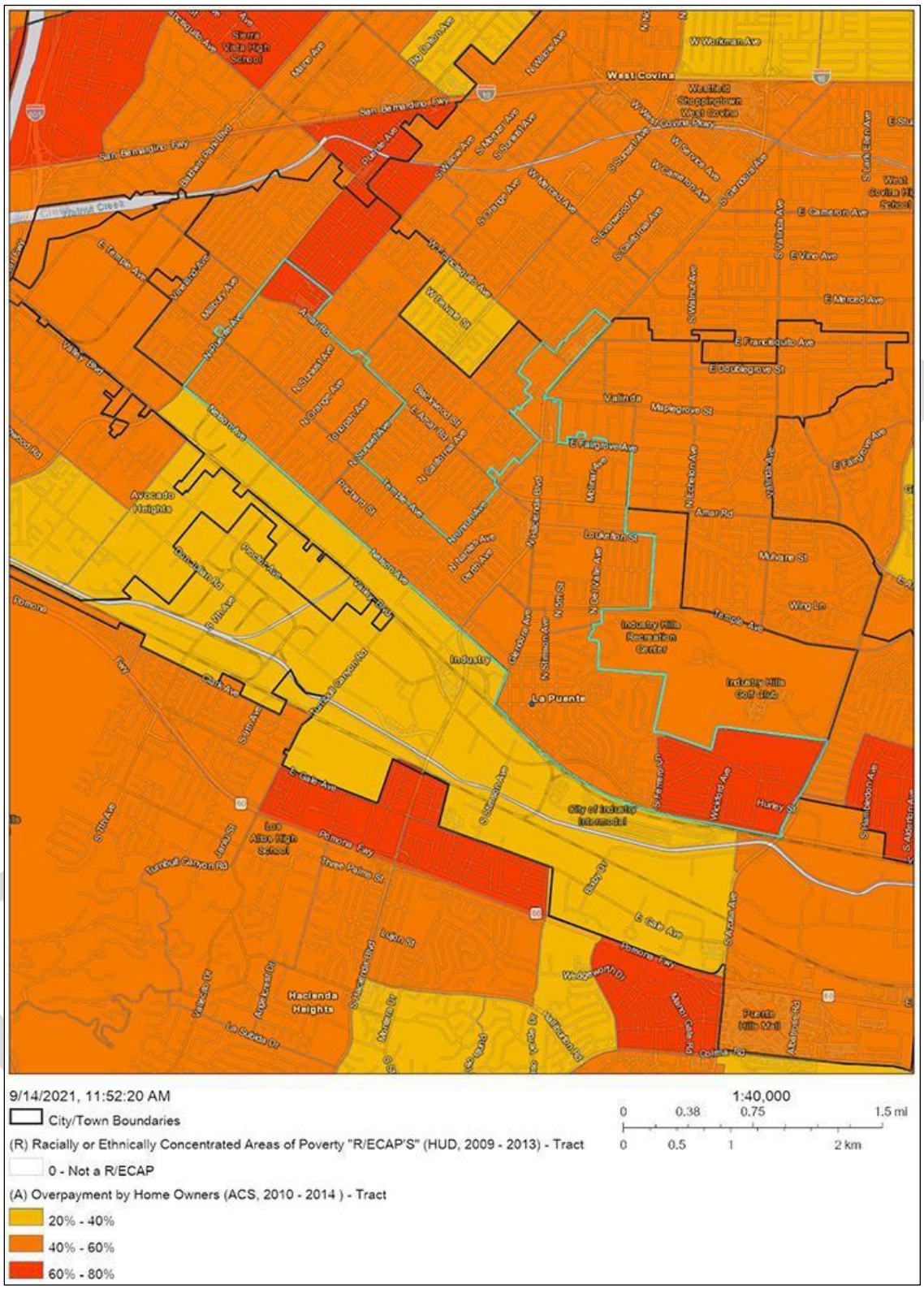


Figure D-19. Overpaying Owners (2015-2019)

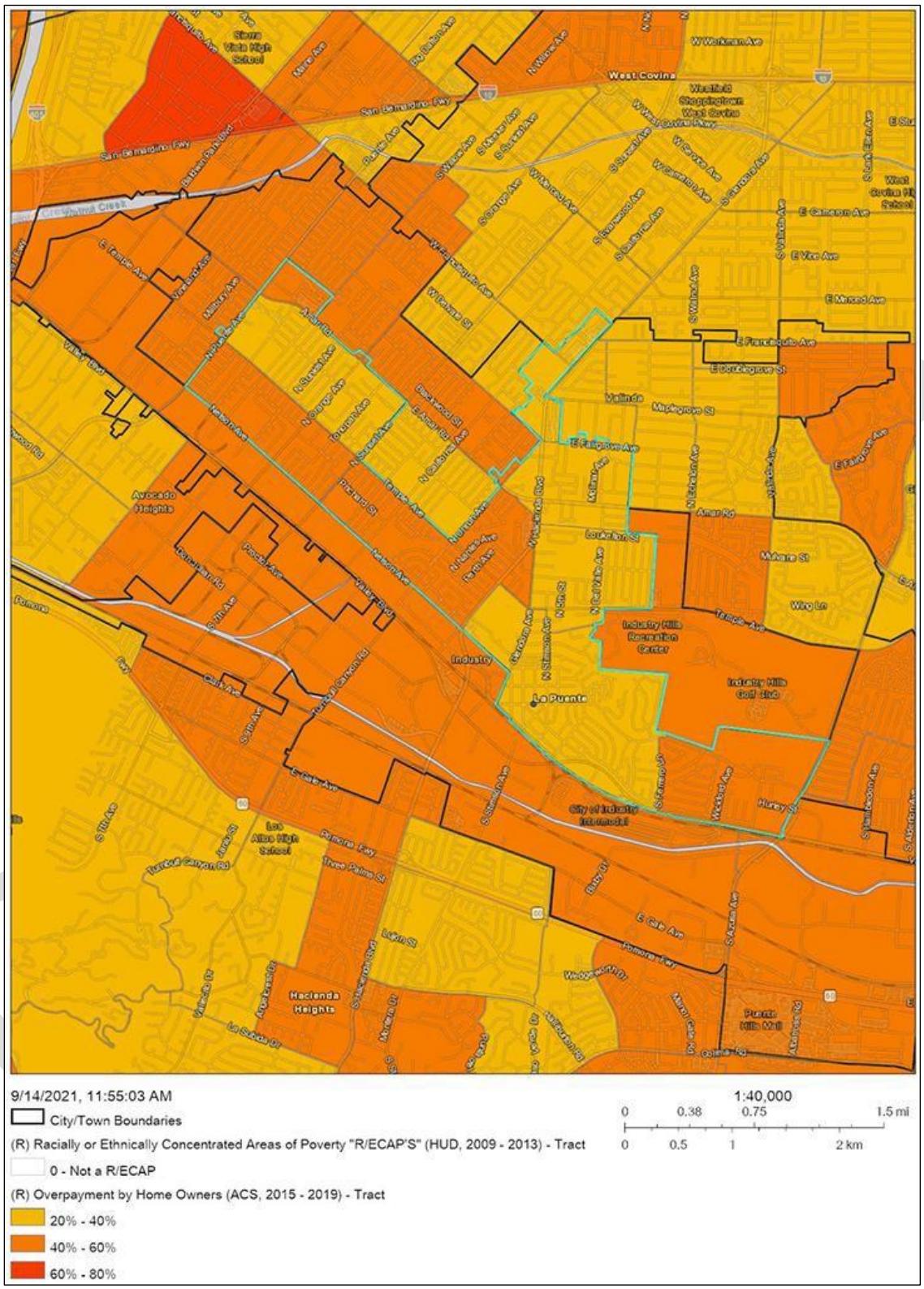


Figure D-20. Overpaying Renters (2010-2014)

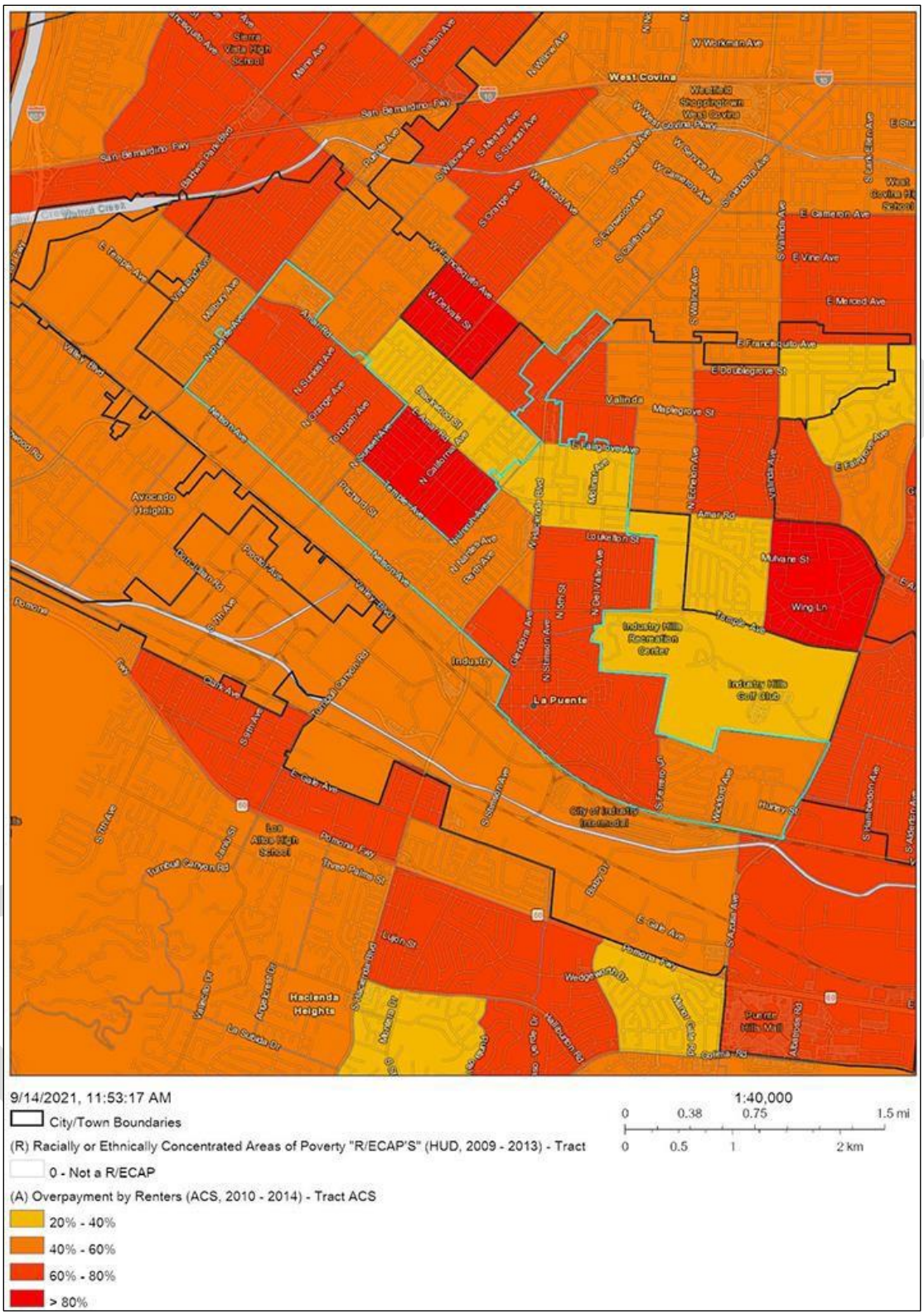
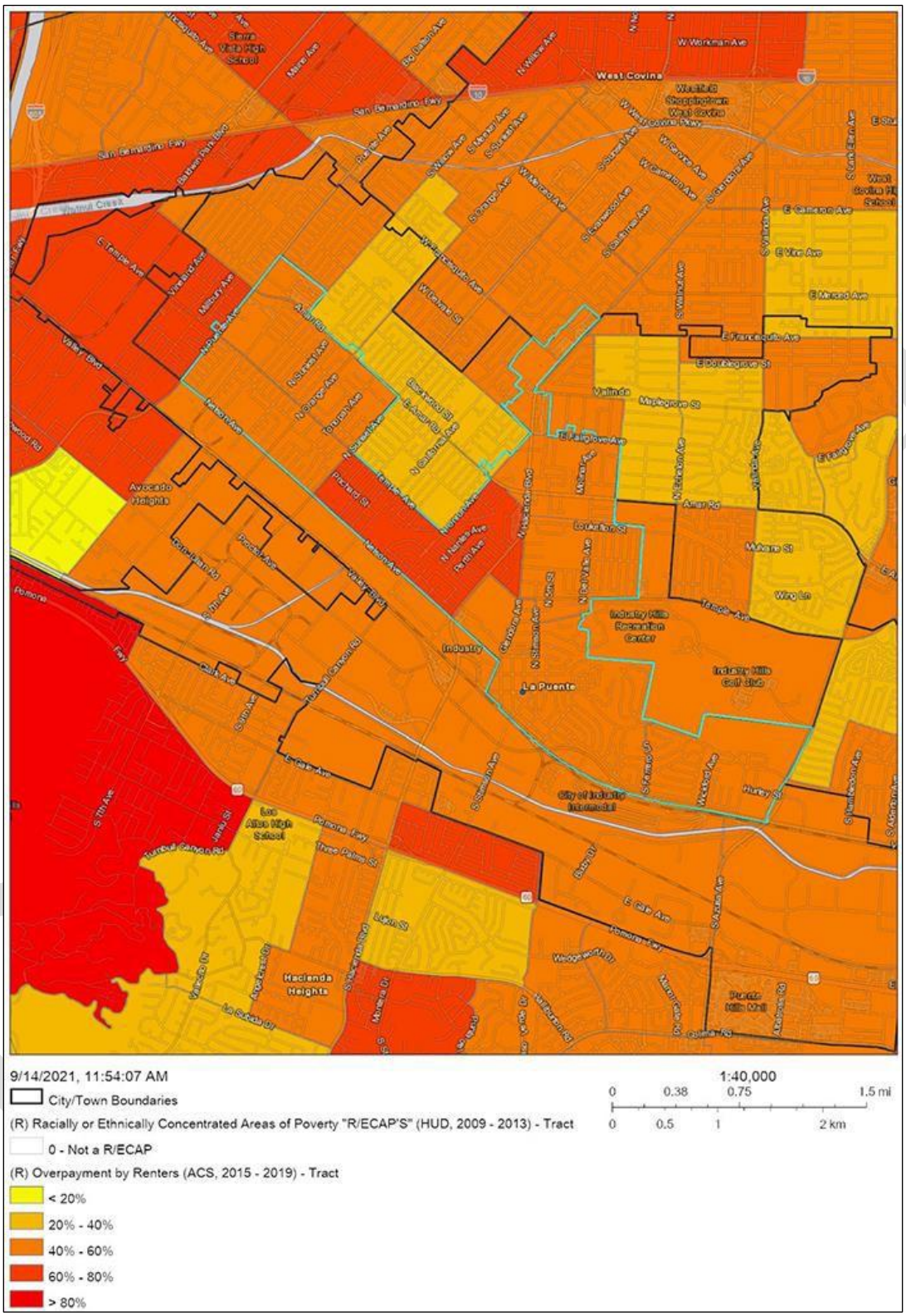


Figure D-21. Overpaying Renters (2015-2019)



Overcrowding

The California Department of Housing and Community Development defines overcrowding as housing units occupied by more than one person per room in a dwelling unit, excluding kitchen and bathrooms and severe overcrowding as more than 1.5 occupants per room. The most commonly occurring household size in La Puente is four people (21.1 percent). Moreover, when categories are combined, households of four to seven or more people make up 54.2 percent of the total households. The percent of households with four or more people is much higher in La Puente than the County overall (29.3 percent in 2019). Large households often live in overcrowded conditions due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size. As shown in Figure D-22, all RHNA sites are located in areas with low incidence of overcrowding.

According to 2015-2019 ACS data, 514 owner-occupied (5.4 percent) and 716 renter-occupied households (7.6 percent) in La Puente had more than 1.0 occupants per room, compared to 1.8 percent for owners and 4.7 percent for renters, respectively in the County. One hundred seventy-nine owner-occupied households (1.9 percent) and 314 renter-occupied households (3.3 percent had more than 1.5 occupants per room in La Puente, compared to 0.68 percent and 4.0 percent, respectively, in the County. Overcrowded households in the City within a regional context is shown on Figure D-23, which generally shows more overcrowding in the City of Los Angeles, and a wide range of conditions within the San Gabriel Valley. The City's efforts to increase capacity for residential development through the Downtown Business District Specific Plan amendment, as well as a new mixed use zoning overlay zone, provides for more opportunities for a range of housing types suitable for various income levels to be provided.

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

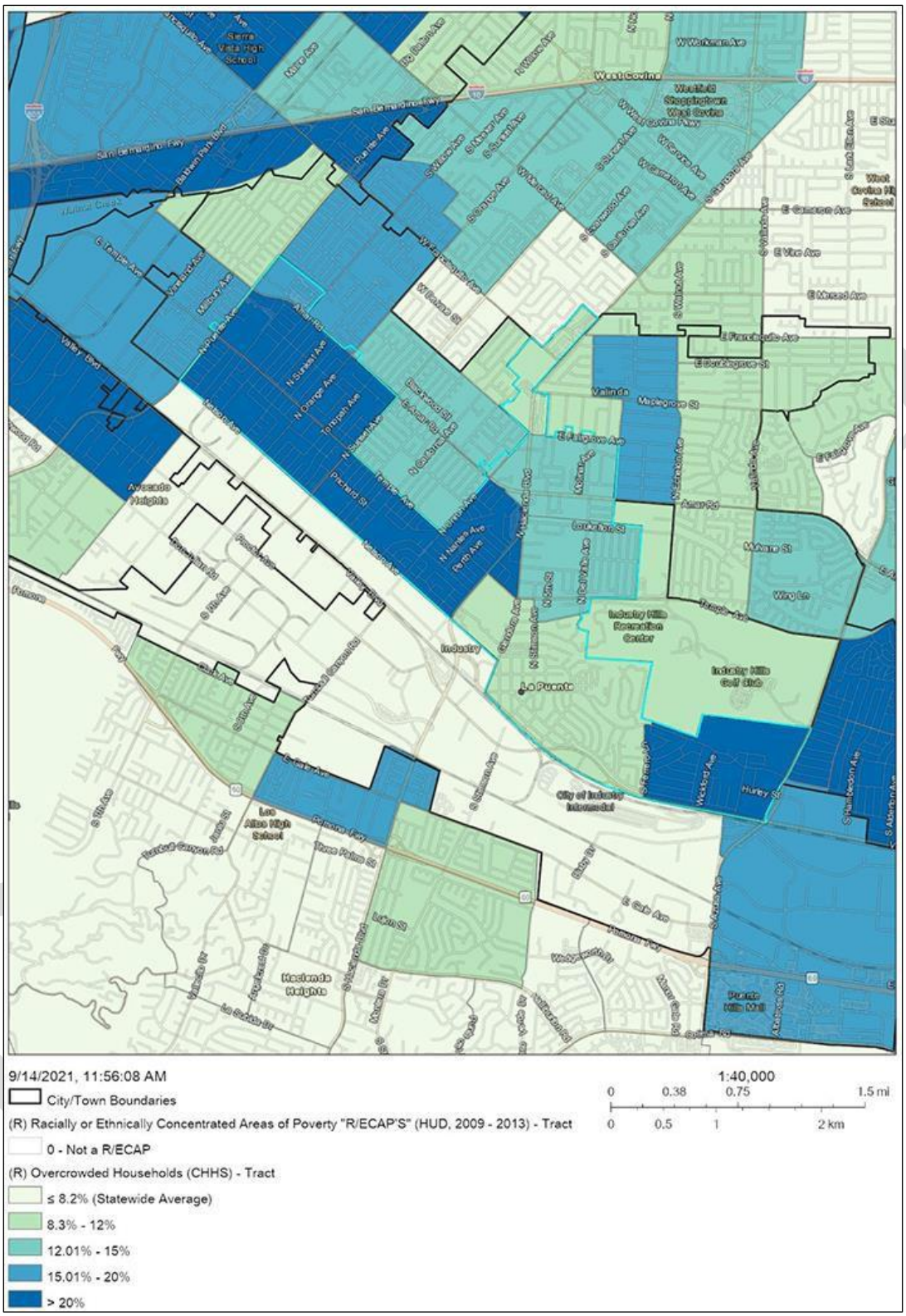
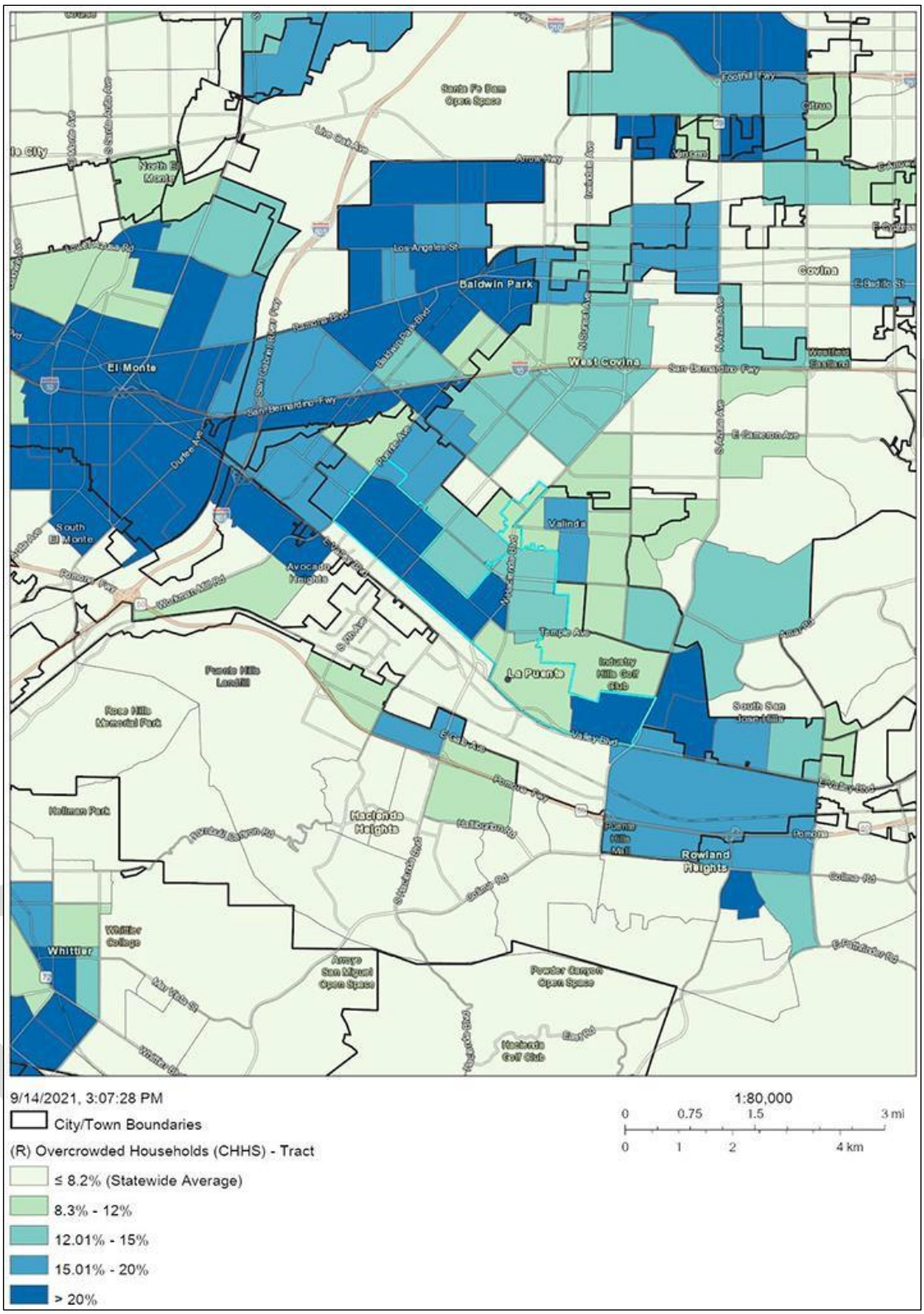


Figure D-23. Overcrowded Households – Regional



Substandard Housing

As La Puente is a mature community, the vast majority of its housing stock is 30 years of age or older. According to 2019 ACS data, approximately 81 percent of all the housing units in the City were built before 1980 (Table D-17). Comparably, the City's housing stock is significantly older than Los Angeles County's housing stock at 74.5 percent during the same time period. The advanced age of the majority of La Puente's housing stock indicates the significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. City staff estimates that approximately 30 percent of housing units may be in need of substantial repair due to deferred maintenance. Lack of telephone service and incomplete plumbing or kitchen facilities can also be used to measure substandard housing conditions. According to 2019 ACS data, La Puente has 14 units with no telephone service available, 56 units lacking adequate plumbing facilities, and 203 units with incomplete kitchen facilities.

Table D-17. Housing Units by Age – La Puente and Los Angeles County

	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.

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Displacement Risk

The HCD AFFH Data Viewer, citing the UC Berkley Urban Displacement Project, show three tracts within the City which contains "Sensitive Communities" that are identified as "Vulnerable" (Figure D-24). Communities were designated Sensitive if they met the following criteria:

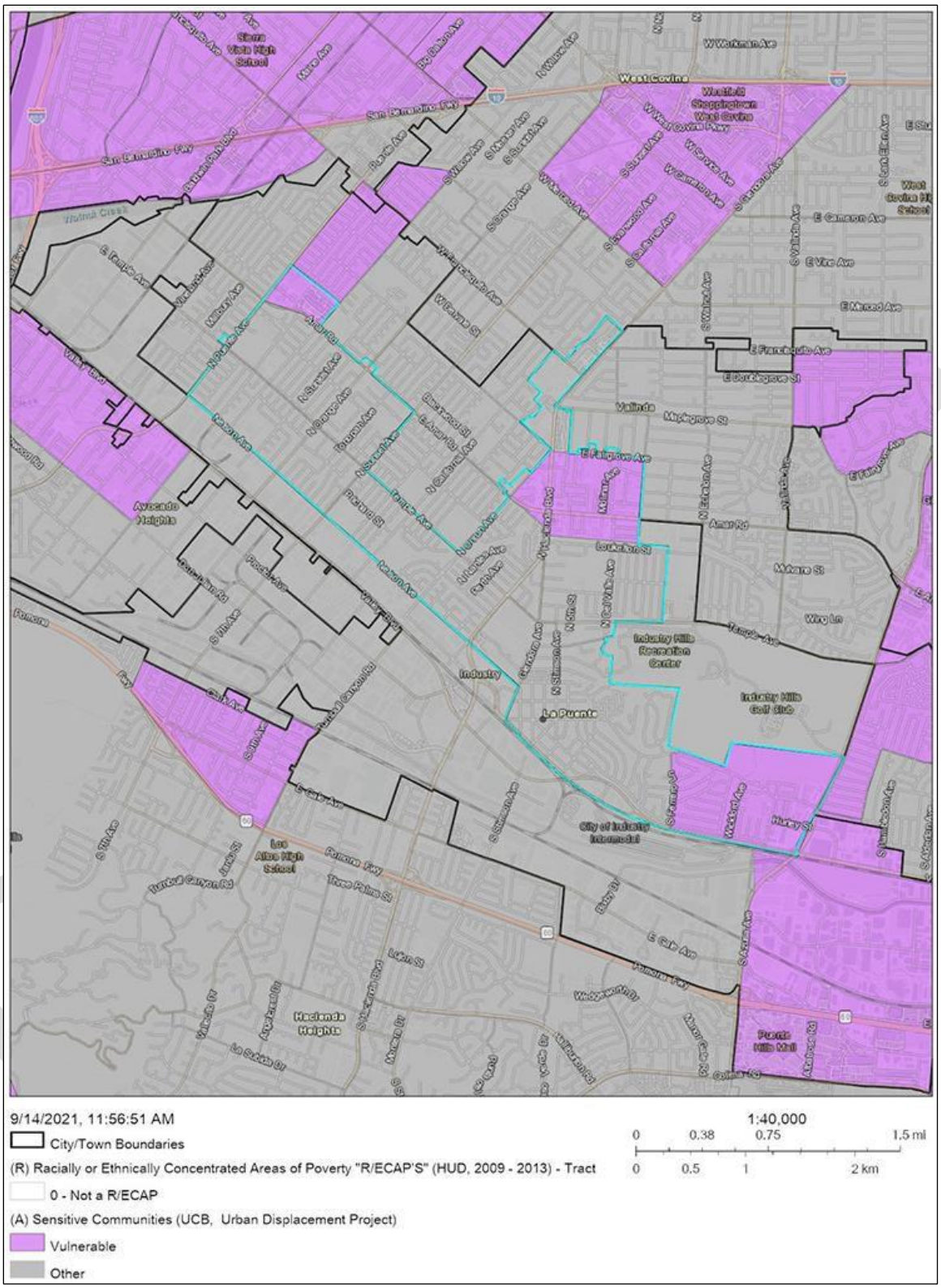
- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.
- Vulnerability is defined as:
  - Share of very low income residents is above 20 percent, 2017 AND
  - The tract meets two of the following criteria:
    - Share of renters is above 40 percent;
    - Share of people of color is above 50 percent;
    - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the County median; and
    - Proximity of displacement pressures.

Additional local data that informs displacement risk and helps shape program development includes:

- State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The current at-risk analysis covers the period of 2021 through 2031. There are no at-risk units during this planning period and for the following ten years.
- Housing security can depend heavily on housing tenure. La Puente's housing stock consists of 9,415 total units, 5,345 of which are owner-occupied and 4,070 of which are renter-occupied. The share of renters in La Puente (43.2 percent) is lower than in the County (54.1 percent) overall. (2015-2019 ACS).
- In many places, housing tenure varies substantially based on the age of the householder. In La Puente, the age group where renters outnumber owners the most is 15-44 (by 59.9 percent). The age group where owners outnumber renters the most is 45-65+ (by 68.5 percent).
- The La Puente Local Profile, prepared by SCAG using 2012-2016 CHAS data, reports that 38.2 percent of La Puente's elderly households earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG region) and 60.9 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). Elderly households on fixed incomes may face a higher displacement risk as housing costs rise.

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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

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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

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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.

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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

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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.

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AFFH Programs and Actions

The City has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, as identified 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

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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

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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

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RESOLUTION NO. 22-5690

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF LA PUENTE, CALIFORNIA, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 21-02 TO UPDATE THE 2021-2029 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

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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.

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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.

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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

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EXHIBIT 1

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

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EXHIBIT 2

Initial Study/Negative Declaration
(to be attached)

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ORDINANCE NO. 26-996

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

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 where at least 20 percent of units are affordable to lower-income households 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

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.

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"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);

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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.

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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.

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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.

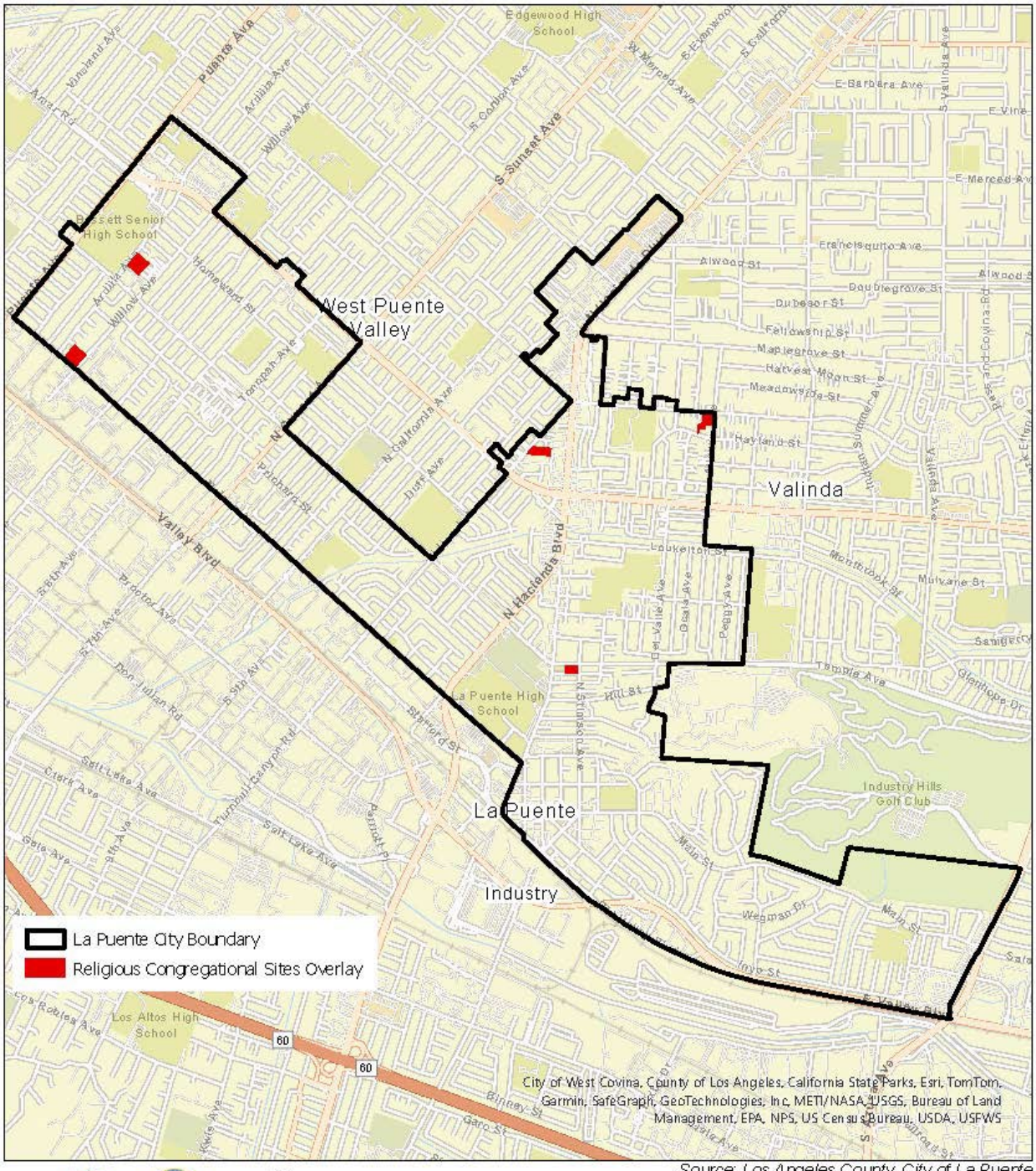
G. Minimum Open Space. 150 square feet of open space shall be provided per dwelling unit, of which not more than 50% may be private open space.

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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

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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.

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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.

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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.

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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

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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

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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.

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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.

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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).

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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.

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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.

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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

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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

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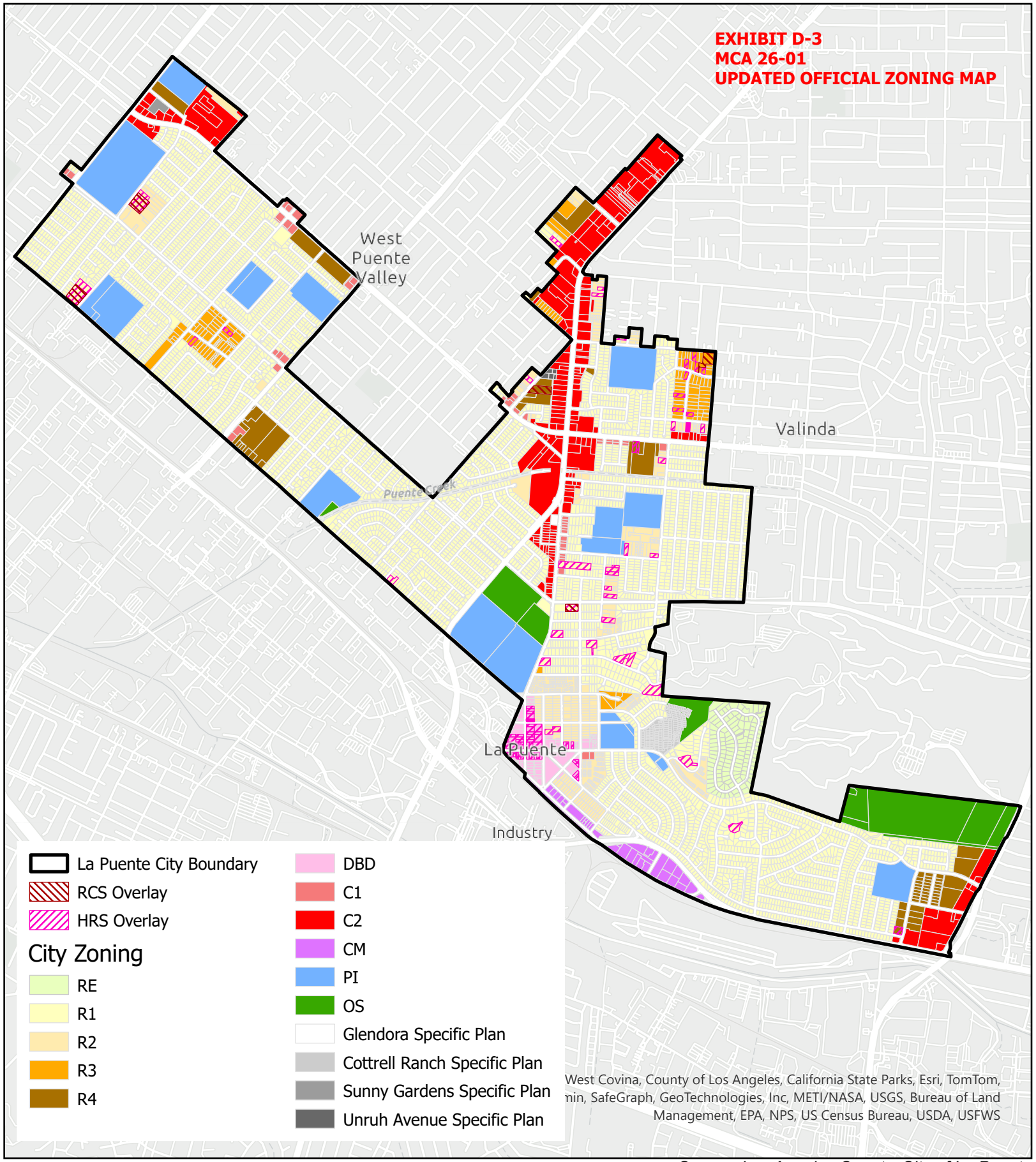
EXHIBIT D-2

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.

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Source: Los Angeles County, City of La Puente

SGVCOG

La Puente

Harris & Associates

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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.

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

La Puente 2021–2029 Housing Element

April 2026

Prepared for:

City of La Puente
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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

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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

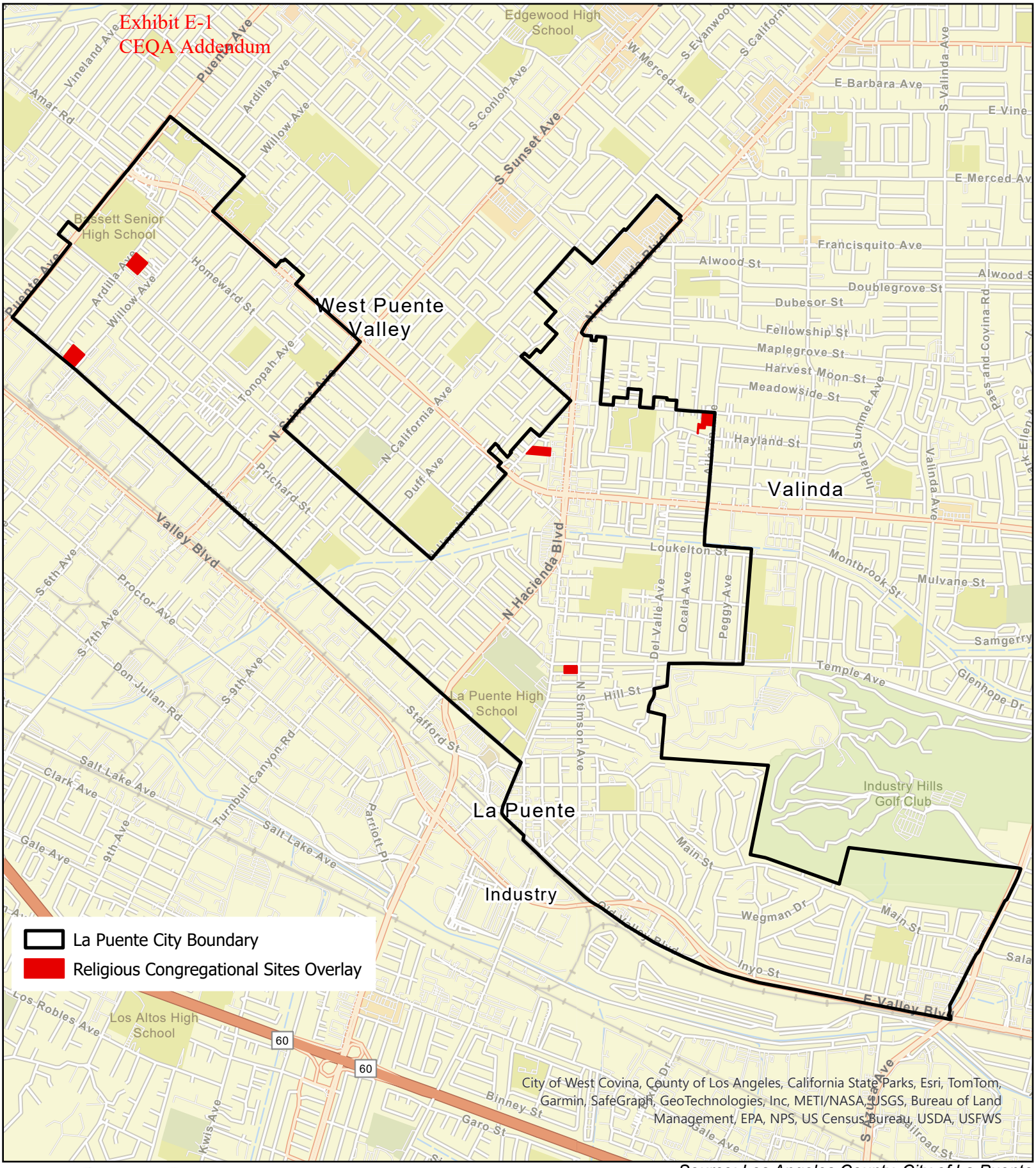
Date

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Appendix A. Figures

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Exhibit E-1
CEQA Addendum



Source: Los Angeles County, City of La Puente

SGVCOG

La Puente

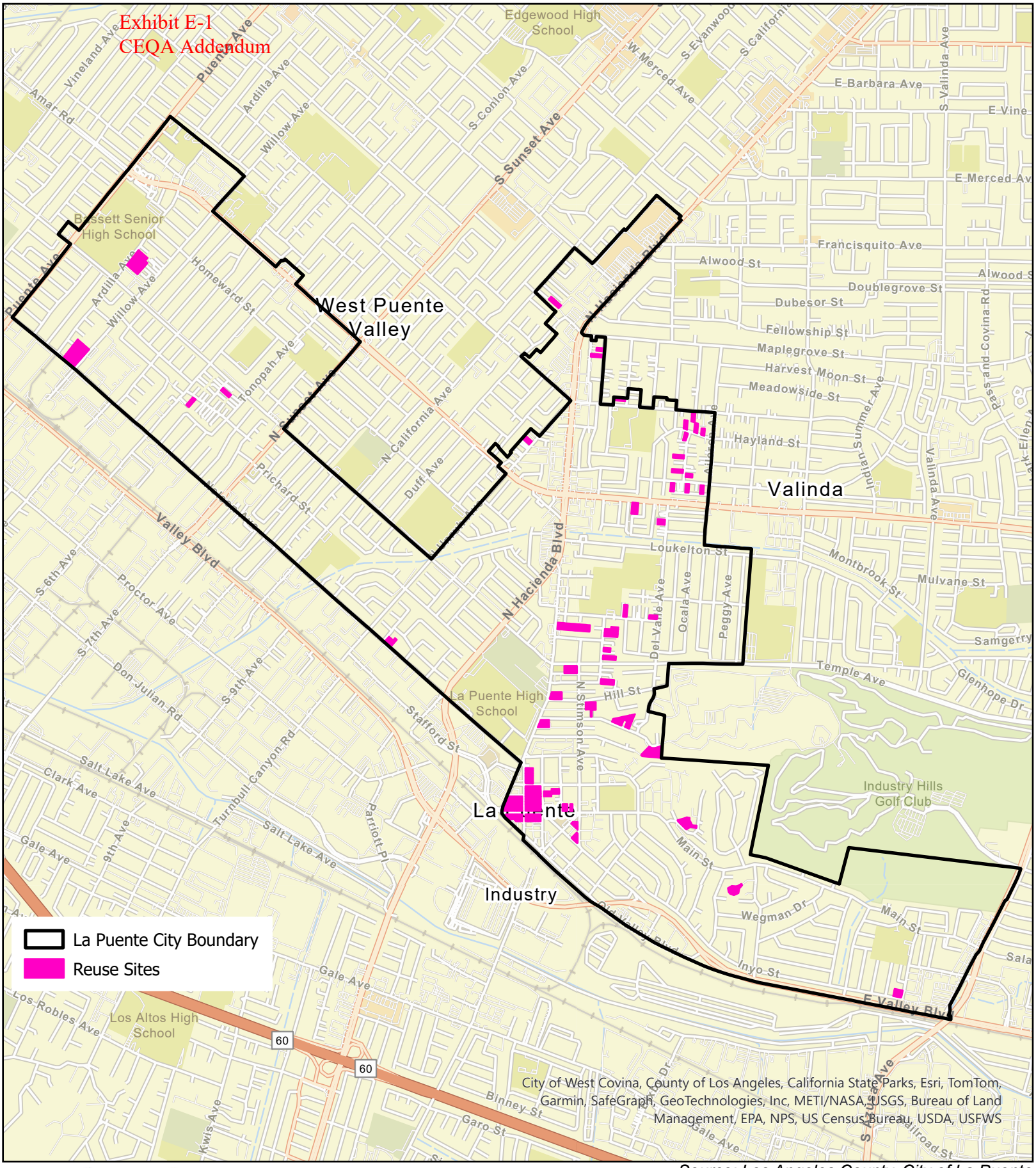
Harris & Associates

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.1

City of La Puente
Agenda Report

To: Mayor and City Council For meeting of: June 9, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services

Subject: CONSIDERATION OF A CHANGE ORDER WITH PONCE STEEL FABRICATORS FOR ADDITIONAL FENCING AND OTHER IMPROVEMENTS AT THE LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $140,845.00

BACKGROUND/DISCUSSION

At the City Council meeting of October 28, 2025, the City Council awarded a contract to Ponce Steel Fabricators in the amount of $246,500 for the manufacture and installation of fencing at La Puente Dog Park at 16550 Old Valley Boulevard. Construction of this project is well underway and nearing completion.

The following change order has been identified as it relates to further fencing and gate access improvements not originally called out in the architectural plans, as well as the addition of handicap railings, exterior access steps to the shelter's exterior kennels, and shelter entrance door safety and access improvements. The cost of the additional work related to the purchase and of all items listed is $140,845.

FISCAL IMPACT

Funding is available for this change order from the California Natural Resources Grant that was received from State Senator Bob Archuleta in the Miscellaneous Grant Fund (Fund 280).

RECOMMENDATION

It is recommended that the City Council approve the change order with Ponce Steel Fabricators in the amount of $140,845.00 for stated improvements.

ATTACHMENTS

A. Ponce Steel Fabricators Change Order

PONCE STEEL FABRICATORS
731 Glendora Ave, La Puente, CA 91744

Mobile: (323) 304-7479 | Office: (626) 806-8560
Primary Email: info@poncesteelfab.com
Secondary Email: welderforyou7@gmail.com
Web: poncesteelfab.com
License #: 1136590

Change Order #01	Change Order: 5/13/2026
Project #01	Due Date

BILL TO:

Company Name: City of La Puente
Attention: Troy/Steve
Project Name: La Puente Dog Park
Project Address: 15900 Main Street
City/State/ZIP: La Puente/CA/91744
Phone:
Email: soverstreet@lapuente.org

SCOPE OF WORK

Fabrication and installation of **additional steel fence components**, including cutting, welding, and on-site adjustments per project bid and plan specifications.

SCHEDULE OF VALUES / CHARGES

Item #	Description	Qty	Unit Cost	Amount
1.3x3x1/4 post	Original bid proposal included **(171)** posts, total posts now **(323)**	**(152)**	$95 each	$14,440
2. Labor for post installation	Labor for additional	**(152)**	$65 per hr.	$18,720

	installation **(prev. wage)**	12 days total @ 3 laborers per day		
3.Sliding gates w/ hardware	Change request from dbl. Gates to sliding gates, including hardware	**(3)**	$960 each	$2,880
4.Sliding gate bridge's/stoppers	Sliding gate supports and stoppers made of **4x4x1/4** tubing in a powder coat finish	**(6)**	$860 each	$5,160
5.Sliding gate track	Track and concrete anchors for slide gates	**(120 ft total)**	$7.25 per ft.	$870
6. Single person gates	Original bid includes only **(12)** total gates at **3ft** opening, total now **(17)** at **4ft** opening	**(5)**	$475 each	$2,375
7.Additional **12ft** gate	Additional **12ft** double gate with installation	**(1)**	$1,960	$1,960
8.Fence panels	Additional fencing panels	**(380 ft)**	$115	$43,700

Subtotal:	$__90,105____
Sales Tax:	$_N/A_____

SCOPE OF WORK

Fabrication and installation of additional **steel and composite wood fence** components, including cutting, welding, and on-site adjustments per project bid and plan specifications.

SCHEDULE OF VALUES / CHARGES

Item#	Description	Qty	Unit cost	Amount
1.Privacy fence	**(180ft)** of composite	**180 feet**	$78.50 per ft	$14,130

	wood fencing between dog kennels and park			
2. Steel sheeting	Privacy sheets for dog kennels at new valley	**15 total**	$338	$5,070
Subtotal:				$_19,200_____
Sales Tax:				$_N/A_____

SCOPE OF WORK

Fabrication and installation of additional steel **ADA approved handrailing** components, including cutting, welding, and on-site adjustments per project bid and plan specifications.

SCHEDULE OF VALUES / CHARGES

Item#	Description	Qty	Unit cost	Amount
1.ADA handrailing	**(82ft)** of ADA approved handrailing leading to kennels/offices	**82 feet**	$150	$13,500
2.Main water valve covers (old valley)	Heavy duty main water valve Protective Covers	**(2)**	$1,600	$3,200
Subtotal:				$_16,700____
Sales Tax:				$_N/A_____

SCOPE OF WORK

Fabrication and installation of **additional wood-steps and new door** components, including cutting, woodworking, and on-site adjustments per contractor request and plan specifications.

SCHEDULE OF VALUES / CHARGES

Item#	Description	Qty	Unit cost	Amount

1.Wooden-steps	**(164ft)** of pressure treated wood steps at dog kennel cages	**164 feet**	$35 per ft	$5,740
2.Doors	Remove and replace **(4)** doors, change swing of door to inward (supplied by city)	**(4)**	$1,200	$4,800
3.Trim and door painting	Paint doors and surrounding door trim to color of choice	**(4) locations**	$950	$3,800
4.Removal of work debris	Removal of service-related debris		$500	$500
Subtotal:				$_14,840_____
Sales Tax:				$_N/A_____

TOTAL BALANCE

Subtotal:	$_140,845_____
Sales Tax:	$_N/A_____
TOTAL DUE:	$_140,845____

ADDITIONAL NOTES

All additional work performed stated in this invoice is per agreed scope and specifications separate from original bid.

Thank you for your business.

Agenda Item No. D.1

City of La Puente
Agenda Report

To: Mayor and City Council For meeting of: June 9, 2026

From: Bob Lindsey, City Manager

By: Elizabeth Herrera, Accounting Technician II

Subject: CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-5996

BACKGROUND/DISCUSSION

The Warrant Register has been reviewed and submitted for Council approval in accordance with Section 37202 of the Government Code.

FISCAL IMPACT

Funds are available for all expenditures listed in the Warrant Register.

RECOMMENDATION

It is recommended that the City Council and Successor Agency adopt Resolution No. 26-5996 approving Warrant Register No.1616.

ATTACHMENTS

A. Warrant Resolution
B. Warrant Register #1616

RESOLUTION NO. 26-5996

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE AMOUNT $905,815.40 (WARRANT REGISTER 1616)

THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37202 of the Government Code, the Director of Administrative Services, or designated representative, hereby certifies, and the City Manager hereby approves the accuracy of the following demands and the availability of funds for payment thereof.

APPROVED

_____
Bob Lindsey, City Manager

EXAMINED

_____
Troy Grunklee, CPA
Director of Administrative Services

SECTION 2: That the following claims and demands numbered 16835 through 16914 ACH(s) numbered 1054 through 1060 and Draft number 03459 through 03472 except for voided warrants 16868 have been audited as required by law and the same are hereby allowed in the amounts hereinafter set forth on the attached check registers.

CERTIFIED, PURSUANT TO GOVERNMENT CODE, SECTION 37208, AS CONFORMING TO ADOPTED BUDGET, EXCEPT WARRANT NOS: NONE

_____
Martha Torres, MPA, City Clerk

PASSED, APPROVED AND ADOPTED this 9th day of June 2026, by the following vote:

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

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

Check Register Report

City of La Puente

By Payment Number

Payment Dates 5/16/2026 - 5/29/2026

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
1054	5/20/2026	SEIUCO	COPE FUND		10.00
	INV0014332	COPE FUND CONTRIBUTION		100-20380	3.04
	INV0014332	COPE FUND CONTRIBUTION		260-20380	1.96
	INV0014408	COPE FUND CONTRIBUTION		100-20380	3.10
	INV0014408	COPE FUND CONTRIBUTION		260-20380	1.90
1055	5/20/2026	SEIU	SEIU - LOCAL 721		1,997.32
	INV0014331	EMPLOYEE DUES		100-20380	754.02
	INV0014331	EMPLOYEE DUES		200-20380	50.22
	INV0014331	EMPLOYEE DUES		203-20380	2.22
	INV0014331	EMPLOYEE DUES		205-20380	35.06
	INV0014331	EMPLOYEE DUES		210-20380	42.54
	INV0014331	EMPLOYEE DUES		215-20380	3.93
	INV0014331	EMPLOYEE DUES		260-20380	75.44
	INV0014331	EMPLOYEE DUES		264-20380	4.08
	INV0014331	EMPLOYEE DUES		280-20380	13.91
	INV0014331	EMPLOYEE DUES		283-20380	21.58
	INV0014331	EMPLOYEE DUES		285-20380	1.06
	INV0014407	EMPLOYEE DUES		100-20380	762.28
	INV0014407	EMPLOYEE DUES		200-20380	45.51
	INV0014407	EMPLOYEE DUES		203-20380	2.22
	INV0014407	EMPLOYEE DUES		205-20380	30.71
	INV0014407	EMPLOYEE DUES		210-20380	39.58
	INV0014407	EMPLOYEE DUES		215-20380	3.93
	INV0014407	EMPLOYEE DUES		260-20380	55.42
	INV0014407	EMPLOYEE DUES		264-20380	4.08
	INV0014407	EMPLOYEE DUES		280-20380	12.69
	INV0014407	EMPLOYEE DUES		283-20380	31.24
	INV0014407	EMPLOYEE DUES		285-20380	5.60
1056	5/22/2026	GLOURB	GLOBAL URBAN STRATEGIES, INC		18,540.00
	1177	06/26 SOCIAL TECHNOLOGY		100-4140-53416	18,540.00
1057	5/22/2026	THYSSE	TK ELEVATOR		4,326.00
	6000850410	CH ELEVATOR MAINT		100-1150-53811	4,326.00
1058	5/29/2026	TELABR	ABRAHAM TELLEZ		157.32
	INV0014438	CCCA SEMINAR REIM-TELLEZ		100-3300-53972	157.32
1059	5/29/2026	KIMCAR	KIMBERLY CARDONA		110.88
	INV0014439	SACRAMENTO TRAVEL REIM-CARDONA		100-1110-53972	110.88
1060	5/29/2026	YUNLLC	YUNEX LLC		3,235.17
	5610008314	TS RESPONSE-GLENDORA/TEMPLE		200-3120-53819	216.50
	5610008315	04/26 TS RESPONSE		200-3120-53819	3,018.67
16835	5/20/2026	STADIS	CALIFORNIA STATE DISBURSEMENT UNIT		428.62
	INV0014397	CHILD SUPPORT		100-20399	428.62
16836	5/20/2026	FTB	STATE OF CALIFORNIA FRANCHISE TAX BOARD		510.64
	INV0014398	PR WITHOLDING ORDER		100-20399	510.64
16837	5/20/2026	USBANK	U.S BANK PARS ACCT# 6746022400		7,006.86
	INV0014405	PARS RETIREMENT		100-20340	2,944.70
	INV0014405	PARS RETIREMENT		203-20340	94.57
	INV0014405	PARS RETIREMENT		205-20340	395.70

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
	INV0014405	PARS RETIREMENT		260-20340	56.32
	INV0014405	PARS RETIREMENT		280-20340	3,294.85
	INV0014405	PARS RETIREMENT		285-20340	220.72
16838	5/22/2026	AMABUS	AMAZON CAPITAL SERVICES INC		1,018.38
	13FT-T7FF-3KCN	LOGITECH WEBCAMS		550-6100-53018	240.19
	16V6-Y6JD-KFRV	PROS- PHAMPLET HOLDER WALL ORGANIZER		100-3325-53011	109.45
	1P1Q-JG66-VMYQ	TINY TOTS SUPPLIES		100-4100-53012	87.15
	1RHY-QLQJ-977N	TINY TOTS SUPPLIES		100-4100-53012	33.26
	1VMQ-MYPG-TLPT	YWFP SUPPLIES/EQUIP		280-3300-53015	515.93
	1YRV-QRDR-63G4	P.S HATS		100-2130-53011	32.40
16839	5/22/2026	ANICAR	ANIMAL CARE EQUIPMENT & SERVICES, LLC		1,489.90
	140664	CAT TRANSPORT KENNELS		280-5617-59300	1,489.90
16840	5/22/2026	AZUSAP	AZUSA PLUMBING SUPPLY		94.30
	0485908-IN	DOG PK- RESTROOM PLUMBING		280-5617-59300	94.30
16841	5/22/2026	BROBRO	BROWN BROTHERS BACKFLOW TESTING, INC		607.43
	8663	BACKFLOW REPAIR NELSON PK		285-3330-53822	607.43
16842	5/22/2026	TIMEWA	CHARTER COMMUNICATIONS		1,343.00
	188632901050726	05/10-06/09 FIBER/GBPS		100-1150-53715	1,343.00
16843	5/22/2026	CINTA	CINTAS CORPORATION #693		617.54
	4268918340	5/12 SR CENTER MAT RENTAL		100-4130-53012	617.54
16844	5/22/2026	CONEST	CONEXWEST		14,836.82
	INV-473559	20FT OFFICE CONTAINER		280-5617-59300	14,836.82
16845	5/22/2026	CORLOG	CORELOGIC SOLUTIONS, LLC		317.95
	30863740	4/26 PROPERTY DATA SVC		100-3320-53111	317.95
16846	5/22/2026	DEPTPUB	DEPT OF PUBLIC HEALTH		370.00
	IN1581661	FY 26/27 SC ANNUAL LICENSE FEE		285-10250	370.00
16847	5/22/2026	DISPEN	DISPENSING TECHNOLOGY		1,359.20
	18161	COLD PATCH		200-3120-53817	1,359.20
16848	5/22/2026	ENVSYS	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC		4,200.00
	900245862	GIS ONLINE SOFTWARE SUBSCRIPTON		550-6100-53017	4,200.00
16849	5/22/2026	EWIIRR	EWING IRRIGATION PRODUCTS INC.		173.98
	29514956	IRRIGATION SUPPLIES		285-3330-53822	173.98
16850	5/22/2026	COMFAS	FASTENAL COMPANY		278.30
	CACIT97799	SR CENTER JANITORIAL SUPPLIES		100-4130-53012	278.30
16851	5/22/2026	FERGUS	FERGUSON ENTERPRISES, INC.		120.12
	6353526	DOG PK PLUMBING SUPPLIES		283-5618-59300	75.35
	6354353	DOG PK PLUMBING SUPPLIERS		283-5618-59300	44.77
16852	5/22/2026	FIRMAS	FIREMASTER		296.59
	0001424180	CH. MTCE ANNUAL FIRE EXT		100-1150-53811	296.59
16853	5/22/2026	FOSFOS	FOSTER & FOSTER, INC.		2,250.00
	15699T	GASB 75 VALUATION-2ND PYMT		100-1130-53111	2,250.00
16854	5/22/2026	SHOINC	GCP WW HOLDCO		385.83
	INV3160000354	YWFP-BOOTS RUEDAS		280-3300-53015	100.00
	INV3160001231	YWFP- BOOTS CERVANTES		280-3300-53015	84.34
	INV31620001163	YWFP- BOOTS HERNANDEZ		280-3300-53015	84.34
	INV31620001170	YWFP- BOOTS GRANADOS		280-3300-53015	70.29
	INV31620001225	YWFP- BAUTISTA		280-3300-53015	46.86

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
16855	5/22/2026	GLEGLA	GLEZ GLASS		950.00
	052612	INSULATED TEMPERED GLASS		100-4110-53813	950.00
16856	5/22/2026	GLOIND	GLOBAL INDUSTRIAL		459.16
	124428066	SOAP DISPENSER- LP PK		285-3330-53822	459.16
16857	5/22/2026	HACLWN	HACIENDA LAWNMOWER SHOP		92.78
	INV0014420	TOOLS REPAIR		100-3100-53012	92.78
16858	5/22/2026	HACOUT	HACIENDA OUTLET		207.21
	78118	YWFP-UNIFORMS SALAS		280-3300-53015	101.40
	78119	YWFP- UNIFORM ALANIS		280-3300-53015	105.81
16859	5/22/2026	JCLBAR	JCL TRAFFIC		337.47
	134169	NO PKING SIGNS ST- SWEEPING		200-3120-53821	337.47
16860	5/22/2026	JOSREY	JOSE REYES		382.76
	INV0014422	05/01-15 SHOPPING CART-MILEAGE REIM-REYES		555-3150-53014	382.76
16861	5/22/2026	KARRIV	KARISSA RIVAS BUSTILLOS		87.60
	INV0014418	5/01 MILAGE REIMBURSEMENT		100-1120-53972	29.20
	INV0014418	4/30 MILAGE REIMBURSEMENT		100-1120-53972	29.20
	INV0014418	4/29 MILAGE REIMBURSEMENT		100-1120-53972	29.20
16862	5/22/2026	LACRD	LA CO DEPT PUBLIC WORKS		7,479.14
	RE-PW-26051106703	04/26 TS MAINT DDG		200-3120-53819	7,321.52
	RE-PW-26051106742	04/26 T.S CALL OUT TEMPLE/UNRUH		200-3120-53819	157.62
16863	5/22/2026	LACRDD	LA CO DEPT PUBLIC WORKS		3,999.54
	INV260000807	SIGNAL LIGHT CALL OUT		200-3120-53819	3,999.54
16864	5/22/2026	LAQPET	LA QUALITY PET CARE		256.00
	819063732	VET SVCS		100-2130-53111	199.00
	819064141	VET SVCS		100-2130-53111	57.00
16865	5/22/2026	LAWN	LAWN MOWER CORNER		424.61
	241233	TOOL MAINT- HEDGE TRIMMER		100-3100-53012	126.80
	241234	TOOL REPAIR- BACK PACK BLOWER		100-3100-53012	143.41
	241235	TOOL MAINT - BLOWER		100-3100-53012	154.40
16866	5/22/2026	MANCIL	MANCILLA'S QUALITY PRINTING LLC		1,711.71
	17358	ACTIVITY CENTER BLUE PRINTS		100-3300-53411	1,711.71
16867	5/22/2026	MERRIT	MERRITTS HARDWARE		2,875.58
	151648	SHORTURN ELBOW PVC		280-5617-59300	30.81
	151656	CONCRETE JOINT SEALING @ DG PARK		283-5618-59300	72.69
	151665	MAINTENANCE SUPPLIES		285-3330-53822	793.14
	151666	DRIFT PUNCH		100-3100-53012	35.26
	151677	MTCE SUPPLIES		100-3330-53011	181.48
	151690	CONSTRUCTIONS SUPPLIES		283-5618-59300	36.98
	151692	LITHM BATTERY		285-3330-53822	8.81
	151714	CONSTRUCTIONS SUPPLIES		280-5617-59300	195.18
	151719	FENDER WASHER		100-3100-53012	187.27
	151759	POLY TUBE SEALANT		280-5617-59300	27.25
	151766	ROLLER		200-3120-53016	34.32
	151767	CONSTRUCTIONS SUPPLIES		280-5617-59300	31.26
	151816	CONSTRUCTIONS SUPPLIES		283-5618-59300	319.59
	151817	MAINTENANCE EQUIPMENTS		100-4130-53811	27.55
	151825	DEEP SANDING DURM		100-3100-53012	57.30
	151828	LEAK SENTRY		100-3100-53012	20.94
	151834	MTCE EQUIPMENTS		100-3100-53012	70.50
	151875	GRAFFITI REMOVAL SUPPLIES		200-3120-53016	38.52
	151876	CAN OPENER		200-3120-53016	1.60

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
	151887	ROLLER		100-4130-53012	7.71
	151892	IRRIGATION SUPPLIES		283-5618-59300	15.42
	151895	SUPPLIES FOR TINY TOTS GRADUATION		100-4100-53012	33.90
	151917	GRAFFITI REMOVAL SUPPLIES		200-3120-53016	103.41
	151922	CLIPS		100-3100-53012	9.80
	151934	WIPER BLADE		555-3150-53812	26.44
	151967	EQUIPMENTS		200-3120-53012	40.30
	151969	ELBOW PVC		283-5618-59300	3.06
	151970	TOOLS		100-4100-53012	35.26
	151971	EQUIPMENTS		200-3120-53012	29.73
	151990	ALKALINE BATTERY		100-3100-53012	40.77
	151998	SR CTR WATER FOUNTAIN REPAIR		100-4130-53012	31.95
	151999	EQUIPMENTS		100-3100-53012	41.86
	152023	WASHER HOSE		283-5618-59300	26.56
	152054	REMOVAL SUPPLIES		200-3120-53016	61.65
	152072	ROLLER		200-3120-53016	50.14
	152089	KICKDOWN DOOR HOLDER		100-4100-53012	35.24
	152097	SMALL TOOLS		100-3100-53012	70.53
	152113	ROLLER		200-3120-53016	30.40
	152123	EQUIPMENTS		100-3100-53012	11.00
16869	5/22/2026	MERRIT	MERRITTS HARDWARE		26.63
	151831	GRAFFITI REMOVAL SUPPLIES		200-3120-53016	26.63
16870	5/22/2026	NATENSVC	NATIONWIDE ENVIRONMENTAL SERVICES		4,601.01
	35597	4/26 CATCH BASIN CLEANING		284-3100-53111	4,601.01
16871	5/22/2026	OMLO	OLIVAREZ MADRUGA LAW ORGANIZATION, LLP		37,257.84
	30388	02/26 LEGAL-CITY COUNCIL		100-1110-53114	15,817.70
	30389	02/26 LEGAL-CODE ENFORCEMENT		100-1110-53114	331.00
	30390	02/26 LEGAL-CITY MANAGER		100-1110-53114	264.80
	30391	02/26 LEGAL-CITY CLERK		100-1110-53114	12,398.60
	30393	02/26 LEGAL-RISK MANAGEMENT		100-1110-53114	264.80
	30394	02/26 LEGAL-COMMUNITY FOUNDATION		100-1110-53114	882.00
	30395	02/26 LEGAL-PLANNING		100-1110-53114	6,527.44
	30396	02/26 LEGAL-JOINT POWER AUTHORITY		100-1110-53114	771.50
16872	5/22/2026	PIOMAN	PIONEER MANUFACTURING COMPANY		6,032.46
	INV-296263	ATHLETIC FIELD SUPPLIES		285-3330-53822	6,032.46
16873	5/22/2026	RESOUR	RESOURCE BUILDING MATERIALS		911.96
	4188929	CONCRETE MIX DG PK		283-5618-59300	337.39
	4197516	LP PARK CONCRETE COLOR		285-3330-53822	7.52
	4199715	WASHED PLASTER SAND DG PK		283-5618-59300	199.04
	4204588	DOG PK SCOOP SAND		283-5618-59300	368.01
16874	5/22/2026	AQMD	SOUTH COAST AQMD		172.49
	4715479	07/25-06/26 YLAC AQMD FEE		100-4110-53811	172.49
16875	5/22/2026	SOUCAL	SOUTHERN CALIFORNIA NEWS GROUP		713.42
	0011789596	AD-GPA 26-01, MCA 26-01, MCA 26-02		100-3300-53411	713.42
16876	5/22/2026	SPEFLO	SPECIALTY FLOORING, INC.		4,493.70
	INV-12103	SHELTER FLOORING		280-5617-59300	4,493.70
16877	5/22/2026	THESAU	THE SAUCE CREATIVE SERVICES CORP		5,479.26
	8171	YWFP COMMUNITY SVC PARTICIPANTS		280-3300-53015	5,479.26
16878	5/22/2026	MECTID	TIDAL MECHANICAL LLC		2,140.00
	1289	SNACK BAR AIR BALANCE TEST		285-3330-53822	1,390.00
	1293	SNACK BAR AIR BALANCE ADJUSTMENT		285-3330-53822	750.00

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
16879	5/22/2026	TERLAC	TLC MATERIALS		2,593.52
	121295	DOG PARK PATHWAYS		283-5618-59300	2,593.52
16880	5/22/2026	WILENG	WILLDAN ENGINEERING		1,817.00
	003-42365	03/26 LP CITY PARKING LOT IMPROVEMENT		200-3120-53817	774.00
	00342539	05/26 LP SSMP UPDATE		500-3210-53111	1,043.00
16881	5/29/2026	ALLIAN	ALLIANT INSURANCE SERVICES		1,318.00
	3539821	SPECIAL EVENT LIABILITY INS-MOVIES/CONCERTS@P...		100-1135-53613	1,318.00
16882	5/29/2026	AMABUS	AMAZON CAPITAL SERVICES INC		1,093.06
	14MD-TTH6-FMXX	OUTDOOR ARMORED FIBER PATCH CABLE		280-5617-59300	138.23
	1NX6-16WX-FP19	FORTINET TRANSCEIVER		280-5617-59300	954.83
16883	5/29/2026	BMI	BMI		459.00
	1666279	05/26-04/27 MUSIC LICENSE		100-4140-53979	459.00
16884	5/29/2026	KLINCHA	CHARLES KLINAKIS		740.36
	INV0014427	CCCA SEMINAR REIM-KLINAKIS		100-1100-53972	740.36
16885	5/29/2026	CINTA	CINTAS CORPORATION #693		113.19
	4270340503	05/26 CH MAT RENTAL		100-1150-53813	113.19
16886	5/29/2026	CONCEN	CONCENTRA		139.00
	91057290	PRE EMPLOYMENT PHYSICAL		280-3300-53406	139.00
16887	5/29/2026	DEPTPUB	DEPT OF PUBLIC HEALTH		800.00
	IN1573551	FY 26/27 SNACK BAR LIC FEE		100-10250	400.00
	IN1576285	FY 26/27 SC ANNUAL LICENSE FEE		100-10250	400.00
16888	5/29/2026	DRONER	DRONE NERDS		9,280.89
	I260798070	CITY DRONE		550-6100-53018	9,280.89
16889	5/29/2026	EDISON	EDISON CO		498.25
	INV0014432	04/10-05/10 ELEC-VARIOUS		200-3120-53713	440.57
	INV0014433	04/09-05/07 ELEC-13798 TEMPLE		200-3120-53713	57.68
16890	5/29/2026	FLOESP	ESPERANZA FLORES		1,186.50
	INV0014431	03-05/26 BALLET CLASS PYMT		100-4100-53111	1,186.50
16891	5/29/2026	EWIIRR	EWING IRRIGATION PRODUCTS INC.		14,770.53
	30094448	PVC CLEANOUT		100-3330-53822	267.16
	30426990	CHEMICAL AND AMMENDMENTS LP PARK		285-3330-53822	14,503.37
16892	5/29/2026	FLETEC	FLEX TECHNOLOGY GROUP LLC		1,310.56
	INV94041-F	04/20-05/19 FACILITY COPIER		100-1150-53911	1,310.56
16893	5/29/2026	GALLS	GALLS		70.04
	034924322	CODE-UNIFORMS		100-2110-53015	70.04
16894	5/29/2026	SHOINC	GCP WW HOLDCO		482.61
	INV3160002383	YWFP-BOOTS ANGEL		280-3300-53015	98.40
	INV3160002398	YWFP-BOOTS OPORTO		280-3300-53015	98.40
	INV3160002399	YWFP-BOOTS GUTIERREZ		280-3300-53015	98.40
	INV31620001119	YWFP-BOOTS SALAS		280-3300-53015	46.83
	INV31620001342	YWFP BOOTS-BALLADARES		280-3300-53015	70.29
	INV31620001432	YWFP-BOOTS DELGADO		280-3300-53015	70.29
16895	5/29/2026	BELKER	KERN BELGUIN K9 LLC		875.00
	2603	DOG TRAINING SVC		100-2130-53111	875.00
16896	5/29/2026	LACRD	LA CO DEPT PUBLIC WORKS		5,989.08
	RE-PW-26030905400	02/26 TS MAINT DDG		200-3120-53819	5,989.08

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
16897	5/29/2026	LAWN	LAWN MOWER CORNER		553.13
	242149	EXTENDED HEDGE TRIMMER		100-3100-53012	553.13
16898	5/29/2026	ODELIN	LINDA ODEGAARD		262.50
	INV0014429	03-04/26 KNITTING CLASS PYMT		100-4100-53111	262.50
16899	5/29/2026	CDCLA	LOS ANGELES COUNTY DEVELOPMENT AUTHORITY		23,700.00
	INV0014428	FY 25/26 LAON REPAYMENT (4)		260-46141	23,700.00
16900	5/29/2026	MANCIL	MANCILLA'S QUALITY PRINTING LLC		3,331.13
	17363	BOOKS-LP ACTIVITY CENTER		280-5614-59300	1,597.53
	17365	BROCHURES DIAL A RIDE		210-3130-53916	871.20
	17368	BROCHURES LP LINK		210-3130-53917	862.40
16901	5/29/2026	SALIM	MONTANA BAIL BONDS		12,500.00
	INV0014426	06/26 RENT-137 HUDSON UNIT B		100-1150-53913	12,500.00
16902	5/29/2026	NALCHA	NALINA CHAVEZ		187.41
	INV0014437	BOOT REIM-CHAVEZ		100-3330-53015	187.41
16903	5/29/2026	NICCON	NICHOLS CONSULTING ENGINEERS, CHTD		875.30
	1439013004	02/26 PAVEMENT MANAGEMENT PROGRAM		202-3120-53111	875.30
16904	5/29/2026	OMLO	OLIVAREZ MADRUGA LAW ORGANIZATION, LLP		16,068.95
	30943	04/26 LEGAL-CITY COUNCIL		100-1110-53114	7,066.90
	30944	04/26 LEGAL-CITY MANAGER		100-1110-53114	165.50
	30945	04/26 LEGAL-CITY CLERK		100-1110-53114	8,390.15
	30946	04/26 LEGAL-PLANNING		100-1110-53114	446.40
16905	5/29/2026	PONSTE	PONCE STEEL FABRICATORS		22,360.00
	03	DOG PARK FENCE REPAIR		100-3330-53822	22,360.00
16906	5/29/2026	SGVWC	S.G.V. WATER CO		1,666.19
	INV0014425	04/14-05/13 WTR-935 IRRIG PUENTE		200-3120-53714	261.27
	INV0014434	04/15-05/14 WTR-715 IRRIG PUENTE		200-3120-53714	483.67
	INV0014435	04/15-05/14 WTR-545 IRRIG PUENTE		200-3120-53714	598.18
	INV0014436	04/15-05/14 WTR-15900 MAIN ST		200-3120-53714	323.07
16907	5/29/2026	SERJUA	SERGIO JUAREZ UGALDE		126.00
	INV0014430	01-02/26		100-4100-53111	126.00
16908	5/29/2026	SOSUBW	SUBURBAN WATER SYSTEMS		723.66
	180023529109	04/21-05/19 WTR-6000064023		200-3120-53714	190.43
	180033123599	04/21-05/19 WTR-6000060246		200-3120-53714	187.12
	180033123602	04/21-05/19 WTR-6000060264		200-3120-53714	346.11
16909	5/29/2026	SUNGRO	SUNSHINE GROWERS		494.13
	8734/1	CH-PLANTS		100-1150-53814	494.13
16910	5/29/2026	SWAMOP	SWANK MOTION PICTURES INC.		555.00
	RG 4343258	06/08 MOVIES@ THE PARK		100-4140-53976	555.00
16911	5/29/2026	TUNNEL	TUNNELWORKS SERVICES INC		119,086.08
	2197	FY 25/26 SEWER MTCE SVC-6 MONTH HOT SPOTS		500-3210-53111	67,698.08
	2210	FY 25/26 SEWER MTCE SVC-SEWER LINE CLEANING		500-3210-53111	51,388.00
16912	5/29/2026	UNREN	UNITED RENTALS		6,086.51
	261529612.1	EQUIPMENT REPAIR		555-3150-53812	5,509.07
	262214480.1	WALKBEHIND TILLER RENTAL		100-3330-53911	577.44
16913	5/29/2026	WAXSAN	WAXIE SANITARY SUPPLY		1,524.79
	83910940	COMM CTR-JANITORIAL SUPPLIES		100-4100-53011	478.77
	83919954	CH JANITORIAL SUPPLIES		100-1150-53012	575.75
	83936120	COMM CTR-JANITORIAL SUPPLIES		100-4100-53011	470.27

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
16914	5/29/2026	WESCO	WEST COAST ARBORISTS INC		1,453.60
	244014	05/12-13 TREE REMOVAL-BECKNER		200-3120-53815	1,453.60
DFT0003459	5/20/2026	ICMARC	MISSION SQUARE RETIREMENT		394.89
	INV0014399	EMPLOYEE LOAN REPYMT		100-20399	228.02
	INV0014399	EMPLOYEE LOAN REPYMT		200-20399	14.51
	INV0014399	EMPLOYEE LOAN REPYMT		210-20399	85.78
	INV0014399	EMPLOYEE LOAN REPYMT		215-20399	2.99
	INV0014399	EMPLOYEE LOAN REPYMT		260-20399	22.36
	INV0014399	EMPLOYEE LOAN REPYMT		264-20399	24.94
	INV0014399	EMPLOYEE LOAN REPYMT		280-20399	16.29
DFT0003460	5/20/2026	ICMARC	MISSION SQUARE RETIREMENT		1,500.00
	INV0014400	EMPLOYEE CONTRIBUTIONS		100-20399	910.99
	INV0014400	EMPLOYEE CONTRIBUTIONS		200-20399	71.30
	INV0014400	EMPLOYEE CONTRIBUTIONS		202-20399	37.72
	INV0014400	EMPLOYEE CONTRIBUTIONS		203-20399	30.15
	INV0014400	EMPLOYEE CONTRIBUTIONS		205-20399	49.38
	INV0014400	EMPLOYEE CONTRIBUTIONS		210-20399	117.32
	INV0014400	EMPLOYEE CONTRIBUTIONS		215-20399	62.17
	INV0014400	EMPLOYEE CONTRIBUTIONS		260-20399	94.71
	INV0014400	EMPLOYEE CONTRIBUTIONS		264-20399	54.30
	INV0014400	EMPLOYEE CONTRIBUTIONS		280-20399	71.96
DFT0003461	5/20/2026	NATRS	NATIONWIDE RETIREMENT		440.00
	INV0014401	Employee Contribution		100-20340	388.09
	INV0014401	Employee Contribution		200-20340	6.92
	INV0014401	Employee Contribution		203-20340	6.92
	INV0014401	Employee Contribution		205-20340	6.92
	INV0014401	Employee Contribution		210-20340	6.92
	INV0014401	Employee Contribution		215-20340	24.23
DFT0003462	5/20/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		22,811.89
	INV0014402	EMPLOYER CONTRIBUTION		100-20360	17,166.11
	INV0014402	EMPLOYER CONTRIBUTION		200-20360	982.89
	INV0014402	EMPLOYER CONTRIBUTION		202-20360	219.53
	INV0014402	EMPLOYER CONTRIBUTION		203-20360	584.43
	INV0014402	EMPLOYER CONTRIBUTION		205-20360	841.38
	INV0014402	EMPLOYER CONTRIBUTION		210-20360	590.06
	INV0014402	EMPLOYER CONTRIBUTION		215-20360	459.34
	INV0014402	EMPLOYER CONTRIBUTION		260-20360	653.91
	INV0014402	EMPLOYER CONTRIBUTION		264-20360	205.95
	INV0014402	EMPLOYER CONTRIBUTION		280-20360	661.80
	INV0014402	EMPLOYER CONTRIBUTION		283-20360	184.84
	INV0014402	EMPLOYER CONTRIBUTION		285-20360	261.65
DFT0003463	5/20/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		16,170.05
	INV0014403	PERS- NEW EMPLY CONTRB		100-20399	12,423.79
	INV0014403	PERS- NEW EMPLY CONTRB		200-20399	610.12
	INV0014403	PERS- NEW EMPLY CONTRB		202-20399	112.08
	INV0014403	PERS- NEW EMPLY CONTRB		203-20399	458.42
	INV0014403	PERS- NEW EMPLY CONTRB		205-20399	538.13
	INV0014403	PERS- NEW EMPLY CONTRB		210-20399	363.34
	INV0014403	PERS- NEW EMPLY CONTRB		215-20399	264.45
	INV0014403	PERS- NEW EMPLY CONTRB		260-20399	439.31
	INV0014403	PERS- NEW EMPLY CONTRB		264-20399	110.50
	INV0014403	PERS- NEW EMPLY CONTRB		280-20399	527.36
	INV0014403	PERS- NEW EMPLY CONTRB		283-20399	174.91
	INV0014403	PERS- NEW EMPLY CONTRB		285-20399	147.64

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
DFT0003464	5/20/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		961.60
	INV0014404	EMPLOYEE PORTION		100-20360	961.60
DFT0003465	5/20/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		65.00
	INV0014406	SURVIVORS LIFE INSURANCE		100-20350	51.95
	INV0014406	SURVIVORS LIFE INSURANCE		200-20350	1.83
	INV0014406	SURVIVORS LIFE INSURANCE		202-20350	0.19
	INV0014406	SURVIVORS LIFE INSURANCE		203-20350	1.56
	INV0014406	SURVIVORS LIFE INSURANCE		205-20350	1.58
	INV0014406	SURVIVORS LIFE INSURANCE		210-20350	1.30
	INV0014406	SURVIVORS LIFE INSURANCE		215-20350	0.46
	INV0014406	SURVIVORS LIFE INSURANCE		260-20350	1.91
	INV0014406	SURVIVORS LIFE INSURANCE		264-20350	0.49
	INV0014406	SURVIVORS LIFE INSURANCE		280-20350	2.59
	INV0014406	SURVIVORS LIFE INSURANCE		283-20350	0.62
	INV0014406	SURVIVORS LIFE INSURANCE		285-20350	0.52
DFT0003466	5/20/2026	EMPLOY	EMPLOYMENT DEVELOPMENT DEPT		9,055.43
	INV0014409	STATE INCOME TAX		100-20310	7,288.08
	INV0014409	STATE INCOME TAX		200-20310	223.36
	INV0014409	STATE INCOME TAX		202-20310	61.84
	INV0014409	STATE INCOME TAX		203-20310	242.95
	INV0014409	STATE INCOME TAX		205-20310	228.65
	INV0014409	STATE INCOME TAX		210-20310	128.24
	INV0014409	STATE INCOME TAX		215-20310	153.29
	INV0014409	STATE INCOME TAX		260-20310	120.78
	INV0014409	STATE INCOME TAX		264-20310	5.43
	INV0014409	STATE INCOME TAX		280-20310	389.12
	INV0014409	STATE INCOME TAX		283-20310	64.11
	INV0014409	STATE INCOME TAX		285-20310	149.58
DFT0003467	5/20/2026	IRSPR	IRS PAYROLL TAX DEPOSIT		23,737.99
	INV0014410	FEDERAL WITHHOLDING		100-20300	18,735.22
	INV0014410	FEDERAL WITHHOLDING		200-20300	619.20
	INV0014410	FEDERAL WITHHOLDING		202-20300	120.76
	INV0014410	FEDERAL WITHHOLDING		203-20300	599.21
	INV0014410	FEDERAL WITHHOLDING		205-20300	563.36
	INV0014410	FEDERAL WITHHOLDING		210-20300	454.84
	INV0014410	FEDERAL WITHHOLDING		215-20300	334.72
	INV0014410	FEDERAL WITHHOLDING		260-20300	369.42
	INV0014410	FEDERAL WITHHOLDING		264-20300	33.46
	INV0014410	FEDERAL WITHHOLDING		280-20300	1,375.56
	INV0014410	FEDERAL WITHHOLDING		283-20300	160.73
	INV0014410	FEDERAL WITHHOLDING		285-20300	371.51
DFT0003468	5/20/2026	IRSPR	IRS PAYROLL TAX DEPOSIT		9,216.58
	INV0014411	MEDICARE TAX		100-20300	6,262.94
	INV0014411	MEDICARE TAX		200-20300	221.18
	INV0014411	MEDICARE TAX		202-20300	40.64
	INV0014411	MEDICARE TAX		203-20300	220.94
	INV0014411	MEDICARE TAX		205-20300	348.18
	INV0014411	MEDICARE TAX		210-20300	130.24
	INV0014411	MEDICARE TAX		215-20300	95.16
	INV0014411	MEDICARE TAX		260-20300	181.46
	INV0014411	MEDICARE TAX		264-20300	42.64
	INV0014411	MEDICARE TAX		280-20300	1,462.34
	INV0014411	MEDICARE TAX		283-20300	61.48
	INV0014411	MEDICARE TAX		285-20300	149.38
DFT0003470	5/22/2026	BANK	US BANK		191,799.74
	3208338	2019B DEBT SVC PAYMENT		310-3120-53989	150,000.00

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
	3208338	2019B DEBT SVC PAYMENT		310-3120-53990	41,800.00
	3208338	2019B DEBT SVC PAYMENT		410-10120	-0.26
DFT0003471	5/22/2026	BANK	US BANK		217,118.47
	3208335	2019A DEBT SVC PAYMENT		305-3120-53989	170,000.00
	3208335	2019A DEBT SVC PAYMENT		305-3120-53990	47,118.75
	3208335	2019A DEBT SVC PAYMENT		405-10120	-0.28
DFT0003472	5/29/2026	WEXBANK	WEX BANK		10,278.31
	112716032	05/26 FUEL PURCHASES		555-3150-53014	10,278.31
				Grand Total:	**905,815.40**

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	203,236.96
200 - GAS TAX FUND	30,779.04
202 - RMRA (SB 1)	1,468.06
203 - MEASURE M FUND	2,243.59
205 - MEASURE R FUND	3,039.05
210 - PROP A FUND	3,693.76
215 - PROP C FUND	1,404.67
260 - CDBG PROGRAM FUND	25,774.90
264 - HOUSING-PLHA	485.87
280 - MISCELLANEOUS GRANTS FUND	38,928.12
283 - MEASURE A SAFE PARKS FUND	4,791.89
284 - MEASURE W	4,601.01
285 - LIGHTING & LANDSCAPE MAINTENANCE	26,403.53
305 - 2019A - DEBT SERVICE FUND	217,118.75
310 - 2019B - DEBT SERVICE FUND	191,800.00
405 - 2019A CAPITAL PROJECT FUND	-0.28
410 - 2019B CAPITAL PROJECT FUND	-0.26
500 - SEWER CONSTRUCTION/MAINTENANCE FUND	120,129.08
550 - EQUIPMENT REPLACEMENT FUND	13,721.08
555 - VEHICLE MAINTENANCE & REPLACEMENT FUND	16,196.58
Grand Total:	**905,815.40**

Account Summary

Account Number	Account Name	Payment Amount
100-10250	Prepaid Expenses	800.00
100-1100-53972	Conferences & Meetings	740.36
100-1110-53114	Legal Services - General	53,326.79
100-1110-53972	Conferences & Meetings	110.88
100-1120-53972	Conferences & Meetings	87.60
100-1130-53111	Contract Services - Priva…	2,250.00
100-1135-53613	Insurance-Special Events	1,318.00
100-1150-53012	Small Tools & Equipment	575.75
100-1150-53715	Utility - Communications	1,343.00
100-1150-53811	Equipment Maintenance	4,622.59
100-1150-53813	Facility Maintenance	113.19
100-1150-53814	Landscape Maintenance	494.13
100-1150-53911	Equipment Lease/Rental	1,310.56
100-1150-53913	Real Estate Lease	12,500.00
100-20300	FIT Payable	24,998.16
100-20310	SIT Payable	7,288.08
100-20340	PARS	3,332.79
100-20350	Group Insurance	51.95
100-20360	PERS	18,127.71
100-20380	Union Dues	1,522.44
100-20399	Other Payroll Deductions	14,502.06
100-2110-53015	Uniform/Boot Reimburs…	70.04
100-2130-53011	Operating Supplies	32.40
100-2130-53111	Contract Services - Priva…	1,131.00
100-3100-53012	Small Tools & Equipment	1,615.75
100-3300-53411	Printing & Publishing	2,425.13
100-3300-53972	Conferences & Meetings	157.32
100-3320-53111	Contract Services - Priva…	317.95
100-3325-53011	Operating Supplies	109.45
100-3330-53011	Operating Supplies	181.48
100-3330-53015	Uniform/Boot Reimburs…	187.41
100-3330-53822	Park Maintenance & Re…	22,627.16
100-3330-53911	Equipment Lease/Rental	577.44

Account Summary

Account Number	Account Name	Payment Amount
100-4100-53011	Operating Supplies	949.04
100-4100-53012	Small Tools & Equipment	224.81
100-4100-53111	Contract Services - Priva…	1,575.00
100-4110-53811	Equipment Maintenance	172.49
100-4110-53813	Facility Maintenance	950.00
100-4130-53012	Small Tools & Equipment	935.50
100-4130-53811	Equipment Maintenance	27.55
100-4140-53416	Social Media Technology	18,540.00
100-4140-53976	Special Departmental	555.00
100-4140-53979	Special Events	459.00
200-20300	FIT Payable	840.38
200-20310	SIT Payable	223.36
200-20340	PARS	6.92
200-20350	Group Insurance	1.83
200-20360	PERS	982.89
200-20380	Union Dues	95.73
200-20399	Other Payroll Deductions	695.93
200-3120-53012	Small Tools & Equipment	70.03
200-3120-53016	Graffiti Removal Supplies	346.67
200-3120-53713	Utility - Hwy Lights	498.25
200-3120-53714	Utility - Water	2,389.85
200-3120-53815	Parkway Tree Maintena…	1,453.60
200-3120-53817	Street/Sidewalk Mainte…	2,133.20
200-3120-53819	Signal Maintenance	20,702.93
200-3120-53821	Traffic Markings/Signs	337.47
202-20300	FIT Payable	161.40
202-20310	SIT Payable	61.84
202-20350	Group Insurance	0.19
202-20360	PERS	219.53
202-20399	Other Payroll Deductions	149.80
202-3120-53111	Contract Services - Priva…	875.30
203-20300	FIT Payable	820.15
203-20310	SIT Payable	242.95
203-20340	PARS	101.49
203-20350	Group Insurance	1.56
203-20360	PERS	584.43
203-20380	Union Dues	4.44
203-20399	Other Payroll Deductions	488.57
205-20300	FIT Payable	911.54
205-20310	SIT Payable	228.65
205-20340	PARS	402.62
205-20350	Group Insurance	1.58
205-20360	PERS	841.38
205-20380	Union Dues	65.77
205-20399	Other Payroll Deductions	587.51
210-20300	FIT Payable	585.08
210-20310	SIT Payable	128.24
210-20340	PARS	6.92
210-20350	Group Insurance	1.30
210-20360	PERS	590.06
210-20380	Union Dues	82.12
210-20399	Other Payroll Deductions	566.44
210-3130-53916	Dial-A-Ride Services	871.20
210-3130-53917	Fixed Route Shuttle	862.40
215-20300	FIT Payable	429.88
215-20310	SIT Payable	153.29
215-20340	PARS	24.23
215-20350	Group Insurance	0.46

Account Summary

Account Number	Account Name	Payment Amount
215-20360	PERS	459.34
215-20380	Union Dues	7.86
215-20399	Other Payroll Deductions	329.61
260-20300	FIT Payable	550.88
260-20310	SIT Payable	120.78
260-20340	PARS	56.32
260-20350	Group Insurance	1.91
260-20360	PERS	653.91
260-20380	Union Dues	134.72
260-20399	Other Payroll Deductions	556.38
260-46141	Program Income	23,700.00
264-20300	FIT Payable	76.10
264-20310	SIT Payable	5.43
264-20350	Group Insurance	0.49
264-20360	PERS	205.95
264-20380	Union Dues	8.16
264-20399	Other Payroll Deductions	189.74
280-20300	FIT Payable	2,837.90
280-20310	SIT Payable	389.12
280-20340	PARS	3,294.85
280-20350	Group Insurance	2.59
280-20360	PERS	661.80
280-20380	Union Dues	26.60
280-20399	Other Payroll Deductions	615.61
280-3300-53015	Uniform/Boot Reimburs…	7,070.84
280-3300-53406	Recuritment Expense	139.00
280-5614-59300	Construction Costs	1,597.53
280-5617-59300	Construction Costs	22,292.28
283-20300	FIT Payable	222.21
283-20310	SIT Payable	64.11
283-20350	Group Insurance	0.62
283-20360	PERS	184.84
283-20380	Union Dues	52.82
283-20399	Other Payroll Deductions	174.91
283-5618-59300	Construction Costs	4,092.38
284-3100-53111	Contract Services - Priva…	4,601.01
285-10250	Prepaid Expenses	370.00
285-20300	FIT Payable	520.89
285-20310	SIT Payable	149.58
285-20340	PARS	220.72
285-20350	Group Insurance	0.52
285-20360	PERS	261.65
285-20380	Union Dues	6.66
285-20399	Other Payroll Deductions	147.64
285-3330-53822	Park Maintenance & Re…	24,725.87
305-3120-53989	Principal Payments	170,000.00
305-3120-53990	Interest Payments	47,118.75
310-3120-53989	Principal Payments	150,000.00
310-3120-53990	Interest Payments	41,800.00
405-10120	Cash with Fiscal Agent	-0.28
410-10120	Cash with Fiscal Agent	-0.26
500-3210-53111	Contract Services - Priva…	120,129.08
550-6100-53017	Software & Licensing	4,200.00
550-6100-53018	Computer Hardware & S…	9,521.08
555-3150-53014	Fuel	10,661.07
555-3150-53812	Vehicle Maintenance	5,535.51
	Grand Total:	**905,815.40**

Project Account Summary

Project Account Key	Payment Amount
None	850,842.80
30126E	23,700.00
30226E	317.95
60226E	154.31
61126E	459.00
62126E	555.00
70626E	22,360.00
70926E	216.50
98726E	139.00
99026E	7,070.84
Grand Total:	**905,815.40**

Agenda Item No. D.2

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: June 9, 2026

From: Bob Lindsey, City Manager

By: Martha Torres, MPA, CMC, City Clerk

Subject: CONSIDERATION OF RESOLUTIONS PERTAINING TO THE CITY'S GENERAL MUNICIPAL ELECTION ON TUESDAY, NOVEMBER 3, 2026

BACKGROUND/DISCUSSION

Pursuant to Section 2.32.010 of the City's Municipal Code ("Code"), the City's general municipal election is consolidated with the County of Los Angeles and held on the first Tuesday following the first Monday in November of even-numbered years. The City's next municipal election will be held on November 3, 2026, for the election of two (2) members of the City Council. The term of office for each seat is four (4) years.

State law requires the adoption of certain resolutions in order to conduct a general municipal election, as set forth below:

1. **Resolution Calling the Election** - Resolution No. 26-5997 calls the election, sets the date of the election, and sets the vote center hours for election day.
2. **Resolution Requesting Consolidation** - Resolution No. 26-5998 requests that the Los Angeles County Board of Supervisors consolidate the general municipal election with the Statewide general election and acknowledges the City will reimburse the County for costs associated with the election.
3. **Resolution Adopting Regulations Relating to Candidate Statements** - Resolution No. 26-5999 adopts regulations relating to candidate statements including establishing the word count, authorizing online candidate statements, and estimating the total cost of printing, handling, translating, mailing, and electronic distribution of the candidate statements, including costs incurred as a result of complying with the Federal Voting Rights Act of 1965, as amended.
4. **Resolution Providing for a Special Runoff Election in the Event of a Tie Vote** - Resolution No. 26-6000 provides that if any two or more persons receive an equal and the highest number of votes for an office to be voted for within the City, there shall be held within the City a Special Runoff Election to resolve the tie vote.

FISCAL IMPACT

There is no fiscal impact associated with the adoption of the attached resolutions. Sufficient funds to cover the costs of the November 3, 2026, general municipal election are included in the adopted budget for Fiscal Year 2026/2027.

RECOMMENDATION

It is recommended that the City Council: (1) adopt Resolution No. 26-5997 calling for the holding of a general

municipal election on Tuesday, November 3, 2026; (2) adopt Resolution No. 26-5998 requesting that the County of Los Angeles consolidate the general municipal election with the Statewide general election; (3) adopt Resolution No. 26-5999 adopting regulations relating to candidate statements; and (4) adopt Resolution No. 26-6000 providing for a Special Runoff Election in the event of a tie vote.

ATTACHMENTS

A. Resolution No. 26-5997 Calling for Election
B. Resolution No. 26-5998 Requesting Consolidation
C. Resolution No. 26-5999 Relating to Candidate Statements
D. Resolution No. 26-6000 Providing for Special Runoff Election

RESOLUTION NO. 26-5997

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

WHEREAS, in accordance with the provisions of the laws relating to general law cities in the State of California, and the City's Municipal Code, a General Municipal Election shall be held on November 3, 2026, for the election of Municipal Officers.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to general law cities, and the City's Municipal Code, there is called and ordered to be held in the City of La Puente, California, on Tuesday, November 3, 2026, a General Municipal Election for the purpose of electing two (2) Members of the City Council, each for a full term of four (4) years.

SECTION 2. That the ballots to be used at the election shall be in form and content as required by law.

SECTION 3. That the City Clerk is authorized, instructed, and directed to coordinate with the County of Los Angeles Registrar-Recorder/County Clerk to procure and furnish any and all election services, including but not limited to: official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 4. That the vote centers for the election shall be open as required during the identified voting period pursuant to California Elections Code sections 10242, except as provided in Sections 14212 and 14401 of the Elections Code of the State of California.

SECTION 5. That in all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 6. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed, and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 7. Pursuant to Municipal Code section 2.32.030, a filing fee of twenty-five ($25) shall be paid by the candidate concurrent with the filing of the candidate's nomination papers.

SECTION 8. That the City of La Puente recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs for services performed upon presentation to the City of a properly approved bill.

SECTION 9. That the City Clerk is hereby directed to file a certified copy of this Resolution with the Board of Supervisors and the County of Los Angeles Registrar-Recorder/County Clerk.

SECTION 10. 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 11. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026, by the following vote:

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

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

RESOLUTION NO. 26-5998

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO ELECTIONS CODE SECTION 10403

WHEREAS, the City Council of the City of La Puente ("City') has called a General Municipal Election to be held on November 3, 2026, for the purpose of the election of two (2) Members of the City Council, each for a full term of four (4) years; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the City the vote centers and vote center workers of the two elections be the same, and that the County of Los Angeles Registrar-Recorder/County Clerk ("RRCC") canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. That pursuant to the requirements of Elections Code section 10403, the Board of Supervisors of the County of Los Angeles ("Board") is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election on Tuesday, November 3, 2026, for the purpose of the election of two (2) Members of the City Council, each for a full term of four (4) years.

SECTION 2. That the RRCC is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The election will be held and conducted in accordance with the provisions of law regulating the statewide election.

SECTION 3. That the Board is requested to issue instructions to the RRCC to take any and all steps necessary for the holding of the consolidated election.

SECTION 4. That the Board is hereby authorized and respectfully requested to authorize and direct the RRCC to provide all election services to the City including, but not limited to: verification of signatures on petitions, candidate nomination papers, Vote By Mail ballot applications, and returned voted ballots; the provision of all election materials and equipment; the hiring, training and supervision of poll workers and other election personnel; the printing and distribution of ballot materials; the translation of ballot materials; the collection of submitted ballots; the tallying of votes; canvassing and the certification of election results; and administering the City's Election in all respects as if it were part and parcel of any other RRCC

administered election, implementing all such legally required or customarily employed measures and practices as may be necessary to conduct the election in a timely and legally compliant manner.

SECTION 5. That the City recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs for services performed upon presentation to the City of a properly approved bill.

SECTION 6. That the City Clerk is hereby directed to file a certified copy of this Resolution with the Board and the RRCC.

SECTION 7. 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 8. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026, by the following vote:

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

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

RESOLUTION NO. 26-5999

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, the City Council of the City of La Puente has called a General Municipal Election (consolidated) to be held on November 3, 2026, for the purpose of the election of two (2) Members of the City Council, each for a full term of four (4) years; and

WHEREAS, California Elections Code section 13307 provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidate's statement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. General Provisions. Pursuant to California Elections Code section 13307, each candidate for elective office to be voted for at the General Municipal Election to be held in the City of La Puente on November 3, 2026, may elect to prepare a candidate statement which may include the name, age and occupation of the candidate and a brief description of no more than 200 words of the candidate's own education and qualifications expressed by the candidate. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. Candidates shall utilize the County of Los Angeles Registrar-Recorder/County Clerk's Candidate Statement Form and the format and style shall be in conformance with the County's candidate statement guidelines. Candidate statements shall be filed in the office of the City Clerk at the time the candidate's nomination papers are filed. Statements may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

SECTION 2. Online Candidate Statements. Pursuant to California Elections Code section 13307(c), the City Council of the City of La Puente authorizes the preparation of candidate statements for nonpartisan elective office for the purpose of electronic distribution. Candidates will prepare statements for electronic distribution pursuant to Section 13307(a) of the Elections Code. A statement prepared pursuant to this subdivision shall be posted on the internet website of the County of Los Angeles Registrar-Recorder/County Clerk. Pursuant to Section 13307.7(a) of the Elections Code, candidates shall provide payment of the requisite fee to cover the duties and procedures set forth in Sections 13307(b) and (d) of the Elections Code.

SECTION 3. Foreign Language Policy. Pursuant to the Federal Voting Rights Act, candidate statements will be translated into all languages required by the County of Los Angeles. The County shall translate candidate statements into any language not required to be translated under the Federal Voting Rights Act and/or State law, at the candidate's request.

SECTION 4. Payment.

A. The candidate shall be required to pay for the cost of translating the candidate statement into any required foreign language pursuant to Federal and/or State law, and any foreign language requested by the candidate per Section 3 above. The candidate shall also be required to pay for all costs associated with printing the candidate statement in the voter information guide.

B. The City Clerk, in consult with the County, shall estimate the total cost of printing, handling, translating, mailing, and electronically distributing the candidate statements filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965 (as amended), and require each candidate filing a statement to pay in advance to the City the candidate's estimated pro rata share as a condition of having the candidate's statement included in the voter information guide. The estimate is an approximation of the actual cost that varies from one election to another and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the City Clerk is not bound by the estimate and shall bill the candidate for additional actual expenses or refund any excess paid depending on the final actual cost, which payment or refund shall be paid within 30 days of City's receipt of final actual costs from the County. In the event of underpayment, the candidate will be required to pay to the City the balance of the cost incurred. In the event of overpayment, the City shall refund to the candidate the excess amount paid.

SECTION 5. All prospective candidates should be aware of the holding in *Dean v. Superior Court* (1998) 62 Ca.App.4th 638, which holds that a statement prepared by a candidate for inclusion in the voter information guide or for electronic distribution may not include comments or statements concerning the qualifications (or alleged lack of qualifications) of one's opponents. Candidates, in an abundance of caution, should avoid making any reference to opponents in their candidate statements. Candidates should seek the advice of private legal counsel if unsure as to whether their candidate statement does or does not comply with applicable law before filing.

SECTION 6. No candidate will be permitted to include additional materials in the voter information guide.

SECTION 7. The City Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time nominating petitions are issued.

SECTION 8. This Resolution shall apply only to the General Municipal Election to be held on Tuesday, November 3, 2026, and shall then be repealed. All previous resolutions establishing City Council policy on payment for candidate statements are repealed.

SECTION 9. 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 10. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026, by the following vote:

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

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

RESOLUTION NO. 26-6000

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, PROVIDING FOR THE CONDUCT OF A SPECIAL RUNOFF ELECTION FOR ELECTIVE OFFICES IN THE EVENT OF A TIE VOTE AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, the City Council of the City of La Puente has called a General Municipal Election (consolidated) to be held on November 3, 2026, for the purpose of the election of two (2) Members of the City Council, each for a full term of four (4) years; and

WHEREAS, California Elections Code section 15651(b) authorizes the City Council, by majority vote, to adopt provisions to require the conduct of a Special Runoff Election to resolve a tie vote involving those candidates who received an equal number of votes and the highest number of votes for an elective office.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. That pursuant to California Elections Code section 15651(b), if any two or more persons receive an equal and the highest number of votes for an office to be voted for within the City, there shall be held within the City a Special Runoff Election to resolve the tie vote. A Special Runoff Election shall be called and held on a Tuesday not less than forty (40) nor more than one hundred twenty-five (125) days after the administrative or judicial certification of the election which resulted in a tie vote.

SECTION 2. That this resolution shall apply only to the General Municipal Election to be held on Tuesday, November 3, 2026, and shall then be repealed.

SECTION 3. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 4. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026, by the following vote:

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

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

Agenda Item No. D.3

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: June 9, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services
Gisel Rubio-Lopez, Housing & Grants Analyst

Subject: CONSIDERATION OF ADOPTION OF A RESOLUTION AUTHORIZING PARTICIPATION IN THE COUNTY OF LOS ANGELES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEARS 2027-28, 2028-29 AND 2029-30

BACKGROUND/DISCUSSION

The City has participated in the County's Urban County Community Development Block Grant ("CDBG") Program since its inception in 1974. Since that time, the City has entered into Participating City Cooperation Agreements every three (3) years with the County for various projects and programs authorized by the Housing and Community Development Act of 1974.

The current Urban County qualification period will expire on June 30, 2027. According to guidance recently issued by the Los Angeles County Development Authority ("LACDA"), participating cities must re-qualify for the next three-year qualification period covering Fiscal Years 2027-28 through 2029-30.

In preparation for the upcoming qualification cycle, participating cities are being asked to begin the necessary actions to continue participation in the Los Angeles Urban County Community Development Block Grant (CDBG) Program for Fiscal Years 2027-28 through 2029-30.

Although the updated Cooperation Agreement has not yet been released, participating agencies are encouraged to begin the authorization process in anticipation of upcoming federal timelines and program requirements. Adoption of the attached resolution will authorize the City's continued participation in the Urban County Program and authorize the City Manager, or designee, to execute the forthcoming Cooperation Agreement and related documents once received and approved as to form by the City Attorney.

Continued participation in the Urban County Program is necessary for the City to remain eligible to receive future CDBG funding allocations administered through the Los Angeles County Development Authority (LACDA). These funds support eligible community development activities, including public services, capital improvement projects, housing programs, and other activities benefiting low- and moderate-income residents.

FISCAL IMPACT

The execution of the attached agreement will allow the City to receive future CDBG allocations to fund eligible CDBG programs/projects. The City's allocation for FY 2026-27 will be $369,782.00 beginning July 1, 2026. It is anticipated that additional reductions will occur during the three-year term of the Cooperation Agreement.

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-6001 and authorize the City Manager to execute the Cooperation Agreement with the Los Angeles County Community Development Block Grant Program for Fiscal Years 2027-28, 2028-29 and 2029-30.

ATTACHMENTS

A. CDBG Cooperation Agreement 2027-2030 Attachment A Resolution

RESOLUTION NO. 26-6001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING AND ADOPTING PARTICIPATION IN THE FISCAL YEARS 2027-28, 2028-29, AND 2029-30 LOS ANGELES COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND AUTHORIZING EXECUTION OF A COOPERATION AGREEMENT WITH THE COUNTY OF LOS ANGELES

WHEREAS, the City desires to continue its participation in the Los Angeles Urban County Community Development Block Grant ("CDBG") Program for the qualification period beginning July 1, 2027; and

WHEREAS, the City authorizes the execution of a Cooperation Agreement with the County of Los Angeles in order to receive said CDBG funds.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. That the City Council hereby adopts and approves the County of Los Angeles Participating City Cooperation Agreement between the City of La Puente and the County of Los Angeles for the period of July 1, 2027, through June 30, 2030, and for automatic renewal of participation in successive three-year periods.

SECTION 3. That the City Manager and/or his designee is authorized to execute the cooperation agreement and all pertaining documents necessary for participation in the Los Angeles Urban County CDBG Program,

SECTION 4. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 5. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026, by the following vote:

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

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

Agenda Item No. D.4

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: June 9, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services

Subject: CONSIDERATION OF A RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY SB1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

BACKGROUND/DISCUSSION

On April 28, 2017, the Governor of California signed Senate Bill 1 ("SB1"), the Road Repair and Accountability Act of 2017, also known as the Road Maintenance and Rehabilitation Account ("RMRA"). SB1 provides additional state funding for cities to address basic road maintenance, rehabilitation, and critical safety needs on highways and local streets, which is funded by a per gallon fuel tax and vehicle registration fees.

For Fiscal Year ("FY") 2026-2027 the City is expected to receive approximately $1,060,000 in RMRA funds. The City also has a carryover of FY 2025-26 RMRA funds of $584,200. For a total of $1,644,200 of RMRA funds for the FY 2026-27 Street Project. Pursuant to Street and Highways Code ("SHC") Section 2034, prior to receiving an apportionment of funds each city or county is required to have identified RMRA eligible capital projects by a resolution adopted by the City Council.

The Capital Improvement Program (CIP) projects to be included in the proposed budget for Fiscal Year 2026-27 and funded with SB1 funds are as follows:

LOCAL STREETS PAVEMENT RESURFACING

Street Location	From	To	PCI
Hill Street	Gilwood Street	Del Valle Avenue	42
Gilwood Street	Hill Street	Bromar Street	46
Bromar Street	Gilwood Street	End	30
Las Vecinas Drive	Stimson Avenue	End	29
Main Street	Dora Guzman Avenue	Azusa Way	37

These street segments currently have an average pavement condition index ("PCI") score of 36.8 which is categorized as "very poor" in terms of the street conditions. The streets to be paved with SB1 funding in FY 26-27 reflect the most recent Pavement Management Program (PMP) Report update of 2026. The PMP is used to improve efficiency and effectiveness of management decision-making in the allocation of limited funds for maintenance of the community's roadway facilities.

LOCAL STREETS SLURRY SEAL

Street Location	From	To
Aileron Avenue	Lawnwood Street	Amar Road
Ardilla Avenue.	Temple Avenue	Amar Road
Ardilla Avenue.	Amar Road	End
Del Valle Avenue.	Loukelton Street	Amar Road
Homeward Street	Meeker Avenue	Sunkist Avenue
Homeward Street	Sunkist Avenue	Sandia Avenue
Lawnwood Street	Aileron Avenue	Del Valle Avenue
Marland Street	Sandia Avenue	Orange Avenue
Pocono Street	Del Valle Avenue	Aileron Avenue
Sandia Avenue	Temple Avenue	Homeward Street
Sandia Avenue	Homeward Street	Marland Street
Sandsprings Drive	Temple Avenue	Homeward Street
Tamar Drive	Temple Avenue	Homeward Street
Tamar Drive	Homeward Street	Amar Road
Flanner Street	Tonopah Avenue	End (W)

As part of the City's ongoing preventative maintenance efforts to extend the pavement life until resurfacing becomes necessary, the above streets were selected for a Type II slurry seal treatment. Slurry seals are typically applied on an intermittent 5- to 7-year cycle.

ATP CYCLE 6 – SIDEWALK IMPROVEMENTS

As part of the $4.4 million Active Transportation Program (ATP) Cycle 6 grant awarded to the City in July 2023 for the construction of the "Safe Routes for Students Improvement Project," a portion of the FY 26-27 SB1 allocation will be utilized to perform preliminary engineering, community outreach, and final design for proposed neighborhood sidewalk improvements.

The legislation includes a "maintenance of effort" requirement for local funds contributed to street and road repairs to help ensure the new funding source augments existing budgets for road repairs. Specifically, it requires each city to spend no less than the annual average from its discretionary general fund monies during Fiscal Years 2009-10, 2010-11 and 2011-12. As the City did not expend general fund monies on road and street repairs during those time frames, the City's maintenance of effort is zero (0), which means the City is not required to continue its current expenditure level of discretionary funds on street maintenance.

In addition, if a city has an overall Pavement Condition Index ("PCI") score of 80 or higher (reflecting "very good" to "excellent" street conditions), it may spend the funds on other transportation priorities and not on pavement rehabilitation. Based on the City's 2018 Pavement Management Program ("PMP"), the average PCI for La Puente's streets is 43.3 which is categorized as "poor." However, with all of the pavement rehabilitation work completed in the last six years combined with the additional FY 2025-26 SB1 funding, the City continues to improve neighborhood streets throughout the City which will is reflected in the updated 2026 PMP that was completed this year. The 2026 PMP the La Puente's PCI rating is now 62.7 which is categorized as "fair".

FISCAL IMPACT

The street segments and projects described in this report are included in the attached Resolution and will be included in the City's CIP for Fiscal Year 2026-27. The proposed CIP projects for FY 26-27 will be funded with SB1 funds in the approximate amount of $1,060,000. There is no impact to the General Fund pertaining to the use of these funds.

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-6002 adopting a list of projects for Fiscal Year 2026-2027 funded by SB1: the Road Repair and Accountability Act of 2017.

ATTACHMENTS

A. SB1 2026-27 Attachment A Resolution No. 26-6002

RESOLUTION NO. 26-6002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY SB1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, on April 28, 2017, the Governor signed Senate Bill 1, the Road Repair and Accountability Act of 2017, also known as the Road Maintenance and Rehabilitation Account ("RMRA"), to address basic road maintenance, rehabilitation, and critical safety needs on highways and local streets, which is funded by a per gallon fuel tax and vehicle registration fees; and

WHEREAS, SB1 includes accountability and transparency provisions that will ensure the City's residents are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, pursuant to Streets and Highways Code ("SHC") Section 2034, each eligible city or county prior to receiving an apportionment of RMRA funds is required to have identified capital projects in a budget adopted or amended by the governing body that monies provided by RMRA will fund; and

WHEREAS, pursuant to SHC Section 2030, RMRA funds are to be prioritized for expenditure on basic road maintenance and rehabilitation projects, and on critical safety projects, railroad grade separations, complete streets components including active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and storm water recapture projects in conjunction with any other allowable project, and traffic control devices; and

WHEREAS, pursuant to SHC Section 2037, a city or county may spend its apportionment of RMRA funds for general fund transportation priorities other than those outlined in Section 2030, if any of the city or county's average Pavement Condition Index (PCI) meets or exceeds 80; and

WHEREAS, pursuant to SHC Section 2036, a city or county may spend its apportionment of RMRA funds for general fund transportation expenses in excess of the maintenance of effort requirement as calculated in the Street Report as the average general fund expenditures for street, road and highway purposes in Fiscal Years 2009-2010, 2010-2011, and 2011-2012; and

WHEREAS, the City's maintenance of effort calculation in Fiscal Years 2009-2010, 2010-2011, and 2011-2012 is zero; and

WHEREAS, the City is projected to receive $1,060,000 in RMRA funds in Fiscal Year 2026-2027; and

WHEREAS, maintaining and preserving the local street and road system in good condition will reduce drive times and traffic congestion, improve bicycle safety, and make the pedestrian experience safer and more appealing, which leads to reduced vehicle emissions helping the State to achieve its air quality and greenhouse gas emissions reductions goals.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The City has identified the following RMRA capital projects to be funded by RMRA funding for Fiscal Year 2026-2027:

LOCAL STREETS PAVEMENT RESURFACING

Street Location	From	To
Hill Street	Gilwood Street	Del Valle Avenue
Gilwood Street	Hill Street	Bromar Street
Bromar Street	Gilwood Street	End
Las Vecinas Drive	Stimson Avenue	End
Main Street	Dora Guzman Avenue	Azusa Way

SECTION 3. The City identified carryover SB1 funding of $584,200 from FY 25-26 that was expended on the Street Improvements on 2024-25 Various City Streets Project completed in May 2026. All of the streets to be improved in FY 26-27 reflect the most recent Pavement Management System update of 2026.

SECTION 4. The City will submit to the California Transportation Commission for their review a list of proposed projects to be funded by RMRA by July 1, 2026, in the format prescribed.

SECTION 5. The rubberized asphalt resurfacing of the street segments listed above will add an additional 25 years of life to the streets. The street segments are scheduled to be completed by June 30, 2027.

SECTION 6. The City Manager or his designee is hereby authorized to undertake such acts as necessary to carry out this Resolution.

SECTION 7. 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 8. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026, by the following vote:

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

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

Agenda Item No. D.5

City of La Puente
Agenda Report

To: Mayor and City Council For meeting of: June 9, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services

Subject: CONSIDERATION OF ADOPTION OF 2026 PAVEMENT MANAGEMENT PROGRAM (PMP) REPORT

BACKGROUND/DISCUSSION

On May 13, 2025, City Staff authorized Nichols Consulting Engineers, to develop the comprehensive Pavement Management Program for the City.

The Pavement Management Program (PMP) is used to improve efficiency and effectiveness of management decision-making in the allocation of limited funds for maintenance, resurfacing, and reconstruction of a community's roadway facilities. The PMP is an orderly listing of all roads maintained by an agency and the condition they are in. This listing usually includes information such as the type of surface, condition of pavement, width of pavement surface, street length, and data of resurfacing or seal coating. In addition, a PMP provides the means to assign meaningful priority rankings of projects and their associated costs to assist in multi-year programming and annual budgeting for maintenance and capital improvements. Once implemented, the PMP must be updated every three years in order to be an ongoing and effective management program.

A major emphasis of the PMP is to identify and evaluate pavement conditions and determine the causes of deterioration to accomplish this. A pavement evaluation system should be developed that is rapid, economical and easily repeatable. Pavement condition data must be collected periodically to document the changes of pavement conditions. Typically, condition inventories are input, stored, and retrieved on a roadway segment basis. Segments are ideally defined as reasonably sized projects of about 1,000 feet to 1,500 feet in length. The full analysis produces an overall rating factor called the Pavement Condition Index (PCI), which ranges from zero (0) to one hundred (100), with one (100) being excellent condition.

The City's roadway network consists of 75 centerline miles of streets and alleys. The City's PMP was last updated in 2018 and determined that the City's overall roadway PCI was 43, which was considered "poor" at the time. However since then, the City has invested heavily to improve the roadway conditions and completed several large-scale residential street improvement projects including 18 miles of pavement resurfacing (grind and overlay) and 27 miles of slurry seal. As a result of the city's efforts the new PMP report rates the city's street at a 65 PCI rating.

The City's Pavement Management Program has been completed and is ready to be utilized to assist with the development of annual work schedules and determining current and long-range funding requirements (refer to Attachment A). Fiscal Year 2026-2027 budget included an allocation of $1,060,000 of SB1 funding, $225,000 of both Measure M and Measure R funds and approximately $3,000,000 of Prop C funding for resurfacing of City Streets this FY 2026-27. Based on the results of the Pavement Management Program the City's current

spending the PCI rating could decrease to a 58 PCI rating by 2030. It is suggested the City to continue with good maintenance practices and to seek more funding sources for future road repairs.

FISCAL IMPACT

There is no fiscal impact on the City's General Fund associated with the preparation of this report.

RECOMMENDATION

It is recommended that the City Council receive and file the City's 2026 Pavement Management Program.

ATTACHMENTS

A. Pavement Management Program

Final Report

2025 Pavement Management Program Update

City of La Puente

May 2026

Prepared for:

City of La Puente
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Prepared by:

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NCE Project No. 14390.30.2501

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Appendix A

Section Description Inventory – Average (Weighted by Area) PCI

Appendix B

Maps of Current Condition

Appendix C

Maintenance and Rehabilitation (M&R) Decision Tree

Appendix D

Work Plan

I. Executive Summary

PURPOSE AND SCOPE

NCE evaluated the entire City-maintained street network — 597 sections covering 71.24 centerline miles and approximately 13.34 million square feet of pavement across arterials, collectors, residential/local streets, and alleys. Pavement condition was assessed through a manual walking survey conducted in summer and fall 2025 in accordance with ASTM D6433, with Pavement Condition Index (PCI) scores computed in MicroPaver.

The scope also included reconstructing the MicroPaver database from the 2018 report and LA County GIS data, re-segmenting and re-attributing the network, updating functional classifications to the Caltrans CRS standard, refreshing unit costs and the maintenance and rehabilitation decision tree, and developing a multi-year work plan aligned to the City's anticipated budget. Non-pavement issues such as traffic, safety, geometric design, drainage, sidewalks, curb and gutter were excluded.

CURRENT NETWORK CONDITIONS

Overall Assessment

The City's street network is currently classified in **"Fair"** condition with a network-wide Pavement Condition Index (PCI) of **65**.

Condition Distribution by Functional Classification

Functional Class	Sections	Section Miles	CL Miles	Area (Sq Ft)	Weighted Average PCI*
Arterial	143	22.21	17.51	4,352,726	57.2
Collector	54	7.18	7.18	1,276,159	68.9
Residential / Local	374	44.40	44.27	7,474,080	68.5
Alley	26	2.27	2.27	240,860	54.2
Citywide	**597**	**76.06**	**71.24**	**13,343,825**	**65**

Pavement Condition Category Distribution

Condition Category	PCI Range	Network Miles	% of Network
Very Good	86-100	17.71	23.3%
Good	71-85	8.88	11.7%
Fair	56-70	20.66	27.2%
Poor	41-55	18.92	24.9%
Very Poor	26-40	6.84	9.0%
Serious	11-25	3.05	4.0%
Failed	0-10	0.00	0%
Total		**76.1**	**100%**

MAINTENANCE AND REHABILITATION STRATEGY

Decision Framework

The recommended maintenance and rehabilitation approach follows established pavement management principles:

PCI Range	*Arterials*	*Collectors*	*Residentials & Alleys*
81-100	***Do Nothing ($0.00/SF)***	***Do Nothing ($0.00/SF)***	***Do Nothing ($0.00/SF)***
71-80	***Crack Seal + Slurry Seal + 1% BR ($1.03/SF)***	***Crack Seal + Slurry Seal + 1% BR ($0.93/SF)***	***Crack Seal + Slurry Seal + 1% BR ($0.89/SF)***
61-70	***2" Mill and ARHM + 3% BR ($9.21/SF)***	***Crack Seal + Slurry + Micromill + 2% BR ($2.48/SF)***	***Crack Seal + Slurry + Micromill + 2% BR ($2.22/SF)***

PCI Range	Arterials	Collectors	Residentials & Alleys
51-60	2.25" Mill and ARHM + 5% BR ($10.71/SF)	2" Mill and ARHM + 3% BR ($8.78/SF)	1.5" Mill and ARHM + 3% BR ($6.77/SF)
41-50	2.25" Mill and ARHM + 5% BR ($10.71/SF)	2.25" Mill and ARHM + 4% BR ($9.78/SF)	1.75" Mill and ARHM + 4% BR ($6.93/SF)
21-40	2.5" Mill and ARHM with HTF + 10% BR ($14.38/SF)	2.5" Mill and ARHM with HTF + 6% BR ($12.03/SF)	2" Mill and ARHM with HTF + 6% BR ($9.61/SF)
0-20	Reconstruct (6" AC + 4" AB) ($26.93/SF)	Reconstruct (4" AC + 4" AB) ($19.91/SF)	Reconstruct (4" AC + 3" AB) ($17.28/SF)

Note: Unit costs include construction, inspection, design, contingencies, and mobilization. Costs are differentiated by functional classification to reflect varying pavement design standards.

The above treatment and thicknesses represent the typical methods, thicknesses and are consistent with common City practices. However, the ultimate treatment selection including final pavement thicknesses for any given street segment is determined by the **Engineer of Record** during the design phase, based on site-specific conditions, field verification, geotechnical information, and project-specific requirements. The decision tree serves as a standardized planning tool to help guide initial decision-making at the network level.

BUDGET SCENARIOS AND FISCAL PROJECTIONS

NCE analyzed three distinct funding scenarios to evaluate the fiscal impacts on network conditions and deferred maintenance over a five-year planning horizon (FY 2026-27 through FY 2030-31). All scenarios incorporate an annual inflation rate of 5 percent.

Scenario 1: City's Anticipated Budget – This scenario projects the condition of the network at the anticipated budget.

Scenario 2: Maintain Network PCI at 65 – This scenario maintains the current network PCI of 65 for the 5-year analysis period.

Scenario 3: Increase Network PCI to 66 – This scenario aims to improve the network PCI to 66 by the end of FY 2030-31.

Scenario Comparison Summary

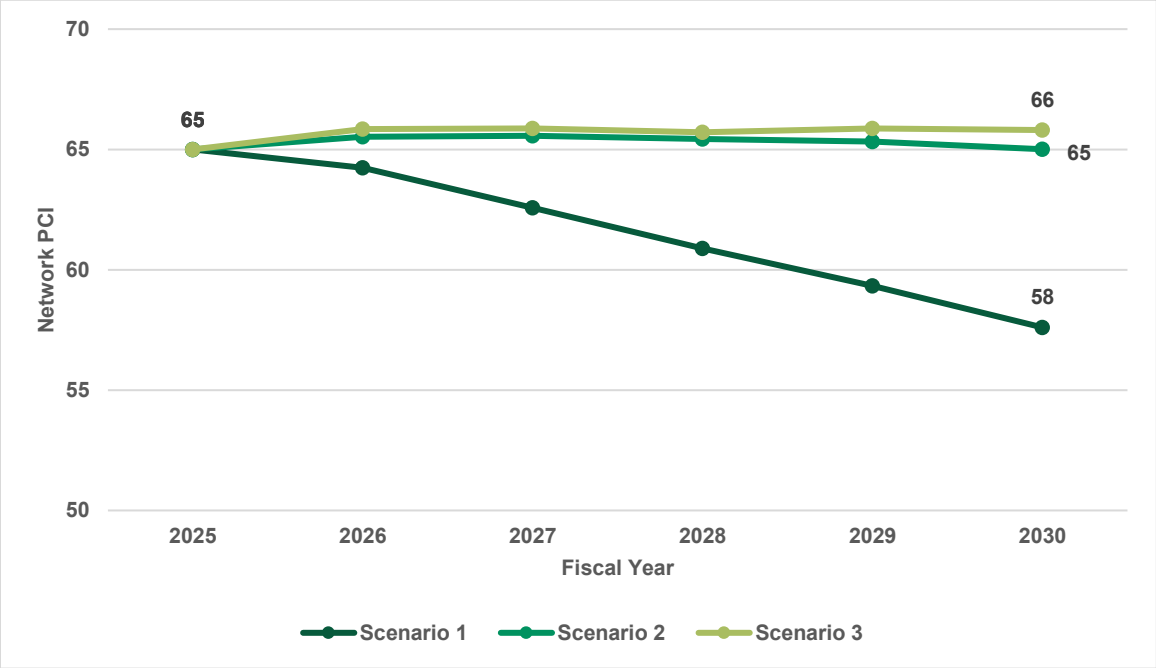
Scenario	Description	5-Yr Budget	PCI in FY 2030-31	Deferred Maint.
Scenario 1	City's Anticipated Budget	$13.48M	58	$130.4M
Scenario 2	Maintain PCI at 65	$39.92M	65	$98.8M
Scenario 3	Increase PCI to 66	$42.89M	66	$95.4M

Deferred Maintenance Context

Deferred maintenance represents the accumulated cost of maintenance activities that have been postponed due to funding constraints. This figure includes construction, design, inspection, and contingency costs. The growth in deferred maintenance under all the scenarios reflects the ongoing challenge of addressing accumulated needs while managing current deterioration.

Cost-Effectiveness Analysis

The economic rationale for timely intervention is substantial. Based on the Decision Tree developed for this project, a residential street treated with crack and slurry seal at PCI 71-80 costs approximately $0.89/SF. If deferred until the street drops into the Poor range (PCI 41-50), the required **mill-and-ARHM with base repairs** costs roughly $6.93/SF — **about 8 times more**. If allowed to deteriorate into the Failed range (PCI 0-20), f**ull reconstruction costs** $17.28/SF — **roughly 19 times the preventive treatment**. This cost escalation underscores the fiscal prudence of maintaining pavements in good condition rather than allowing deterioration to progress.



RECOMMENDED MULTI-YEAR IMPLEMENTATION PLAN

Based on Scenario 1 funding levels, NCE developed a strategic five-year work plan that consolidates geographically adjacent sections and balances treatment needs across functional classifications. This approach optimizes contractor mobilization efficiency and ensures logical project phasing. The implementation plan prioritizes streets approaching critical condition thresholds to prevent deterioration into higher-cost categories. Geographic clustering of projects minimizes mobilization costs and reduces community disruption.

Annual Treatment Program

FY	Funding Source	Total Length (miles)	Total Area (SF)	Current Weighted PCI	Total Cost
2026-27	Rehabilitation (Additional Streets)	0.80	141,415	37.5	$1,439,025
2026-27	Rehabilitation	0.92	145,700	49.4	$1,060,696
2026-27	Prop C	1.28	266,110	51.6	$2,993,738
2026-27	Slurry	2.60	416,973	68.0	$521,756
2027-28	Prop C	0.50	95,050	56.3	$1,122,541
2027-28	Rehabilitation	0.65	112,642	54.0	$860,585
2027-28	Slurry	1.93	348,025	81.0	$341,065
2028-29	Prop C	0.23	71,700	31.9	$1,193,805
2028-29	Rehabilitation	0.57	92,105	54.7	$729,383
2028-29	Slurry	1.92	318,527	78.6	$328,083
2029-30	Prop C	0.41	67,600	45.4	$944,153
2029-30	Rehabilitation	0.56	93,740	42.3	$835,355
2029-30	Slurry	2.13	360,318	93.8	$389,143
2030-31	Prop C	0.31	62,700	34.0	$1,150,545
2030-31	Rehabilitation	0.38	63,875	37.7	$783,746
2030-31	Slurry	1.17	198,665	98.9	$226,478
Grand Total		**16.37**	**2,855,145**	**67.1**	**$14,920,095**

*Actual miles treated will be contingent on further engineering design investigation, available funding, and future City Council approval.

Multi-Year Plan for FY 2026-27 through FY 2030-31



FINDINGS AND RECOMMENDATIONS

Key Findings

1. **Network Performance:** The citywide network PCI is 65 (Fair).
2. **Emerging Needs:** Approximately 38% of the network by mileage is below PCI of 55, requiring rehabilitation investment in the near term.
3. **Intervention Timing:** Per the Decision Tree, deferring a residential preventive treatment ($0.89/SF) until rehabilitation is required ($6.93/SF) increases unit cost by roughly 8 times, and allowing deterioration to full reconstruction ($17.28/SF) increases it by roughly 19 times. This cost differential underscores the importance of timely intervention.
4. **Substantial Funding Required to Maintain the Condition:** The current five-year confirmed budget of $13.48M is insufficient to stabilize the network. Under Scenario 1, the network PCI declines to 57.6 and deferred maintenance grows to $130.4M by FY 2030-31.

Recommendations

The City Council and staff should consider the following recommendations:

1. **Adopt Scenario 2 Funding Level (Primary Recommendation)**
   Increase annual pavement maintenance funding to stabilize network condition and prevent accelerated deterioration. This represents the most fiscally prudent approach to asset preservation given budgetary constraints.
2. **Continue Conducting Detailed Pavement Evaluation for Critical Sections**
   Prior to finalizing treatments for streets in "Poor" or "Very Poor" condition, continue the practice of performing subsurface investigations and structural evaluations—including pavement coring—to confirm existing pavement structure, identify underlying deficiencies, and ensure that selected rehabilitation strategies are appropriate. Maintaining this level of investigation will help the City avoid premature failures and optimize long-term pavement performance.
3. **Maintain Regular Inspection Cycle**
   The PMP update is a required deliverable under the Los Angeles County Metropolitan Transportation Authority (Metro) Proposition C Local Return program every 3 years. Maintaining an adopted, current PMP is a condition of Proposition C Local Return fund eligibility for the City of La Puente. Thus, NCE recommends the City inspect the streets every 3 years.
4. **Update Cost Assumptions Annually**
   Review and adjust unit costs and treatment strategies annually to reflect current construction market conditions, ensuring budget projections remain accurate and reliable.

CONCLUSION

The City of La Puente has maintained the streets in “Fair” condition. However, the challenge of balancing competing priorities across functional classifications while managing an aging infrastructure network remains evident.

The three scenarios presented provide clear alternatives for City leadership to consider based on fiscal capacity and community priorities. While Scenario 1 represents continuation of current practice, Scenario 2 offers a prudent middle path that stabilizes conditions. Scenario 3, while requiring significant additional investment, provides the greatest long-term value and fiscal responsibility by reducing future obligations.

Timely action is essential. To ensure past investments continue to reap rewards, the City must maintain stable funding combined with sound engineering practices. Streets are long-term assets, keeping them in good condition through preventive maintenance is far more cost-effective than allowing deterioration and paying 8 to nearly 20 times more for rehabilitation or reconstruction later.

1 Introduction and Background

1.1 Purpose

This PMP update provides the City of La Puente with a current, field-verified assessment of its street network condition, a framework for prioritizing maintenance and rehabilitation investments, and a set of five-year budget scenarios to inform annual capital planning. The update builds on the City's 2018 PMP and incorporates a full network resurvey completed in fall 2025.

The PMP is designed to:

- Establish a current baseline of pavement condition across all functional classes using ASTM D6433 methodology.
- Quantify the cost of deferred maintenance and the impact of different funding levels on long-term network health.
- Provide prioritized treatment recommendations and a multi-year work plan to guide annual budget allocations.
- Support compliance reporting and funding eligibility for state and county programs, such Metro Prop C

1.2 Background

Nichols Consulting Engineers, Chtd. (NCE) was selected by the City of La Puente (City) to update the City's Pavement Management Program (PMP) for their Streets and alleys network. La Puente is a General Law city incorporated in 1956, covering approximately 3.6 square miles in the San Gabriel Valley of Los Angeles County. The City's street network consists of 71.24 centerline miles of public streets under City jurisdiction, spanning primary arterials, collectors, residential local streets, and alleys.

La Puente's inland, semi-arid climate subject's pavement to thermal cycling, intense UV exposure, and periodic storm events that accelerate oxidative cracking and moisture infiltration into the base. Timely preventive maintenance is cost-critical: a street in Fair condition treated with a slurry seal or thin overlay costs roughly $1-2 per square foot, while the same street left to deteriorate to Very Poor or Failed condition requires full reconstruction at $17-27 per square foot.

This PMP update serves as a required deliverable under the Los Angeles County Metropolitan Transportation Authority (Metro) Proposition C Local Return program. Proposition C Local Return funds are restricted to primary arterials and transit corridors designated by LA Metro, and require an adopted, current PMP to maintain funding eligibility.

To update the City's PMP, NCE evaluated the existing pavement conditions in compliance with ASTM D6433[1] using walking survey. Please note the surveys did not include non-pavement issues such as traffic, safety and street hazards, geometric issues, shoulders, sidewalks, curb and gutters, drainage issues, or immediate maintenance needs.

[1] ASTM. *ASTM D6433. Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys*. (West Conshohocken, PA: ASTM International, 2023), astm.org.

NCE's scope of work included reviewing the City's PMP database, add or remove any streets that were adopted/removed by the City since the last PMP update, update pavement management sectionalization to follow best pavement management practices, update pavement area for each pavement management sections, review the maintenance and rehabilitation (M&R) history, catalog the upcoming planned projects, perform pavement distress survey in accordance with ASTM D6433 guidelines, update the decision tree and the unit cost of treatments based on City's current rehabilitation practices, perform budget needs analysis and model three (3) budget scenarios.

In general, PMPs are "designed to provide objective information and useful data so that managers can make more consistent, cost-effective, and defensible decisions related to the preservation of a pavement network."[2] In other words, a PMP is designed to assist cities with answering questions such as:

- What does the City's pavement network include?
- What is the current condition of the pavement network?
- What are the City's current M&R strategies?
- How much funding is required to perform all needed M&R treatments over the next analysis period (typically 3 to 5 years)?
- What effect does the City's existing funding have on the network condition and overall deferred maintenance?
- What effect will other funding amounts have on the network condition and deferred maintenance?

A detailed discussion of the tasks performed as part of this project is presented throughout the remainder of this report.

[2] AASHTO *Guidelines for Pavement Management Systems*. (Washington, DC: American Association of State Highway and Transportation Officials, 1990).

2 Review and Update of PMP Database

This chapter documents the methodology NCE used to build and update the MicroPaver pavement management database for the City of La Puente. Because the City did not retain a digital MicroPaver database or GIS files from the 2018 Pavement Management Program report, the database was reconstructed from first principles using the 2018 PDF report, LA County GIS data, and field/aerial imagery-verified measurements. As part of this project, NCE did the following:

2.1 Extraction of 2018 Section Inventory

As part of this project, NCE was not provided with digital database. To establish a starting point, NCE extracted the Overall List of Segments table from the 2018 report appendix using PDF-to-spreadsheet conversion. The extracted attributes included:

- Section ID, Street Name, From/To limits, Length, Width, Number of Lanes
- Traffic Index (TI), PCI rating, Unit Cost, Estimated Rehabilitation Cost, Recommended Treatment Strategy

These records were loaded into MicroPaver as a baseline inventory and used as the starting reference for the 2025 database build.

2.2 GIS Layer Construction

With no existing GIS layer available from the City, NCE constructed a new pavement GIS layer using the LA County CAMS address centerline file as the base reference. The County centerline file, obtained from the Los Angeles County Open Data portal, includes all drivable roadways within the county boundary, segmented block-by-block.

NCE matched the 2018 section inventory against the County centerline and merged or split polyline features to align with the existing segmentation scheme. Section IDs were attributed to the GIS layer so that MicroPaver database attributes could be spatially linked to each pavement section.

2.3 Network Review, Re-segmentation, and Completeness Check

All sections were then systematically reviewed and re-segmented in accordance with sound pavement management practice. Segmentation criteria applied were:

- Consistent pavement material type within each section (AC vs. PCC)
- Consistent or similar pavement condition along the section length
- Logical From/To limits reflecting where maintenance and rehabilitation work would typically be performed

Section lengths and widths were remeasured, and pavement area was adjusted for cul-de-sacs, turn lanes, and raised medians. Section IDs were fully reassigned in sequential order because the original 2018 ID scheme used non-sequential increments incompatible with merged or split sections.

A completeness check was performed by reviewing every segment in the County centerline file that had not been assigned to the database, identifying City-owned roadways missing from the 2018 inventory. Private

streets, HOA roads, and parking lots were reviewed individually and excluded as appropriate. Due to City staff unavailability during the network review period, ownership determinations were made independently by NCE based on available GIS data and aerial imagery.

2.4 Section Attribute Updates

Following re-segmentation, all section attributes were reviewed and updated to reflect current conditions:

- Section identifiers reassigned sequentially as described in Section 2.3
- From/To street limits verified to be logical and consistent with re-segmentation
- Lane counts reviewed and corrected throughout the network
- Surface type verified and updated as needed
- Centerline mileage and section mileage designations corrected

Functional classifications in the original 2018 database were reviewed and updated for consistency with current standards. Because no functional classification map or GIS data was provided by the City, NCE used the Caltrans California Roadway System (CRS) functional classification GIS file as the authoritative reference. The file was downloaded, clipped to City limits, and all database functional classes were updated to match the Caltrans designations.

2.5 City Boundary Review and Adjustments

Several sections along the City boundary were found to be incorrectly represented in the 2018 database. Errors identified included:

- Sections completely missing because they were near or partially outside the City boundary
- Sections that included full pavement area when only a portion falls within City limits
- Sections requiring splitting at the boundary line to correctly represent City-owned pavement

NCE obtained the City boundary GIS file and reviewed every pavement section near the City limits. Sections were trimmed, split, or corrected to include only City-owned and City-maintained pavement within the incorporated boundary.

2.6 Network Comparison

Table 1 summarizes the changes to the network inventory between the 2018 Report and the updated 2025 NCE database. Differences reflect both actual field conditions and corrections to prior inventory errors. These updated area values were incorporated into the City's database to ensure accurate quantity estimates for cost and budget forecasting.

Table 1. Section Miles & Area: 2018 vs 2025.

Functional Class	2018 Section Length (mi)	2018 Area (SF)	2025 Section Length (mi)	2025 Area (SF)
Local Streets	60.6	10,062,000	44.4	7,474,080
Arterial	12.0	3,320,000	22.2	4,352,726
Collector	—	—	7.2	1,276,159
Alley	2.4	266,000	2.3	240,860
Total	**75.1**	**13,648,000**	**76.1**	**13,343,825**

The increase in arterial mileage from 12.0 to 22.2 miles reflects both the identification of previously missing arterial sections and reclassification of segments using the Caltrans CRS system. Collector streets, not broken out separately in the 2018 report, now total 7.2 miles. Local street mileage decreased from 60.6 to 44.4 miles, primarily due to reclassification of segments to arterial or collector per Caltrans designations. The number of sections increased from 549 to 597.

3 Pavement Distress Data Collection

NCE conducted a manual walking survey of the City of La Puente's full public street network in summer and fall 2025. All 597 sections covering 71.24 centerline miles of paved surface were evaluated. Inspections followed the ASTM D6433 standard procedure for pavement condition surveys, using the Pavement Condition Index (PCI) methodology developed by the U.S. Army Corps of Engineers and adopted as the standard for MicroPaver analysis.

Inspectors visually identified and recorded distress types, severities, and extents across each section. PCI scores were calculated from field data using MicroPaver software, producing a 0-to-100 index for each section. Table 2 describes the PCI condition categories referenced throughout this report.

Table 2. PCI Condition Categories

PCI Range	Condition Category	Description
86-100	Very Good	Minimal distress; suitable for preventive maintenance only
71-85	Good	Light distress; sealing or thin overlay appropriate
56-70	Fair	Moderate distress; preventive or corrective treatment needed
41-55	Poor	Significant distress; overlay or rehabilitation required
26-40	Very Poor	Severe distress; major rehabilitation or reconstruction
11-25	Serious	Near-failed; reconstruction typically required
0-10	Failed	Complete failure; full reconstruction required

3.1 Quality Assurance/Quality Control

NCE applied a structured QA/QC process to ensure data integrity. Senior inspectors reviewed all field forms and MicroPaver entries for completeness and consistency. The PCI data was cross-referenced with latest aerial imagery in the office as part of the QA/QC Process.

3.2 Advisory Note

The PCI score represents a snapshot of pavement conditions at the time of inspection. Conditions change continuously due to traffic loading, climate, and aging. Streets in the Fair range (PCI 56-70) are particularly time-sensitive: deferred treatment accelerates deterioration and significantly increases future rehabilitation costs.

NCE recommends annual review of high-priority segments and updating the PMP database with all completed work to maintain an accurate planning baseline.

3.3 Network Summary

The City of La Puente's public street network covers 71.24 centerline miles across 597 sections and approximately 13.34 million square feet of pavement. Table 3 summarizes network characteristics and weighted average PCI by functional classification. Appendix A provides the PCI for each section surveyed as part of this project in a tabular format while Appendix B presents the PCI in map format. The network average PCI shifted from 43.3 (2018 Report) to 64.6 (2025 Report), reflecting rehabilitation work performed between 2018 and 2025 and the corrected network inventory.

Table 3. Network Summary by Functional Classification.

Functional Class	Sections	Section Miles	CL Miles	Area (Sq Ft)	Weighted Average PCI*
Arterial	143	22.21	17.51	4,352,726	57.2
Collector	54	7.18	7.18	1,276,159	68.9
Residential / Local	374	44.40	44.27	7,474,080	68.5
Alley	26	2.27	2.27	240,860	54.2
Citywide	**597**	**76.06**	**71.24**	**13,343,825**	**64.6**

*The weighted average PCI is calculated by multiplying the area of each street section by the PCI of that section, totaling all sections together, and then dividing by the total area of the network area or functional classification.

Table 4 summarizes the distribution of pavement conditions across the network by mileage. Approximately 27% of the network falls in the Fair range (PCI 56-70), representing streets that are candidates for cost-effective preventive or corrective maintenance. Approximately 37.9% are in Poor or worse condition (PCI below 55), requiring more intensive rehabilitation investment. Figure 1 shows the weighted average PCI by functional classification.

Table 4. Pavement Condition Distribution by Mileage

Condition Category	PCI Range	Network Miles	% of Network
Very Good	86-100	17.71	23.3%
Good	71-85	8.88	11.7%
Fair	56-70	20.66	27.2%
Poor	41-55	18.92	24.9%
Very Poor	26-40	6.84	9.0%
Serious	11-25	3.05	4.0%
Failed	0-10	0.00	0%
Total		76.1	100%

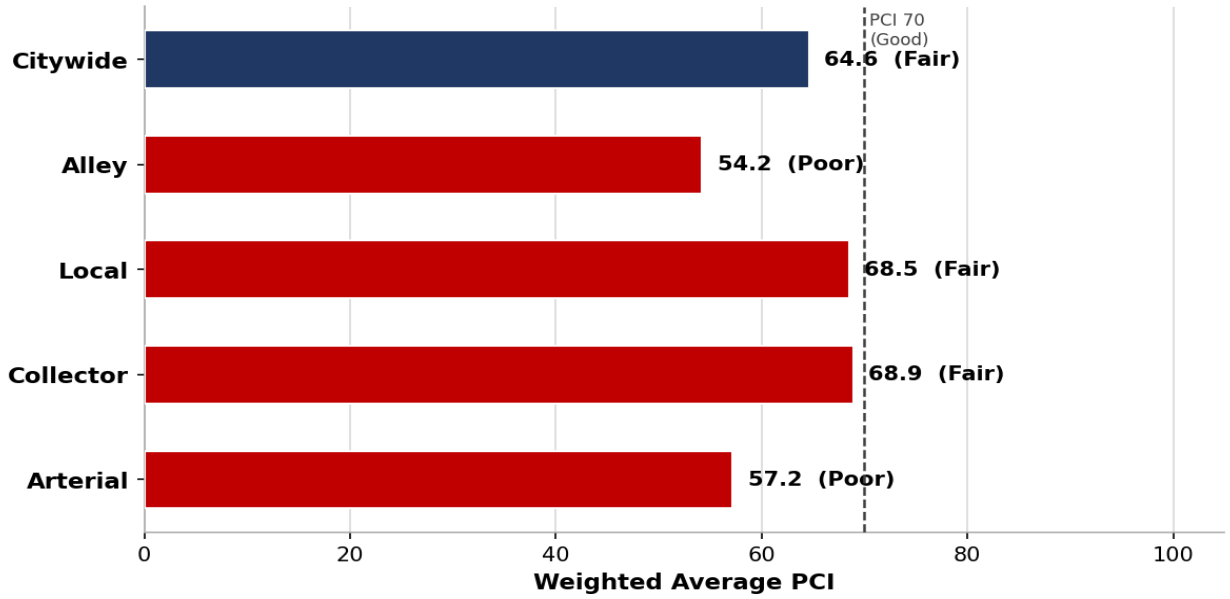


Figure 1. Weighted average PCI by functional classification.

3.4 Pavement Condition Deep Dive

The **network PCI of 65** masks significant variation across functional classes. Arterials carry the highest traffic volumes and bear the greatest load-induced distress, resulting in average PCI well below the network average. Local streets are better preserved overall but show concentrated deterioration in specific neighborhoods with older pavements that have not received preventive maintenance in recent years.

3.4.1 Arterials

Arterials have **average PCI 57 (Fair)** with 143 arterial sections cover 17.51 centerline miles and 4.35 million square feet. Arterials account for 32.3% of total network pavement area and carry a disproportionate share of rehabilitation cost due to thicker required sections and higher unit costs for mill-and-ARHM overlay treatments.

3.4.2 Collectors

Collector streets average **PCI 69** (Fair), with 54 sections covering 7.18 centerline miles. Collector conditions are generally better preserved than arterials, with a mix of slurry seal candidates (PCI 61-80) and sections approaching the threshold for structural overlay (PCI 51-60).

3.4.3 Residential/Local Streets

Local residential streets average **PCI 69** (Fair), comprising 374 sections and 44.27 centerline miles. Roughly 35% of local streets fall in the Fair range and represent the highest-leverage opportunity for cost-effective preventive maintenance. Slurry sealing and crack sealing applied at PCI 61-80 typically extends pavement life by 5-8 years at a fraction of the cost of structural rehabilitation.

3.4.4 Alleys

Alleys average **PCI 54** (Poor), reflecting generally lighter construction standards and minimal maintenance investment over time. The 26 alley sections cover 2.27 miles and 240,860 square feet. Most alley segments show surface cracking and raveling consistent with oxidation and early base distress. Alley rehabilitation unit costs are lower per square foot than arterials but may require associated concrete curb and drainage work, which is included in all fully loaded cost estimates.

4 Maintenance and Rehabilitation Strategies

NCE developed a decision tree for the City of La Puente that assigns rehabilitation or maintenance treatments based on functional class and PCI range. The decision tree reflects local construction practices, material standards, and City infrastructure requirements. All unit costs are fully loaded, incorporating paving, non-paving items (PCC curb and approach repairs as applicable per City practice), construction management, design, and contingency.

4.1 Decision Tree

In general, surface treatments such as crack seals or slurry seals are used when the pavements are in "Good" category. This type of treatment is usually considered "preventive maintenance". Typical examples of preventive treatment include Crack Seal, Slurry Seal, Cape Seal, and others. When the pavement condition deteriorates to lower levels, overlays and full-depth structure replacements must be performed. These are considered "rehabilitation" or "reconstruction". In addition, base repairs[3] or shallow repairs are commonly done in preparation for overlay and slurry seal treatments for more localized distresses. Typical examples of rehabilitation treatment include Mill and Overlay, Surface or Full Reconstruction, and others.

A detailed M&R decision tree was prepared and is included in Appendix C. This determined the most effective and realistic treatments for each group of streets by functional class and condition category. Table 5 summarizes the treatments considered in the Decision Tree.

Table 5. Pavement Maintenance and Rehabilitation Decision Tree.

PCI Range	Arterials	Collectors	Residentials & Alleys
81-100	Do Nothing ($0.00/SF)	Do Nothing ($0.00/SF)	Do Nothing ($0.00/SF)
71-80	Crack Seal + Slurry Seal + 1% BR ($1.03/SF)	Crack Seal + Slurry Seal + 1% BR ($0.93/SF)	Crack Seal + Slurry Seal + 1% BR ($0.89/SF)
61-70	2" Mill and ARHM + 3% BR ($9.21/SF)	Crack Seal + Slurry + Micromill + 2% BR ($2.48/SF)	Crack Seal + Slurry + Micromill + 2% BR ($2.22/SF)
51-60	2.25" Mill and ARHM + 5% BR ($10.71/SF)	2" Mill and ARHM + 3% BR ($8.78/SF)	1.5" Mill and ARHM + 3% BR ($6.77/SF)

[3] Base Repairs (BR) or Shallow Repairs (SR), also known as patch paving, remove and replace (R&R), or "digouts", involve removing damaged asphalt and, if necessary, the underlying base material and subgrade, in localized areas of distress, before compacting the base and installing new pavement.

PCI Range	Arterials	Collectors	Residentials & Alleys
41-50	2.25" Mill and ARHM + 5% BR ($10.71/SF)	2.25" Mill and ARHM + 4% BR ($9.78/SF)	1.75" Mill and ARHM + 4% BR ($6.93/SF)
21-40	2.5" Mill and ARHM with HTF + 10% BR ($14.38/SF)	2.5" Mill and ARHM with HTF + 6% BR ($12.03/SF)	2" Mill and ARHM with HTF + 6% BR ($9.61/SF)
0-20	Reconstruct (6" AC + 4" AB) ($26.93/SF)	Reconstruct (4" AC + 4" AB) ($19.91/SF)	Reconstruct (4" AC + 3" AB) ($17.28/SF)

Figure 2 illustrates the typical deterioration curve and the PCI range into which each condition category falls. Based on the decision tree developed specifically for the City's pavement network, for pavements classified as "Poor," approximately 30 percent of their service life remains; these sections would require either a thick mill and overlay with base repairs for arterials and collectors, or a 2-inch mill and thick overlay with base repairs for residentials to be restored to a "Very Good" category. Pavements in "Very Poor" category are nearing the end of their service lives and typically exhibit severe distress, including potholes, rutting, and extensive cracking, making reconstruction the usual remedy.

The above treatment and thicknesses represent the typical methods, thicknesses and are consistent with common City practices. However, the ultimate treatment selection including final pavement thicknesses for any given street segment is determined by the **Engineer of Record** during the design phase, based on site-specific conditions, field verification, geotechnical information, and project-specific requirements. The decision tree serves as a standardized planning tool to help guide initial decision-making at the network level.

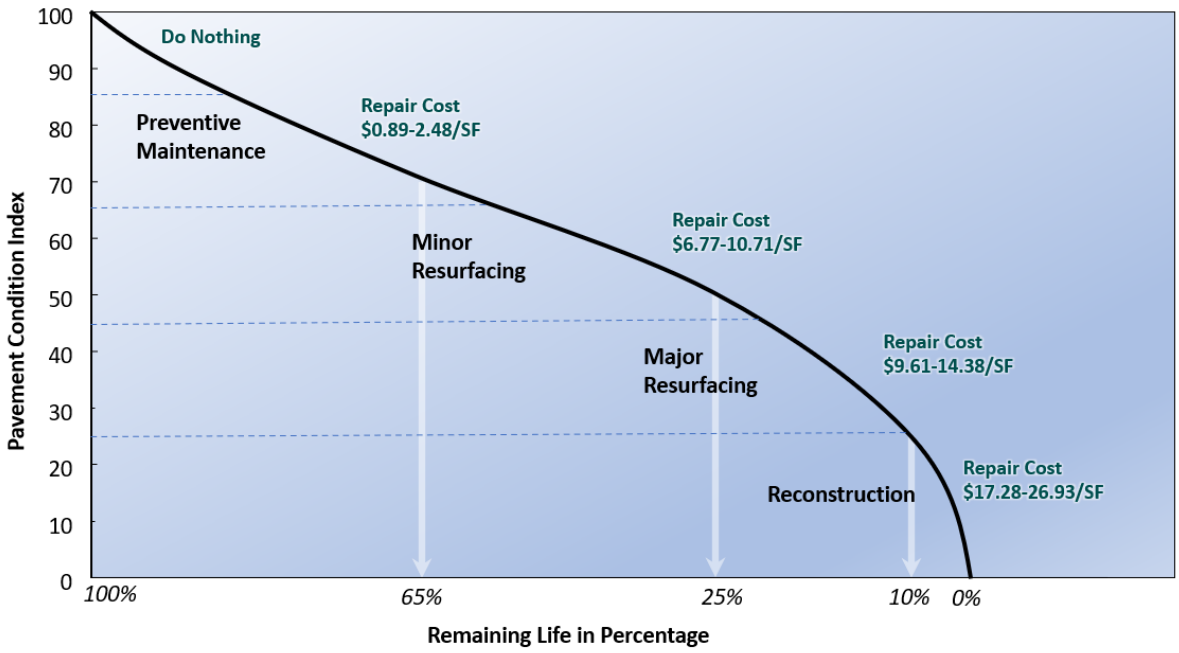


Figure 2. Costs[4] of Maintaining Pavements over their Service Lives.

4.2 Treatment Timing and Cost Efficiency

The decision tree is calibrated so each treatment addresses dominant distress at the corresponding PCI level. The most significant cost multiplier occurs when streets transition from Poor (PCI 41-55) to Very Poor or Serious (PCI below 40). At that point, standard overlay is no longer sufficient, and reconstruction unit costs run roughly 2.5 times the next-step rehabilitation cost. A preventive slurry seal at $0.89-$1.03/SF applied to a local street at PCI 72 avoids a future rehabilitation cost of $6.77-$6.93/SF within 5-8 years — roughly 7 to 8 times the preventive cost — and avoids a $17.28/SF reconstruction obligation if the street is allowed to fail. This cost ratio underscores the importance of protecting the 35% of the network currently in the Fair range before it transitions to Poor.

[4] In addition to the contractor's prices, unit costs are loaded to include contingencies, and non-asphalt concrete related work.

5 Budget Analysis

Based on the principle that it costs less to maintain streets in good condition than it does to repair those that have failed, cost-effective PMPs employ strategies that first eliminate deferred maintenance and then preserve the network with ongoing preventive maintenance. Such strategies bring the network condition to an optimal PCI that can be maintained over time. NCE developed three five-year budget scenarios using MicroPaver's budget optimization engine. Each scenario assigns treatments by functional class and PCI range per the decision tree, subject to the annual budget constraint for that scenario. Scenarios cover fiscal years 2026-27 through 2030-31.

5.1 Annual Budget

The City provided the following (Table 6) anticipated annual budgets as the basis for Scenario 1 and as context for evaluating Scenarios 2 and 3:

Table 6. City of La Puente Anticipated Pavement Budget, FY 2026-27 through FY 2030-31.

Fiscal Year	Total Budget	Prop C Allocation	Other Funds
FY 2026-27	$4,700,000	$3,000,000	$1,700,000
FY 2027-28	$2,225,000	$1,000,000	$1,225,000
FY 2028-29	$2,225,000	$1,000,000	$1,225,000
FY 2029-30	$2,225,000	$1,000,000	$1,225,000
FY 2030-31	$2,225,000	$1,000,000	$1,225,000
5-Year Total	**$13,600,000**	**$7,000,000**	**$6,600,000**

5.2 Budget Needs

Budget Needs represents the cumulative cost to restore all streets to Good or Very Good condition (PCI 70+) per the Decision Tree established (Table 5) as part of this project. This backlog grows when annual investment falls below network deterioration needs and shrinks when investment exceeds those needs. At the current condition baseline, **the unconstrained five-year rehabilitation need is approximately $111.2M**. Each year of deferred treatment adds to this backlog as pavement conditions deteriorate and treatment costs escalate.

5.3 Deferred Maintenance

Deferred maintenance refers to maintenance activities that were either not performed as scheduled or were postponed to a future period due to insufficient funding. In the pavement management database, deferred maintenance is calculated using the inspected or projected PCI, the Decision Tree–assigned treatment, the corresponding unit costs, and the assumed annual inflation rate. A common misconception is that deferred maintenance can be calculated simply by applying inflation to the current cost if the treatment is delayed by 2, 3, or 5 years. However, this overlooks the fact that pavement deterioration continues during the delay. When the PCI drops below the next decision breakpoint, a more intensive—and more costly—rehabilitation strategy becomes increasingly likely. It is also important to note that deferred maintenance projections are only valid when calculated using the same assumed unit costs, inflation rate, and Decision Tree–based treatment recommendations. If any of these inputs are modified in the future, the current projections will no longer reflect accurate deferred maintenance values and must be recalculated accordingly.

5.4 2025 PMP Update Budget Scenarios

With the network's maintenance requirements established, NCE then developed multiple budget alternatives to evaluate various "what-if" scenarios over the next five (5) years. Based on discussion with the City, the following scenarios were evaluated as part of this project.

- Scenario 1: City's Anticipated Budget
- Scenario 2: Maintain Network PCI at 65
- Scenario 3: Increase Network PCI to 66

Please note that for the City's anticipated budget, NCE developed a **Multi-Year Work Plan** based on the existing PCI and a review of the overall street conditions. The details of the multi-year work are discussed in Section 6 of the report. Because the multi-year analysis is substantially different from the typical software budget analysis, NCE used the initial Work Plan as the starting point for the subsequent budget scenarios.

5.4.1 Scenario 1: City's Anticipated Budget ($13.48M over 5 Years)

Scenario 1 models the five-year outcome at anticipated annual budget levels. Total investment over five years is $13.48M. The network PCI declines from 64.6 to 57.6 by FY 2030-31. Deferred maintenance grows to $130.4M, as deterioration of arterials and local streets outpaces available investment. Arterials are projected to fall below PCI 50, entering the range where expensive rehabilitation becomes the primary treatment option in many segments.

Table 7. Cost Summary for Scenario 1.

FY	Inspected	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Budget	-	**$4,576,190**	**$2,324,190**	**$2,251,359**	**$2,168,520**	**$2,160,769**	**$13,481,028**
Rehab	-	$4,054,434	$1,983,125	$1,923,277	$1,779,376	$1,934,291	$11,674,504
PM	-	$521,756	$341,065	$328,083	$389,143	$226,478	$1,806,525
Deferred Maintenance ($M)	**75.3**	70.7	83.5	97.7	110.7	130.4	N/A
PCI (Arterial)	**57**	58	56	55	53	52	N/A
PCI (Collector)	**69**	67	64	62	60	58	N/A
PCI (Local)	**68**	68	66	64	63	61	N/A
PCI (Alley)	**54**	52	50	47	45	42	N/A
PCI (Network)	**65**	64	63	61	59	58	N/A

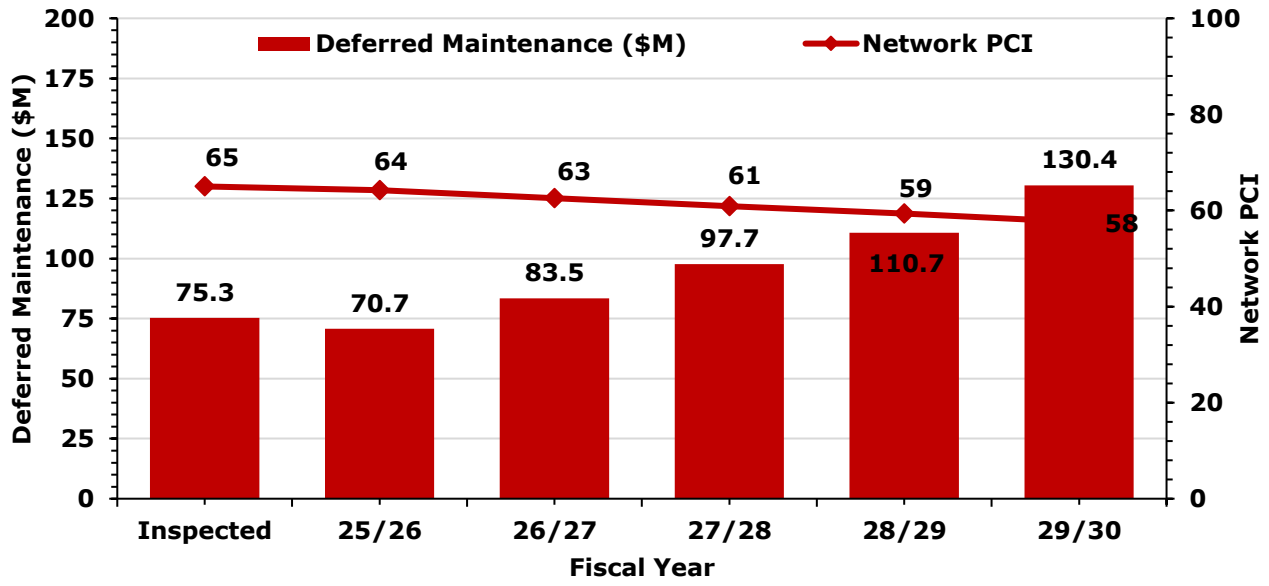


Figure 3. PCI versus Deferred Maintenance for Scenario 1.

5.4.2 Scenario 2: Maintain PCI at 65 (~$8.0M/year)

At a five-year investment of ~$40M, the citywide network PCI holds at 65 by FY 2030-31. Deferred maintenance is reduced to $98.8M by protecting high-leverage Fair-condition streets from dropping into the costly Poor category. Arterials receive priority mill-and-overlay investment. Local streets benefit from expanded preventive maintenance coverage. The funding gap between Scenario 1 and Scenario 2 is approximately $26.4M over five years.

Table 8. Cost Summary for Scenario 2.

FY	Inspected	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Budget	-	**$7,993,336**	**$7,962,129**	**$7,972,741**	**$7,998,073**	**$7,997,185**	**$39,923,464**
Rehab	-	$6,838,247	$7,621,064	$7,642,209	$7,513,513	$7,606,893	$37,221,926
PM	-	$1,155,089	$341,065	$330,533	$484,560	$390,292	$2,701,538
Deferred Maintenance ($M)	**75.3**	67.3	74.3	82.0	87.9	98.8	N/A
PCI (Arterial)	**57**	60	64	68	70	73	N/A
PCI (Collector)	**69**	67	65	63	61	60	N/A
PCI (Local)	**68**	69	67	65	64	62	N/A
PCI (Alley)	**54**	52	50	48	45	43	N/A
PCI (Network)	**65**	66	66	65	65	65	N/A

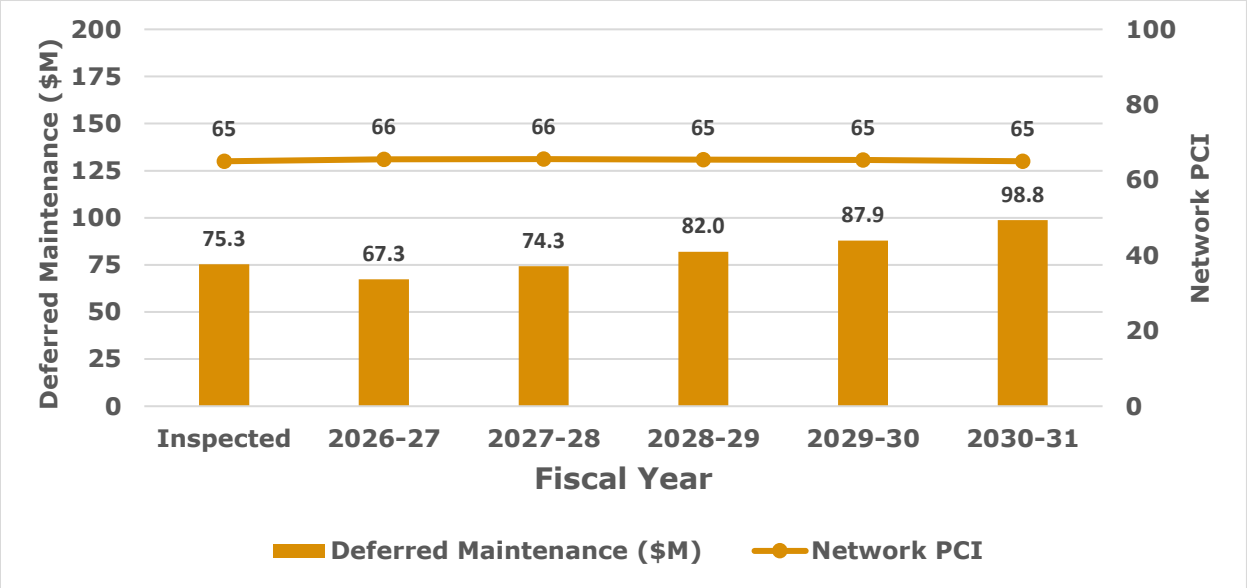


Figure 4. PCI versus Deferred Maintenance for Scenario 2.

5.4.3 Scenario 3: Increase PCI to 66 (~$9M/year)

Scenario 3 requires $42.89M over five years and achieves a projected network PCI of 65.8 by FY 2030-31, a ~1-point improvement over the current baseline. Deferred maintenance is reduced to $95.4M. The additional $7.4M above Scenario 2 yields diminishing returns at the network level but achieves measurable improvement in arterial conditions and is presented as an aspirational target if additional grant funding becomes available.

Table 9. Cost Summary for Scenario 3.

FY	Inspected	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Budget	-	**$8,974,290**	**$7,981,082**	**$7,967,119**	**$8,974,424**	**$8,990,572**	**$42,887,487**
Rehab	-	$7,819,200	$7,640,018	$7,636,587	$8,489,864	$8,600,279	$40,185,948
PM	-	$1,155,089	$341,065	$330,533	$484,560	$390,292	$2,701,538
Deferred Maintenance ($M)	**75.3**	66.3	73.2	80.8	85.6	95.4	N/A
PCI (Arterial)	**57**	61	65	69	72	75	N/A
PCI (Collector)	**69**	68	65	62	60	59	N/A
PCI (Local)	**68**	69	67	65	64	62	N/A
PCI (Alley)	**54**	52	50	48	45	43	N/A
PCI (Network)	**65**	66	66	66	66	66	N/A

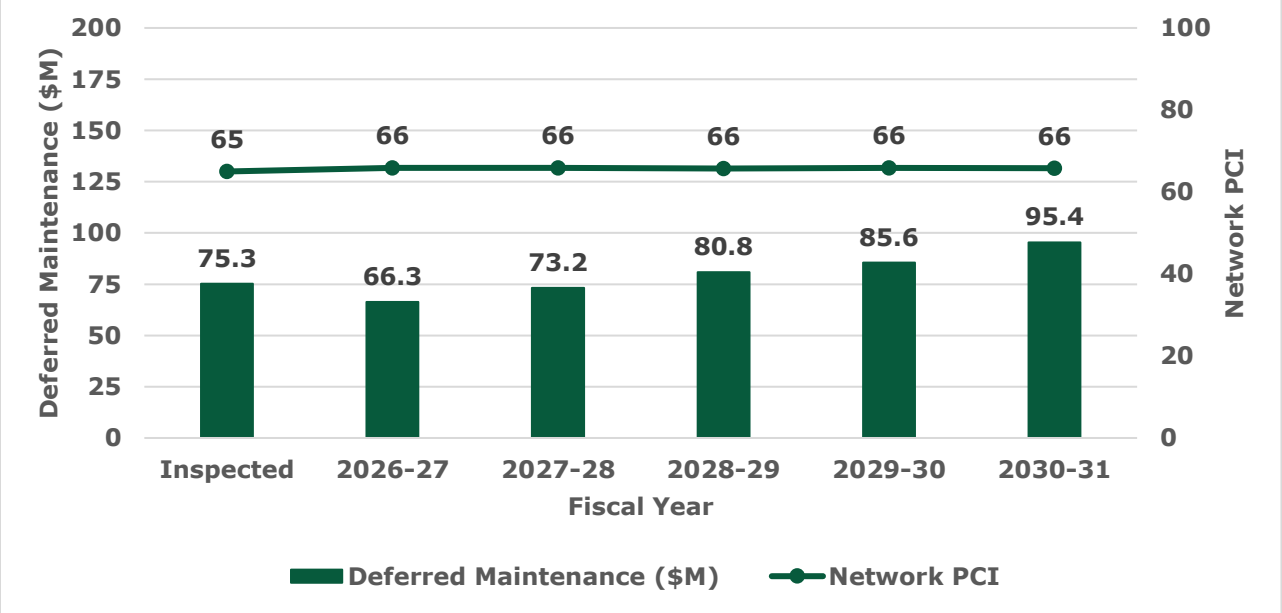


Figure 5. PCI versus Deferred Maintenance for Scenario 3.

5.5 Scenario Summary and Comparisons

Table 10, Figure 7, and Figure 8 compare the three scenarios in terms of projected network PCI trajectory and deferred maintenance trend, at the end of the planning period. The comparison illustrates the leverage effect of additional investment: Scenario 2 stabilizes the network at a fraction of the unconstrained need, while Scenario 1 results in accelerating deterioration and rapidly growing future costs.

Table 10. Scenario Comparison

Scenario	Description	5-Yr Budget	PCI in FY 2030-31	Deferred Maint.
Scenario 1	City's Anticipated Budget	$13.48M	58	$130.4M
Scenario 2	Maintain PCI at 65	$39.92M	65	$98.8M
Scenario 3	Increase PCI to 66	$42.89M	66	$95.4M

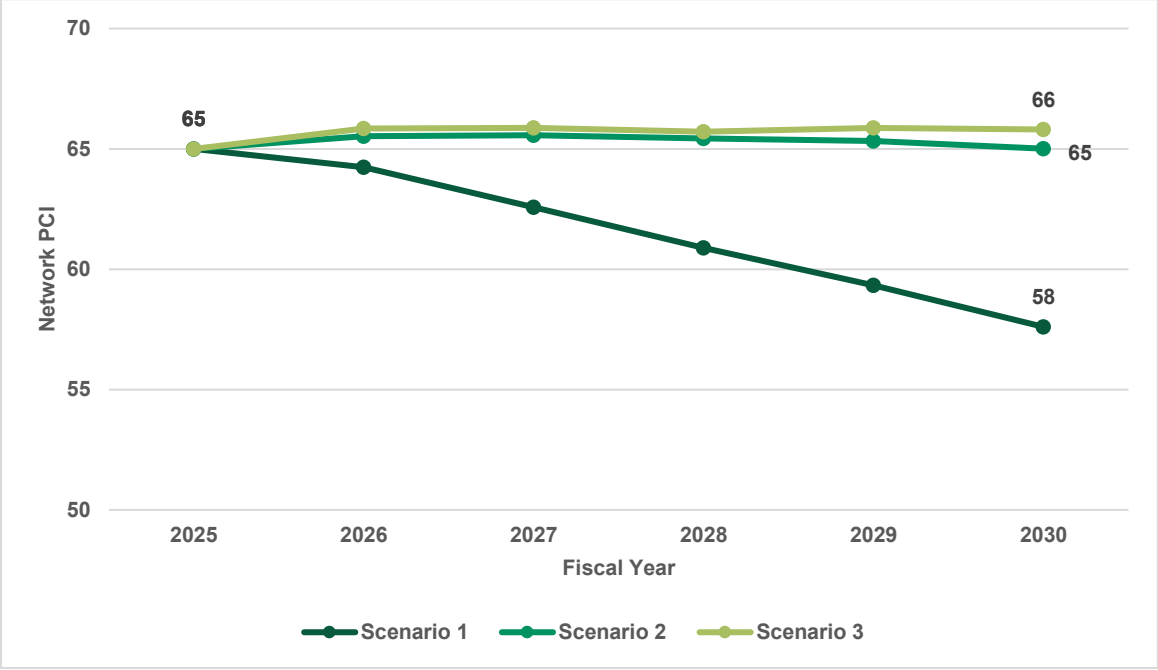


Figure 6. Comparison of Annual PCI by Scenario.

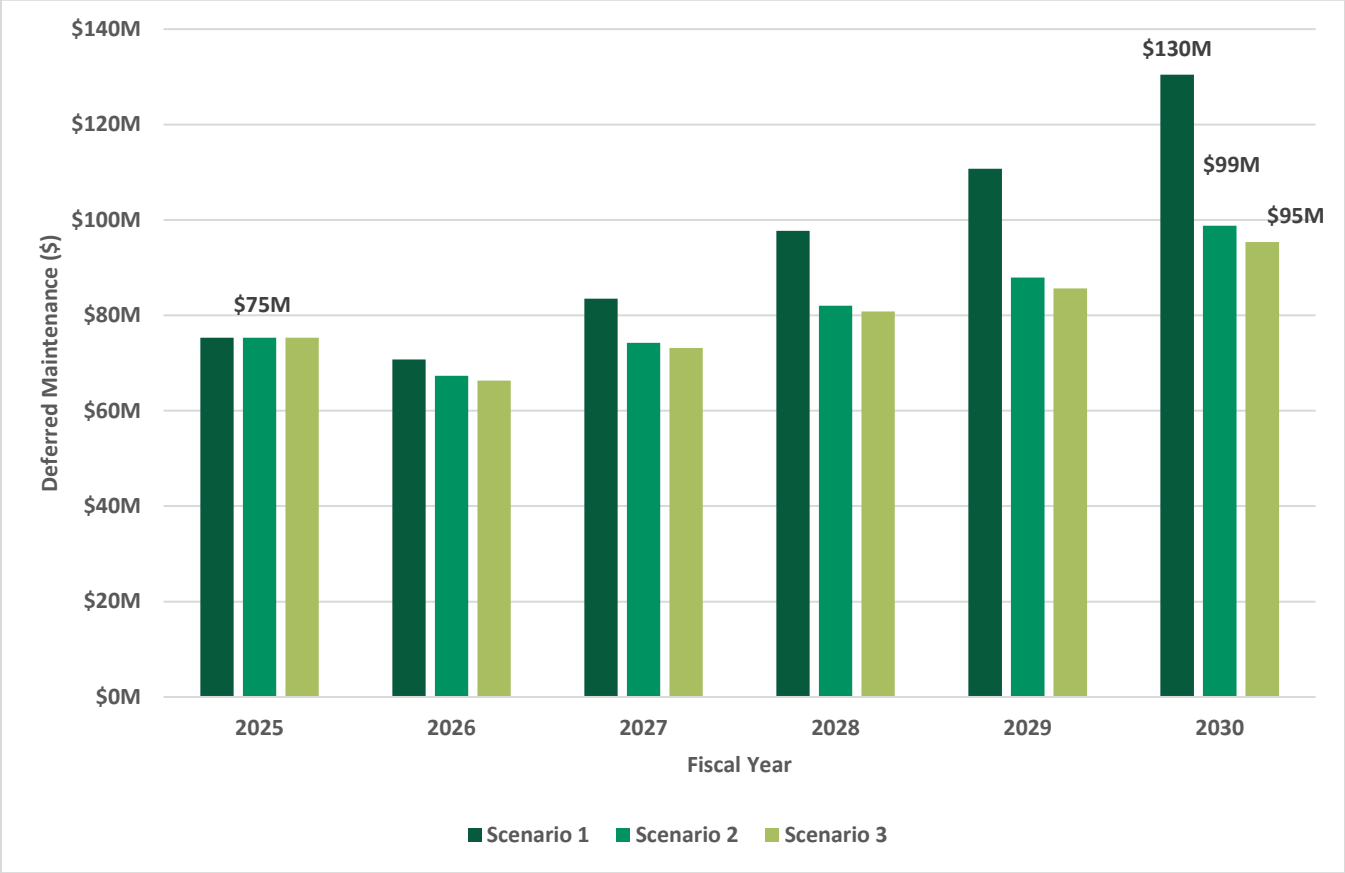


Figure 7. Projected Deferred Maintenance by Scenario (FY 2026-27 through FY 2030-31)

6 Multi-Year Work Plan Development (Scenario 1)

The multi-year work plan was developed for Scenario 1 in accordance with the City's anticipated annual budget. The plan spans FY 2026-27 through FY 2030-31 and assigns treatments to sections in priority order based on PCI, functional class, and the decision tree presented in Section 4. Because NCE was not provided with a list of streets that qualify for Proposition C funds, the team applied its best judgment in identifying the streets assumed to qualify for Prop C funding within the work plan. The City should confirm Prop C eligibility for each programmed segment prior to project delivery.

Details of the multi-year work plan, including the streets programmed in each fiscal year and the assumed funding source, are provided in Appendix D. Figure 8 below shows the workplan developed as part of this project.

After the work plan was finalized, and based on subsequent discussion with the City, the City identified additional streets that may be considered for inclusion in the work plan based on input from stakeholders and the availability of funding. The list of these optional streets is provided below and is also reflected in the tables in Appendix D for reference. The projected network PCI reported for this work plan does not include any of these optional streets; their inclusion would be at the sole discretion of the City's project team and other stakeholders.

To develop the multi-year plan, NCE used the following criteria:

- PCI of the streets Segments
- Overall roadway condition per desktop review of the distresses
- Geographical proximity
    - Continuous Pavement management sections
    - Impacts on mobilization
- Uniform treatment per condition and functional classification



Figure 8. Work Plan for FY 2026-27 through FY 2030-31 without Additional Streets

Table 11. Summary of Workplan streets for FY 2026-27 through 2030-31 Including Additional Streets

FY	Funding Source	Total Length (miles)	Total Area (SF)	Current Weighted PCI	Total Cost
2026-27	Rehabilitation (Additional Streets)	0.80	141,415	37.5	$1,439,025
2026-27	Rehabilitation	0.92	145,700	49.4	$1,060,696
2026-27	Prop C	1.28	266,110	51.6	$2,993,738
2026-27	Slurry	2.60	416,973	68.0	$521,756
2027-28	Prop C	0.50	95,050	56.3	$1,122,541
2027-28	Rehabilitation	0.65	112,642	54.0	$860,585
2027-28	Slurry	1.93	348,025	81.0	$341,065
2028-29	Prop C	0.23	71,700	31.9	$1,193,805
2028-29	Rehabilitation	0.57	92,105	54.7	$729,383
2028-29	Slurry	1.92	318,527	78.6	$328,083
2029-30	Prop C	0.41	67,600	45.4	$944,153
2029-30	Rehabilitation	0.56	93,740	42.3	$835,355
2029-30	Slurry	2.13	360,318	93.8	$389,143
2030-31	Prop C	0.31	62,700	34.0	$1,150,545
2030-31	Rehabilitation	0.38	63,875	37.7	$783,746
2030-31	Slurry	1.17	198,665	98.9	$226,478
Grand Total		**16.37**	**2,855,145**	**67.1**	**$14,920,095**

Table 12. Additional Streets for City's Consideration to be included in the Workplan

FY	Funding Source	Street Name	From	To	Lanes	Functional Classification	Surface Type	Area	Last Inspection Date	PCI	Treatment	Unit Cost	Total Cost
2026-27	Rehabilitation	Bromar St	Gilwood Ave	Cul-De-Sac	2	Residential/Local	AC	16,020	9/22/2025	30	2" Mill and ARHM with HTF + 6% BR	$10.09	$161,650
2026-27	Rehabilitation	Gilwood Ave	Hill St	Bromar St	2	Residential/Local	AC	8,655	9/22/2025	46	1.75" Mill and ARHM+ 4% BR	$7.28	$62,978
2026-27	Rehabilitation	Hill St	Gilwood Ave	Del Valle Ave	2	Residential/Local	AC	26,550	9/22/2025	54	1.75" Mill and ARHM+ 4% BR	$7.28	$193,191
2026-27	Rehabilitation	Hill St	Del Valle Ave	End	2	Residential/Local	AC	11,925	9/22/2025	31	2" Mill and ARHM with HTF + 6% BR	$10.09	$120,329
2026-27	Rehabilitation	Las Vecinas Dr	Stimson Ave	End	2	Residential/Local	AC	34,525	9/11/2025	29	2" Mill and ARHM with HTF + 6% BR	$10.09	$348,375
2026-27	Rehabilitation	Main St	Laura Ave	Azusa Ave	2	Collector	AC	43,740	9/5/2025	37	2.5" Mill and ARHM with HTF +6% BR	$12.63	$552,502
													$1,439,025

7 Conclusions and Recommendations

The 2025-26 PMP update establishes a current, field-verified baseline of the City of La Puente's street network condition and provides a data-driven framework for pavement investment decisions over the next five years.

Key findings from this update:

- The citywide network PCI is 65 (Fair).
- Approximately 38% of the network by mileage is below PCI of 55, requiring rehabilitation investment in the near term.
- Primary arterials (PCI 57.2) are the most distressed functional class.
- Local residential streets (PCI 68.5) and collectors (PCI 68.9) are in the Fair range and represent the highest-leverage opportunity for cost-effective preventive maintenance.
- Alleys average PCI 54.2 (Poor) and will continue to deteriorate under current funding levels without targeted investment.
- The current five-year confirmed budget of $13.48M is insufficient to stabilize the network. Under Scenario 1, the network PCI declines to 57.6 and deferred maintenance grows to $130.4M by FY 2030-31.

7.1 Recommendations

NCE recommends that the City pursue Scenario 2 and increase the funding level to maintain the network condition and decrease deferred maintenance. Scenario 2 maintains the network PCI to 65 and stabilizes the deferred maintenance compared to Scenario 1. It must be noted that, to achieve this goal, the City would need to add $26.4 million over 5 years to its anticipated budget. Due to the funding gap between the anticipated budget and Scenario 2, the City should consider the following:

1. **Additional Funding –** Actively pursue additional pavement funding sources so that the City can carry out Scenario 2.
2. **Ensuring proper breakdown of funding to not drop any functional classification into major rehabilitation or reconstruction category.**
3. **Inspection Strategies –** The PMP update is a required deliverable under the Los Angeles County Metropolitan Transportation Authority (Metro) Proposition C Local Return program every 3 years. Maintaining an adopted, current PMP is a condition of Proposition C Local Return fund eligibility for the City of La Puente. Thus, NCE recommends the City inspect the streets every 3 years.
4. **M&R Decision Tree –** Review and update the M&R treatment strategies and associated unit costs annually to reflect new construction techniques and costs so that the budget analysis results remain reliable and accurate. As detailed in Section 4, it is critical to implement preventive maintenance treatments for streets classified as “Very Good” or “Fair” to sustain their good condition over time. Additionally, a thorough evaluation of the current treatments for the “Poor” and “Very Poor” categories should be conducted to verify that the model in the pavement management software performs like the pavement.

5. **Update the MicroPaver database** annually with completed project data, M&R history, and any new street inventory changes to maintain an accurate and current planning baseline.
6. **Pavement Testing, Evaluation, and Design –** For Streets in "Poor" and "Very Poor" condition, NCE recommends the City to continue conducting pavement testing, evaluation, and design before finalizing the pavement treatment.

Appendix A

Section Description Inventory – Average (Weighted by Area) PCI

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
	Arterials														
2070	3030	Main St	Glendora Ave	First St	2	Collector	AC	380	42	15,960	9/5/2025	14	24	65	11
1200	0430	Amar Rd EB	Ardilla Ave	Willow Ave	2	Primary Arterial	AC	800	38	30,400	9/23/2025	16	25	75	0
1200	0450	Amar Rd EB	Sunkist Ave	Orange Ave	2	Primary Arterial	AC	965	38	36,670	9/23/2025	17	25	75	0
2650	4735	Sunset Ave SB	Homeward St	Temple Ave	2	Primary Arterial	AC	1,255	38	50,545	10/16/2025	18	14	86	0
1210	0610	Amar Rd WB	Orange Ave	City Limit (270 W/ Orange)	2	Primary Arterial	AC	300	38	11,400	9/23/2025	20	20	80	0
1200	0440	Amar Rd EB	Willow Ave	Sunkist Ave	2	Primary Arterial	AC	960	38	36,480	9/23/2025	21	26	74	0
1200	0460	Amar Rd EB	Orange Ave	Tonopah Ave	2	Primary Arterial	AC	950	38	36,100	9/23/2025	21	29	71	0
1210	0615	Amar Rd WB	Willow Ave	Ardilla Ave	2	Primary Arterial	AC	800	38	30,400	9/23/2025	21	25	75	0
1200	0470	Amar Rd EB	Tonopah Ave	Sunset Ave	2	Primary Arterial	AC	975	38	37,050	9/23/2025	22	30	70	0
2650	4730	Sunset Ave SB	Amar Rd	Homeward St	2	Primary Arterial	AC	990	38	39,610	10/16/2025	22	28	72	0
2690	4945	Temple Ave EB	Broadmoor Ave	California Ave	2	Minor Arterial	AC	1,085	30	32,550	8/28/2025	24	15	85	0
2230	3550	Nelson Ave WB	Sunkist Ave	Orange Ave	1	Minor Arterial	AC	835	18	15,030	9/4/2025	27	52	34	14
2230	3530	Nelson Ave WB	Mayland Ave	Willow Ave	1	Minor Arterial	AC	1,040	18	18,720	9/4/2025	28	34	54	12
2070	3040	Main St	First St	Second St	2	Collector	AC	345	42	14,490	9/5/2025	30	40	58	2
1210	0600	Amar Rd WB	City Limit (230 E/ Orange)	Orange Ave	2	Primary Arterial	AC	230	38	8,740	9/23/2025	30	38	62	0
1200	0425	Amar Rd EB	90 E/ Puente Ave	Ardilla Ave	2	Primary Arterial	AC	940	38	35,720	9/26/2025	30	44	56	0
1210	0590	Amar Rd WB	Unruh Ave	City Limit (160 W/Unruh)	2	Primary Arterial	AC	205	32	6,560	9/23/2025	31	38	46	16
2080	3170	Maplegrove St	Hacienda Blvd	Alley E/Hacienda	2	Collector	AC	190	16	3,040	8/21/2025	32	45	55	0
1540	1540	Elliot Ave	Amar Rd	Hacienda Blvd	2	Collector	AC	805	36	28,980	9/22/2025	32	39	49	12
2680	4900	Temple Ave	Hacienda Blvd	Glendora Ave	4	Minor Arterial	AC	1,195	60	71,700	8/28/2025	32	20	80	0
2650	4745	Sunset Ave SB	Prichard St	Nelson Ave	2	Primary Arterial	AC	895	38	35,365	10/16/2025	33	44	47	9
2640	4720	Sunset Ave NB	Nelson Ave	Prichard St	2	Primary Arterial	AC	895	38	33,700	10/16/2025	36	42	45	13
1800	2255	Hacienda Blvd SB	Fairgrove Ave	Hayland St	2	Primary Arterial	AC	475	32	16,585	9/3/2025	37	51	46	3
2690	4950	Temple Ave EB	California Ave	Duff Ave	2	Minor Arterial	AC	955	30	28,650	8/28/2025	37	22	78	0
2070	3130	Main St	Laura Ave	Azusa Ave	2	Collector	AC	1,215	36	43,740	9/5/2025	37	44	55	1
2650	4740	Sunset Ave SB	Temple Ave	Prichard St	2	Primary Arterial	AC	905	38	37,500	10/16/2025	37	40	60	0
1790	2235	Hacienda Blvd NB	120 N/ Amar Rd	Hayland St	2	Primary Arterial	AC	1,225	32	39,500	9/3/2025	38	37	63	0
2640	4725	Sunset Ave NB	Prichard St	Temple Ave	2	Primary Arterial	AC	900	38	37,510	10/16/2025	38	50	35	15
2780	5220	Unruh Ave	Prichard St	Temple Ave	2	Minor Arterial	AC	770	56	43,120	10/16/2025	38	35	65	0
1210	0620	Amar Rd WB	Ardilla Ave	310 E/Puente Ave	2	Primary Arterial	AC	710	38	26,980	9/23/2025	39	47	53	0
2690	4940	Temple Ave EB	Sunset Ave	Broadmoor Ave	2	Minor Arterial	AC	795	30	23,850	8/28/2025	39	9	91	0
1570	1600	Fairgrove Ave	Fickewirth Ave	City Limit (250' E/ Ballista Ave)	2	Collector	AC	560	32	17,920	8/21/2025	40	48	52	0
1800	2260	Hacienda Blvd SB	Hayland St	360 N/ Amar Rd	2	Primary Arterial	AC	995	32	36,390	9/3/2025	40	44	45	11
1200	0525	Amar Rd EB	Del Valle Ave	City Limits (Aileron Ave)	2	Primary Arterial	AC	815	30	29,590	9/23/2025	40	50	50	0
1210	0540	Amar Rd WB	Del Valle Ave	Ballista Ave	2	Primary Arterial	AC	930	30	30,400	9/23/2025	41	36	64	0
2610	4580	Stimson Ave	Workman St	Rowland St	2	Collector	AC	560	36	20,160	9/3/2025	41	49	41	10
2890	5460	Willow Ave	Homeward St	Amar Rd	2	Minor Arterial	AC	950	36	34,200	9/4/2025	41	48	52	0
2610	4570	Stimson Ave	Main St	Workman St	2	Collector	AC	525	36	18,900	9/3/2025	42	50	39	11
2230	3620	Nelson Ave WB	Cadbrook Dr	Unruh Ave	1	Minor Arterial	AC	930	18	16,740	9/4/2025	42	58	42	0
2820	5295	Valley Blvd EB	Ferrero Ln	Wickford Ave	3	Primary Arterial	AC	1,785	32	61,350	8/22/2025	42	37	63	0
2230	3540	Nelson Ave WB	Willow Ave	Sunkist Ave	1	Minor Arterial	AC	1,095	18	19,710	9/4/2025	43	42	35	23
2820	5290	Valley Blvd EB	Old Valley Blvd	Ferrero Ln	3	Primary Arterial	AC	1,190	35	43,775	8/22/2025	43	29	71	0
1010	0070	Aileron Ave	Hayland St	Fairgrove Ave	2	Collector	AC	500	16	8,000	8/21/2025	43	23	77	0
1200	0522	Amar Rd EB	Ballista Ave	Del Valle Ave	2	Primary Arterial	AC	930	30	30,500	9/23/2025	43	55	45	0
1200	0480	Amar Rd EB	City Limit (160 W/ Unruh)	Unruh Ave	2	Primary Arterial	AC	205	38	7,790	9/23/2025	44	17	83	0
1255	0702	Azusa Way	Main St	Hurley St	2	Primary Arterial	AC	460	14	10,470	8/27/2025	44	17	83	0
2820	5280	Valley Blvd EB	City Limit (Bridge)	Hofgarden St	2	Primary Arterial	AC	1,150	32	43,550	8/22/2025	44	31	69	0
2610	4590	Stimson Ave	Rowland St	Las Vecinas Dr	2	Collector	AC	385	36	13,860	9/3/2025	45	60	40	0
2820	5300	Valley Blvd EB	Wickford Ave	Dora Guzman Ave	3	Primary Arterial	AC	1,125	32	41,135	8/22/2025	45	39	61	0
1010	0065	Aileron Ave	Cadwell St	Hayland St	2	Collector	AC	900	16	14,400	8/21/2025	45	39	61	0
1255	0704	Azusa Way	Hurley St	Valley Blvd	2	Primary Arterial	AC	860	40	66,100	8/27/2025	45	63	37	0
2280	3800	Orange Ave	Homeward St	Amar Rd	2	Minor Arterial	AC	950	36	34,200	10/20/2025	46	41	59	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
2790	5230	Unruh Ave NB	Temple Ave	Giordano St	1	Minor Arterial	AC	1,130	30	33,900	10/16/2025	46	35	65	0
2230	3610	Nelson Ave WB	California Ave	Cadbrook Dr	1	Minor Arterial	AC	985	18	17,730	9/4/2025	47	56	37	7
2825	5310	Valley Blvd WB	Azusa Wy	Dora Guzman Ave	3	Primary Arterial	AC	815	33	27,085	8/22/2025	47	38	62	0
1210	0530	Amar Rd WB	City Limits (Aileron Ave)	Del Valle Ave	2	Primary Arterial	AC	815	30	26,450	9/23/2025	47	46	54	0
2690	4955	Temple Ave EB	Duff Ave	Unruh Ave	2	Minor Arterial	AC	960	30	28,800	8/28/2025	47	20	80	0
1010	0060	Aileron Ave	Amar Rd	Cadwell St	2	Collector	AC	385	16	6,160	8/21/2025	48	42	53	5
2820	5285	Valley Blvd EB	Hofgarden St	Old Valley Blvd	3	Primary Arterial	AC	1,105	38	41,990	8/22/2025	49	40	60	0
1200	0520	Amar Rd EB	90 E/ Hacienda Blvd	Ballista Ave	2	Primary Arterial	AC	950	30	32,500	9/23/2025	49	33	67	0
2825	5315	Valley Blvd WB	Dora Guzman Ave	Wickford Ave	3	Primary Arterial	AC	1,120	33	37,400	8/22/2025	49	38	62	0
1570	1610	Fairgrove Ave	Bannon Ave	Del Valle Ave	2	Collector	AC	430	32	13,760	8/21/2025	49	70	30	0
2800	5260	Unruh Ave SB	City Limit (895' N/ Amar)	Amar Rd	1	Minor Arterial	AC	895	30	26,850	10/16/2025	50	58	42	0
2890	5450	Willow Ave	Temple Ave	Homeward St	2	Minor Arterial	AC	1,245	36	44,820	9/4/2025	50	23	77	0
2700	4970	Temple Ave WB	City Limit (E/ Greycliff Ave)	Del Valle Ave	2	Minor Arterial	AC	1,705	30	51,150	8/28/2025	50	47	53	0
2820	5302	Valley Blvd EB	Dora Guzman Ave	Azusa Wy	3	Primary Arterial	AC	815	34	31,750	8/22/2025	51	40	60	0
2790	5240	Unruh Ave NB	Giordano St	Amar Rd	1	Minor Arterial	AC	1,085	30	32,550	10/16/2025	51	34	66	0
1720	2105	Glendora Ave	Las Vecinas Dr	Nelson Ave	4	Minor Arterial	AC	570	60	34,200	9/22/2025	51	16	84	0
2680	4870	Temple Ave	Unruh Ave	Nantes Ave	4	Minor Arterial	AC	570	56	31,920	8/28/2025	51	26	59	15
1210	0580	Amar Rd WB	100 W/ Hacienda	Unruh Ave	2	Primary Arterial	AC	1,080	40	46,600	9/23/2025	51	69	29	2
2825	5322	Valley Blvd WB	Ferrero Ln	Old Valley Blvd	3	Primary Arterial	AC	1,160	34	43,600	8/22/2025	52	43	57	0
2230	3560	Nelson Ave WB	Orange Ave	Conlon Ave	1	Minor Arterial	AC	820	18	14,760	9/4/2025	52	95	0	5
1790	2245	Hacienda Blvd NB	Fairgrove Ave	Maplegrove St	2	Primary Arterial	AC	1,315	32	47,300	9/3/2025	52	50	49	1
2680	4850	Temple Ave	Orange Ave	Tonopah Ave	4	Minor Arterial	AC	970	56	54,320	8/28/2025	52	53	46	1
1570	1590	Fairgrove Ave	Hacienda Blvd	Stimson Ave	2	Collector	AC	480	32	15,360	8/21/2025	53	78	21	1
1790	2220	Hacienda Blvd NB	Glendora Ave	270 S/ Amar Rd	2	Primary Arterial	AC	1,090	32	38,290	9/3/2025	53	72	24	4
1500	1470	Dora Guzman Ave	Hurley St	Valley Blvd	2	Collector	AC	830	36	29,880	8/27/2025	53	64	36	0
2070	3105	Main St	Chatterton Ave	Wickford Ave	2	Collector	AC	420	32	13,440	9/5/2025	53	54	45	1
2610	4600	Stimson Ave	Las Vecinas Dr	San Jose Ave	2	Collector	AC	365	36	13,140	9/3/2025	53	77	23	0
2780	5210	Unruh Ave	Nelson Ave	Prichard St	2	Minor Arterial	AC	1,030	56	57,680	10/16/2025	54	42	58	0
1200	0490	Amar Rd EB	Unruh Ave	260 W/ Hacienda	2	Primary Arterial	AC	960	40	40,400	9/23/2025	54	25	64	11
1720	2102	Glendora Ave	Hill St	Las Vecinas Dr	4	Minor Arterial	AC	770	60	46,200	9/22/2025	54	30	70	0
1800	2275	Hacienda Blvd SB	120 S/Amar Rd	Glendora Ave	2	Primary Arterial	AC	1,215	32	44,935	9/3/2025	54	81	13	6
2680	4830	Temple Ave	Willow Ave	Sunkist Ave	4	Minor Arterial	AC	1,055	56	59,080	8/28/2025	54	45	55	0
1790	2210	Hacienda Blvd NB	Temple Ave	Sierra Vista Ct	2	Primary Arterial	AC	1,010	32	33,785	9/3/2025	54	84	16	0
1800	2285	Hacienda Blvd SB	Sierra Vista Ct	Temple Ave	2	Primary Arterial	AC	1,010	32	34,055	9/3/2025	55	99	0	1
2790	5250	Unruh Ave NB	Amar Rd	Fairgrove Ave	1	Minor Arterial	AC	1,840	30	55,200	10/16/2025	55	78	16	6
1800	2280	Hacienda Blvd SB	Glendora Ave	Sierra Vista Ct	2	Primary Arterial	AC	550	32	18,250	9/3/2025	55	100	0	0
2230	3570	Nelson Ave WB	Conlon Ave	Cabana Ave	1	Minor Arterial	AC	510	18	9,180	9/4/2025	55	100	0	0
2690	4960	Temple Ave EB	Del Valle Ave	City Limit (260' E/Del Valle Ave)	2	Minor Arterial	AC	260	30	7,800	8/28/2025	55	100	0	0
2680	4820	Temple Ave	Ardilla Ave	Willow Ave	4	Minor Arterial	AC	550	56	30,800	8/28/2025	55	43	57	0
2680	4840	Temple Ave	Sunkist Ave	Orange Ave	4	Minor Arterial	AC	860	56	48,160	8/28/2025	55	79	21	0
2230	3640	Nelson Ave WB	Perth Ave	Hacienda Blvd	1	Minor Arterial	AC	1,010	18	18,180	9/4/2025	55	20	44	36
2890	5440	Willow Ave	Prichard St	Temple Ave	2	Minor Arterial	AC	650	36	23,400	9/4/2025	55	24	73	3
2070	3120	Main St	Northam St	Laura Ave	2	Collector	AC	395	36	14,220	9/5/2025	56	54	46	0
2280	3790	Orange Ave	Temple Ave	Homeward St	2	Minor Arterial	AC	1,250	36	45,000	10/20/2025	56	46	54	0
1730	2110	Glendora Ave NB	Nelson Ave	Old Valley Blvd	1	Minor Arterial	AC	1,000	30	29,350	9/22/2025	56	60	34	6
2230	3590	Nelson Ave WB	Sunset Ave	Evanwood Ave	1	Minor Arterial	AC	1,070	18	19,260	9/4/2025	56	36	64	0
2825	5325	Valley Blvd WB	Hofgarden St	City Limit (Bridge)	2	Primary Arterial	AC	1,195	36	41,300	8/22/2025	56	33	67	0
2050	2970	Loukelton St	Hacienda Blvd	Ballista Ave	2	Collector	AC	1,185	32	37,920	8/26/2025	56	100	0	0
1790	2215	Hacienda Blvd NB	Sierra Vista Ct	Glendora Ave	2	Primary Arterial	AC	550	32	20,225	9/3/2025	57	100	0	0
2070	3100	Main St	Ansted Dr	Chatterton Ave	2	Collector	AC	1,025	32	35,300	9/5/2025	57	44	55	1
2050	3000	Loukelton St	Lanny Ave	City Limit (End)	2	Collector	AC	519	30	15,570	8/26/2025	57	92	0	8
2680	4890	Temple Ave	Perth Ave	Hacienda Blvd	4	Minor Arterial	AC	760	56	42,560	8/28/2025	59	38	62	0
2825	5324	Valley Blvd WB	Old Valley Blvd	Hofgarden St	3	Primary Arterial	AC	1,125	38	42,750	8/22/2025	59	45	55	0
2070	3090	Main St	Banbridge Ave	Ansted Dr	2	Collector	AC	1,175	36	42,300	9/5/2025	59	46	54	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1800	2290	Hacienda Blvd SB	Temple Ave	Prichard St	2	Primary Arterial	AC	770	32	24,640	9/3/2025	59	100	0	0
2050	2980	Loukelton St	Ballista Ave	Del Valle Ave	2	Collector	AC	765	32	24,480	8/26/2025	59	100	0	0
2050	2990	Loukelton St	Del Valle Ave	Lanny Ave	2	Collector	AC	1,025	34	34,850	8/26/2025	59	100	0	0
1790	2205	Hacienda Blvd NB	Prichard St	Temple Ave	2	Primary Arterial	AC	770	33	27,875	9/3/2025	59	100	0	0
1210	0550	Amar Rd WB	Ballista Ave	320 E/Hacienda Blvd	2	Primary Arterial	AC	950	30	30,800	9/23/2025	59	31	69	0
1790	2240	Hacienda Blvd NB	Hayland St	Fairgrove Ave	2	Primary Arterial	AC	475	32	17,050	9/3/2025	60	7	90	3
1720	2080	Glendora Ave	Hacienda Blvd	Sierra Vista Ct	4	Minor Arterial	AC	985	60	59,100	9/22/2025	60	39	61	0
1800	2250	Hacienda Blvd SB	Maplegrove St	Fairgrove Ave	2	Primary Arterial	AC	1,315	32	47,750	9/3/2025	60	31	63	6
2070	3110	Main St	Wickford Ave	Northam St	2	Collector	AC	685	36	24,660	9/5/2025	60	57	43	0
2680	4810	Temple Ave	90 E/ Puente	Ardilla Ave	4	Minor Arterial	AC	1,000	60	60,000	8/28/2025	60	100	0	0
1590	1640	Ferrero Ln	Valley Blvd	Wegman Dr	2	Collector	AC	1,160	32	37,120	9/9/2025	61	72	28	0
2680	4880	Temple Ave	Nantes Ave	Perth Ave	4	Minor Arterial	AC	515	56	28,840	8/28/2025	61	33	67	0
2070	3080	Main St	Dalesford Dr	Banbridge Ave	2	Collector	AC	690	36	24,840	9/5/2025	61	46	54	0
1720	2090	Glendora Ave	Sierra Vista Ct	Temple Ave	4	Minor Arterial	AC	990	60	59,400	9/22/2025	62	38	62	0
2230	3520	Nelson Ave WB	Puente Ave	Mayland Ave	1	Minor Arterial	AC	505	18	9,090	9/4/2025	62	42	58	0
2890	5470	Willow Ave	Amar Rd	City Limit (Hayland St)	2	Minor Arterial	AC	890	35	27,600	9/4/2025	62	53	43	4
1570	1620	Fairgrove Ave	Del Valle Ave	Aileron Ave	2	Collector	AC	740	16	11,840	8/21/2025	63	100	0	0
2230	3630	Nelson Ave WB	Unruh Ave	Perth Ave	1	Minor Arterial	AC	925	18	16,650	9/4/2025	63	19	20	61
2070	3050	Main St	Second St	Stimson Ave	2	Collector	AC	730	42	30,660	9/5/2025	64	42	56	2
2070	3070	Main St	Bamboo St	Dalesford Dr	2	Collector	AC	1,830	36	65,880	9/5/2025	65	42	58	0
1720	2100	Glendora Ave	Temple Ave	Hill St	4	Minor Arterial	AC	725	60	43,500	9/22/2025	65	37	63	0
1390	1170	California Ave	Francisquito Ave	City Limit (710 S/ Francisquito)	2	Minor Arterial	AC	710	19	13,490	10/17/2025	66	38	62	0
1800	2295	Hacienda Blvd SB	Prichard St	Nelson Ave	2	Primary Arterial	AC	1,062	32	37,060	9/3/2025	66	61	39	0
1790	2200	Hacienda Blvd NB	Nelson Ave	Prichard St	2	Primary Arterial	AC	1,065	33	38,050	9/3/2025	67	64	34	2
2890	5430	Willow Ave	Nelson Ave	Prichard St	2	Minor Arterial	AC	1,120	36	40,320	9/4/2025	68	39	61	0
1590	1650	Ferrero Ln	Wegman Dr	Main St	2	Collector	AC	1,080	36	38,880	9/9/2025	69	75	25	0
2680	4800	Temple Ave	Puente Ave	90 E/ Puente	4	Minor Arterial	PCC	120	60	7,200	8/28/2025	69	20	22	58
1790	2225	Hacienda Blvd NB	270 S/ Amar Rd	Amar Rd	2	Primary Arterial	PCC	270	42	11,700	9/3/2025	70	14	19	67
1480	1410	Del Valle Ave	Loukelton St	Amar Rd	2	Collector	AC	870	36	31,320	8/26/2025	70	100	0	0
1500	1460	Dora Guzman Ave	Main St	Hurley St	2	Collector	AC	660	36	23,760	8/27/2025	71	68	30	2
2230	3650	Nelson Ave WB	Hacienda Blvd	Glendora Ave	1	Collector	AC	1,860	20	37,200	9/4/2025	72	49	51	0
2280	3810	Orange Ave	Amar Rd	City Limit	2	Minor Arterial	AC	186	36	6,696	10/20/2025	72	66	34	0
1800	2270	Hacienda Blvd SB	Amar Rd	120 S/Amar Rd	2	Primary Arterial	PCC	120	32	4,150	9/3/2025	72	15	64	21
1790	2230	Hacienda Blvd NB	Amar Rd	120 N/ Amar Rd	2	Primary Arterial	PCC	120	32	4,500	9/3/2025	74	21	0	79
1210	0560	Amar Rd WB	320 E/Hacienda Blvd	Hacienda Blvd	2	Primary Arterial	PCC	350	42	14,700	9/23/2025	75	18	0	82
1200	0420	Amar Rd EB	Puente Ave	90 E/Puente Ave	2	Primary Arterial	PCC	115	32	3,680	9/23/2025	76	19	54	27
1480	1400	Del Valle Ave	Mentz St	Loukelton St	2	Collector	AC	975	36	35,172	8/26/2025	76	90	10	0
2230	3580	Nelson Ave WB	Cabana Ave	Sunset Ave	1	Minor Arterial	AC	590	18	10,620	9/4/2025	77	100	0	0
1570	1580	Fairgrove Ave	Aldgate Ave	Hacienda Blvd	2	Collector	AC	360	19	6,840	8/21/2025	78	100	0	0
1200	0510	Amar Rd EB	Hacienda Blvd	90 E/ Hacienda Blvd	2	Primary Arterial	PCC	125	32	4,000	9/23/2025	79	43	13	44
2370	4070	Puente Ave NB	Temple Ave	120 N/Temple	2	Minor Arterial	PCC	120	32	4,500	9/4/2025	80	22	48	30
2380	4120	Puente Ave SB	City Limit (Lassalette St)	Temple Ave	2	Minor Arterial	PCC	285	42	11,970	9/4/2025	81	26	0	74
1800	2265	Hacienda Blvd SB	360 N/ Amar Rd	Amar Rd	2	Primary Arterial	PCC	360	40	14,675	9/3/2025	82	24	42	34
1210	0570	Amar Rd WB	Hacienda	100 W/ Hacienda	2	Primary Arterial	PCC	140	30	4,200	9/23/2025	83	28	0	72
1200	0500	Amar Rd EB	260 W/ Hacienda	Hacienda Blvd	2	Primary Arterial	PCC	295	40	11,800	9/23/2025	83	60	0	40
1480	1390	Del Valle Ave	Temple Ave	Mentz St	2	Collector	AC	1,240	36	44,640	8/26/2025	83	94	0	6
1210	0630	Amar Rd WB	310 E/Puente Ave	Puente Ave	2	Primary Arterial	PCC	350	42	14,700	9/23/2025	84	45	0	55
2370	4060	Puente Ave NB	330 S/ Temple	Temple Ave	2	Minor Arterial	PCC	330	42	14,095	9/4/2025	85	42	0	58
1252	0708	Azusa Ave	Industry Hills Pkwy	Main St	3	Primary Arterial	PCC	1,740	32	62,750	6/1/2025	86	50	41	9
1255	0701	Azusa Way	Main St	End PCC (W/ Main St)	3	Primary Arterial	PCC	150	45	7,875	11/1/2025	87	81	19	0
2370	4100	Puente Ave NB	Amar Rd	120 N/Amar	2	Minor Arterial	PCC	120	32	4,425	10/21/2025	87	42	0	58
2370	4090	Puente Ave NB	350 S/ Amar	Amar Rd	2	Minor Arterial	PCC	350	42	15,250	10/21/2025	88	73	12	15
2540	4440	Second St	Main St	Workman St	2	Collector	AC	525	36	18,900	9/11/2025	90	50	29	21
2280	3770	Orange Ave	Nelson Ave	Beckner St	2	Minor Arterial	AC	1,105	36	39,780	10/20/2025	93	100	0	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1390	1150	California Ave	Nelson Ave	Prichard St	2	Minor Arterial	AC	890	37	32,930	10/17/2025	94	0	100	0
2610	4620	Stimson Ave	Hill St	Victoria Ave	2	Collector	AC	352	36	12,672	9/3/2025	94	0	100	0
2070	3060	Main St	Stimson Ave	Bamboo St	2	Collector	AC	1,155	38	43,890	9/5/2025	94	22	78	0
2280	3780	Orange Ave	Beckner St	Temple Ave	2	Minor Arterial	AC	675	36	24,300	10/20/2025	95	100	0	0
2270	3750	Old Valley Blvd	Common Ave	Hofgarden St	2	Minor Arterial	AC	1,395	36	50,220	8/22/2025	95	100	0	0
1410	1230	Central Ave	Common Ave	Valley Blvd	2	Collector	AC	880	37	31,780	9/11/2025	95	52	48	0
2440	4220	Rowland St	Glendora Ave	Stimson Ave	2	Collector	AC	1,015	40	40,600	9/11/2025	96	3	62	35
1410	1225	Central Ave	Albert St	Common Ave	3	Collector	AC	645	48	30,960	9/11/2025	96	45	55	0
2680	4860	Temple Ave	Tonopah Ave	Sunset Ave	4	Minor Arterial	AC	950	56	53,200	8/28/2025	97	0	100	0
1390	1160	California Ave	Prichard St	Temple Ave	2	Minor Arterial	AC	880	37	32,560	10/17/2025	98	0	100	0
2540	4450	Second St	Workman St	Rowland St	2	Collector	AC	535	36	19,260	9/11/2025	98	100	0	0
2825	5320	Valley Blvd WB	Wickford Ave	Ferrero Ln	3	Primary Arterial	AC	1,785	32	56,400	8/22/2025	99	0	100	0
1410	1210	Central Ave	Main St	Stimson Ave	3	Collector	AC	435	48	20,880	9/11/2025	100	0	0	0
1410	1220	Central Ave	Stimson Ave	Albert St	3	Collector	AC	550	48	26,400	9/11/2025	100	0	0	0
2230	3600	Nelson Ave WB	Evanwood Ave	California Ave	1	Minor Arterial	AC	850	18	15,300	9/4/2025	100	0	0	0
2270	3720	Old Valley Blvd	Main St	First St	2	Minor Arterial	AC	545	36	19,620	8/22/2025	100	0	0	0
2270	3730	Old Valley Blvd	First St	Stimson Ave	2	Minor Arterial	AC	495	36	17,820	8/22/2025	100	0	0	0
2270	3735	Old Valley Blvd	Stimson Ave	Albert St	2	Minor Arterial	AC	560	36	20,160	8/22/2025	100	0	0	0
2270	3740	Old Valley Blvd	Albert St	Common Ave	2	Minor Arterial	AC	700	36	25,200	8/22/2025	100	0	0	0
2270	3760	Old Valley Blvd	Hofgarden St	Valley Blvd	2	Minor Arterial	AC	1,135	36	40,860	8/22/2025	100	0	0	0
2370	4040	Puente Ave NB	Nelson Ave	Moccasin St	2	Minor Arterial	AC	745	32	26,060	9/4/2025	100	0	0	0
2370	4050	Puente Ave NB	Moccasin St	330 S/ Temple	2	Minor Arterial	AC	740	32	24,500	9/4/2025	100	0	0	0
2370	4080	Puente Ave NB	120 N/Temple	350 S/ Amar	2	Minor Arterial	AC	1,352	32	43,265	9/4/2025	100	0	0	0
2370	4110	Puente Ave NB	120 N/Amar	City Limit (100' N/ Sauder St)	2	Minor Arterial	AC	1,210	32	41,900	9/4/2025	100	0	0	0
2610	4545	Stimson Ave	End (South)	Old Valley Blvd	2	Collector	AAC	70	36	2,520	4/1/2026	100	0	0	0
2610	4550	Stimson Ave	Old Valley Blvd	Central Ave	2	Collector	AC	520	36	18,720	9/3/2025	100	0	0	0
2610	4560	Stimson Ave	Central Ave	Main St	2	Collector	AC	495	36	19,355	9/3/2025	100	0	0	0
2610	4610	Stimson Ave	San Jose Ave	Hill St	2	Collector	AC	340	36	12,240	9/3/2025	100	0	0	0
2610	4630	Stimson Ave	Victoria Ave	Temple Ave	2	Collector	AC	335	36	12,060	9/3/2025	100	0	0	0
2680	4910	Temple Ave	Glendora Ave	Stimson Ave	4	Minor Arterial	AC	510	60	30,600	8/28/2025	100	0	0	0
2680	4920	Temple Ave	Stimson Ave	Fifth St	4	Minor Arterial	AC	430	60	25,800	8/28/2025	100	0	0	0
2680	4930	Temple Ave	Fifth St	Del Valle Ave	4	Minor Arterial	AC	1,065	60	63,900	8/28/2025	100	0	0	0
2820	5304	Valley Blvd EB	Azusa Wy	City Limit (120' E/ Azusa Wy)	3	Primary Arterial	AC	205	32	8,650	8/22/2025	100	0	0	0
2825	5305	Valley Blvd WB	City Limit (110' E/ Azusa Wy)	Azusa Wy	3	Primary Arterial	AC	195	34	7,150	8/22/2025	100	0	0	0
2880	5400	Wickford Ave	Valley Blvd	Inyo St	2	Collector	AC	145	32	4,640	8/27/2025	100	0	0	0
2880	5410	Wickford Ave	Inyo St	Salais St	2	Collector	AC	1,105	32	35,360	8/27/2025	100	0	0	0
2880	5420	Wickford Ave	Salais St	Main St	2	Collector	AC	540	32	17,280	8/27/2025	100	0	0	0
								29.4		**5,628,885**					
	Residential/Locals														
2360	3980	Prichard St	Sunset Ave	Evanwood Ave	2	Residential/Local	AC	1,052	34	35,768	10/17/2025	17	27	73	0
2900	5485	Workman St	First St	Second St	2	Residential/Local	AC	345	32	11,040	9/11/2025	20	35	62	3
2900	5480	Workman St	Glendora Ave	First St	2	Residential/Local	AC	200	36	6,985	9/11/2025	21	27	69	4
2730	5080	Third St	Workman St	Rowland St	2	Residential/Local	AC	540	36	19,440	9/11/2025	21	30	68	2
2170	3390	Moccasin St	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	135	22	4,700	10/17/2025	21	18	82	0
1480	1370	Del Valle Ave	San Jose Ave	Hill St	2	Residential/Local	AC	950	25	23,750	8/26/2025	22	30	62	8
1300	0900	Beckner St	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	135	22	4,750	10/17/2025	23	6	94	0
1980	2790	Las Vecinas Dr	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	135	24	4,705	9/11/2025	23	21	79	0
1630	1780	First St	Workman St	Rowland St	2	Residential/Local	AC	400	36	16,745	9/11/2025	24	21	57	22
2330	3900	Picton St	Del Valle Ave	Cul-De-Sac	2	Residential/Local	AC	650	30	22,235	9/22/2025	27	33	67	0
2730	5070	Third St	Main St	Workman St	2	Residential/Local	AC	525	36	18,900	9/11/2025	28	38	62	0
1980	2840	Las Vecinas Dr	Stimson Ave	End	2	Residential/Local	AC	1,290	26	34,525	9/11/2025	29	45	47	8
1640	1820	Flagstaff St	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	132	24	4,725	10/17/2025	29	28	72	0
1490	1450	Dial Ave	Inyo St	Cul-De-Sac	2	Residential/Local	AC	185	23	6,255	9/9/2025	29	40	60	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1300	0890	Beckner St	Shadydale Ave	Cul-De-Sac	2	Residential/Local	AC	240	24	7,760	10/17/2025	30	38	62	0
1370	1090	Cadbrook Dr	Aldgate Ave	Unruh Ave	2	Residential/Local	AC	265	32	9,200	9/22/2025	30	39	61	0
1350	1020	Bromar St	Gilwood Ave	Cul-De-Sac	2	Residential/Local	AC	420	31	16,020	9/22/2025	30	43	57	0
1370	1080	Cadbrook Dr	Flagstaff St	Aldgate Ave	2	Residential/Local	AC	1,135	32	36,320	9/22/2025	30	40	60	0
1650	1900	Flanner St	Tonopah Ave	Cul-De-Sac (E)	2	Residential/Local	AC	870	34	27,600	10/15/2025	31	29	71	0
1850	2465	Hill St	Del Valle Ave	End	2	Residential/Local	AC	265	45	11,925	9/22/2025	31	29	71	0
1830	2390	Hartsville St	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	135	24	5,240	10/17/2025	31	29	71	0
2360	3995	Prichard St	Glenshaw Ave	Greenberry Dr	2	Residential/Local	AC	205	34	6,970	10/17/2025	32	24	76	0
1830	2380	Hartsville St	Shadydale Ave	Cul-De-Sac	2	Residential/Local	AC	240	24	7,760	10/17/2025	32	46	54	0
1630	1770	First St	Main St	Workman St	2	Residential/Local	AC	510	36	18,360	9/11/2025	33	45	39	16
1340	1010	Broadmoor Ave	Prichard St	Temple Ave	2	Residential/Local	AC	850	28	24,250	10/17/2025	33	39	61	0
1980	2800	Las Vecinas Dr	Eldon Ave	Cul-De-Sac	2	Residential/Local	AC	270	22	8,055	9/11/2025	34	37	63	0
2140	3280	Melham Ave	Unruh Ave	Flagstaff St	2	Residential/Local	AC	940	26	24,940	10/16/2025	35	32	68	0
2740	5090	Tonopah Ave	Nelson Ave	Cul-De-Sac	2	Residential/Local	AC	580	26	17,550	10/15/2025	36	49	51	0
2850	5360	Wake Ct	Del Valle Ave	Cul-De-Sac	2	Residential/Local	AC	135	36	6,565	8/26/2025	37	33	67	0
2710	4980	Temple Frontage N	Lanny Ave	Greycliff Ave	2	Residential/Local	AC	500	26	13,000	8/28/2025	37	33	67	0
2040	2960	Leverett Ave	Villa Park St	Cul-De-Sac	2	Residential/Local	AC	385	36	16,860	9/9/2025	37	32	68	0
1870	2480	Hofgarden St	Valley Blvd	Old Valley Blvd	2	Residential/Local	AC	515	37	19,355	8/22/2025	38	52	48	0
2360	3990	Prichard St	Evanwood Ave	Glenshaw Ave	2	Residential/Local	AC	200	34	6,800	10/17/2025	38	53	47	0
2140	3270	Melham Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	395	24	11,480	10/17/2025	38	34	66	0
1430	1300	Clintwood Ave	Lassalette St	End	2	Residential/Local	AC	820	34	27,880	10/20/2025	38	39	0	61
1980	2810	Las Vecinas Dr	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	315	28	11,820	9/11/2025	38	43	57	0
1000	0030	Abbey St	Common Ave	Central Ave	2	Residential/Local	AC	795	30	23,850	9/11/2025	39	30	64	6
1680	1970	Francisquito Ave EB	California Ave	Hacienda Blvd	2	Residential/Local	AC	1,125	30	33,750	8/21/2025	40	53	41	6
2900	5495	Workman St	Third St	Stimson Ave	2	Residential/Local	AC	340	36	12,240	9/11/2025	40	57	43	0
2660	4760	Sunset Frontage W	Prichard St	Cul-De-Sac	2	Residential/Local	AC	840	26	23,840	10/16/2025	41	50	50	0
2030	2930	League Ave	Beckner St	Temple Ave	2	Residential/Local	AC	605	28	16,940	10/20/2025	42	36	64	0
2360	3940	Prichard St	Willow Ave	Ardilla Ave	2	Residential/Local	AC	475	34	16,150	10/15/2025	42	36	64	0
2010	2890	Laura Ave	Main St	Villa Park St	2	Residential/Local	AC	395	36	14,220	9/9/2025	42	37	63	0
2260	3710	Ocala Ave	Mentz St	Loukelton St	2	Residential/Local	AC	940	28	26,320	9/8/2025	43	31	69	0
1820	2350	Harmsworth Ave	Inyo St	End	2	Residential/Local	AC	660	32	21,120	8/27/2025	43	37	63	0
2840	5355	Villa Park St	Laura Ave	Leverett Ave	2	Residential/Local	AC	575	36	21,385	9/9/2025	43	37	63	0
2570	4480	Shay Ave	Bluebonnet St	Central Ave	2	Residential/Local	AC	535	32	17,120	9/9/2025	43	15	85	0
2720	5050	Temple Frontage S	End (100 W/ Glenshaw)	Cul-De-Sac (E/ Greenberry)	2	Residential/Local	AC	496	26	14,490	8/28/2025	43	37	63	0
1960	2720	Lanny Ave	Mentz St	Temple Ave	2	Residential/Local	AC	1,105	27	29,835	8/26/2025	44	38	62	0
1560	1570	Evanwood Ave	Prichard St	Nelson Ave	2	Residential/Local	AC	875	28	24,500	10/17/2025	44	39	61	0
2710	5000	Temple Frontage N	Tonopah Ave	Cul-De-Sac	2	Residential/Local	AC	680	27	19,195	8/28/2025	45	47	53	0
1260	0710	Baja Ave	Inyo St	Cul-De-Sac	2	Residential/Local	AC	160	22	5,520	8/27/2025	45	60	40	0
2740	5110	Tonopah Ave	Beckner St	Temple Ave	2	Residential/Local	AC	585	32	19,220	10/15/2025	45	37	63	0
2840	5350	Villa Park St	Main St	Laura Ave	2	Residential/Local	AC	505	30	16,970	9/9/2025	45	36	64	0
1760	2170	Greenberry Dr	Prichard St	Temple Ave	2	Residential/Local	AC	840	34	28,560	10/17/2025	45	35	65	0
1700	2010	Gilwood Ave	Hill St	Bromar St	2	Residential/Local	AC	260	30	8,655	9/22/2025	46	40	60	0
1760	2160	Greenberry Dr	Nelson Ave	Prichard St	2	Residential/Local	AC	890	34	30,260	10/17/2025	46	33	67	0
1770	2180	Greycliff Ave	Temple Ave	Mentz St	2	Residential/Local	AC	1,120	34	38,080	9/8/2025	46	41	59	0
1640	1840	Flagstaff St	Cadbrook Dr	Cul-De-Sac (E)	2	Residential/Local	AC	840	33	25,800	10/16/2025	46	39	61	0
2100	3200	Marston Ave	Inyo St	End	2	Residential/Local	AC	660	32	21,120	8/27/2025	47	41	59	0
2310	3840	Peggy Ave	Temple Ave	Mentz St	2	Residential/Local	AC	1,100	26	28,600	9/8/2025	47	41	59	0
1160	0380	Aldgate Ave	Cadbrook Dr	Cul-De-Sac	2	Residential/Local	AC	200	26	6,550	10/16/2025	47	39	61	0
1300	0930	Beckner St	Duff Ave	Cul-De-Sac	2	Residential/Local	AC	790	27	23,745	10/17/2025	47	59	41	0
2900	5500	Workman St	Stimson Ave	Fifth St	2	Residential/Local	AC	325	36	11,700	9/11/2025	47	63	37	0
2360	3930	Prichard St	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	475	25	13,875	10/20/2025	47	41	59	0
2740	5130	Tonopah Ave	Homeward St	Amar Rd	2	Residential/Local	AC	960	32	30,720	10/15/2025	47	22	78	0
1160	0370	Aldgate Ave	Flagstaff St	Cul-De-Sac	2	Residential/Local	AC	495	26	14,870	10/16/2025	48	24	76	0
1830	2400	Hartsville St	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	485	22	12,670	9/10/2025	48	33	67	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
2400	4140	Radway Ave	Prichard St	Temple Ave	2	Residential/Local	AC	812	28	22,736	10/17/2025	48	37	63	0
1640	1860	Flagstaff St	Eldon Ave	Perth Ave	2	Residential/Local	AC	550	28	15,400	10/16/2025	48	48	52	0
1640	1850	Flagstaff St	Eldon Ave	Cul-De-Sac	2	Residential/Local	AC	270	22	7,905	10/16/2025	49	51	49	0
1430	1290	Clintwood Ave	Temple Ave	Lassalette St	2	Residential/Local	AC	285	28	7,980	10/20/2025	49	65	35	0
1770	2190	Greycliff Ave	Mentz St	Loukelton St	2	Residential/Local	AC	960	34	32,640	9/8/2025	49	41	59	0
1480	1420	Del Valle Ave	Cul-De-Sac (S)	Cadwell St	2	Residential/Local	AC	325	23	9,475	8/21/2025	49	65	35	0
2320	3870	Perth Ave	Flagstaff St	Las Vecinas Dr	2	Residential/Local	AC	255	28	8,140	10/16/2025	49	62	38	0
1310	0970	Beckner St Cul-De-Sac	Beckner St (E/ Melham)	Cul-De-Sac	2	Residential/Local	AC	140	22	4,650	10/17/2025	50	37	63	0
2060	3020	Maclaren St	Ferrero Ln	Chatterton Ave	2	Residential/Local	AC	1,475	32	47,200	8/27/2025	50	39	61	0
2470	4280	Saint Malo Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	425	24	12,200	10/17/2025	50	26	74	0
2720	5035	Temple Frontage S	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	435	26	12,380	8/28/2025	50	27	73	0
1640	1830	Flagstaff St	Cadbrook Dr	Cul-De-Sac (W)	2	Residential/Local	AC	135	28	3,805	10/16/2025	50	21	79	0
2620	4690	Sunkist Ave	Temple Ave	Homeward St	2	Residential/Local	AC	1,245	34	42,330	9/23/2025	51	36	64	0
1960	2710	Lanny Ave	Loukelton St	Mentz St	2	Residential/Local	AC	945	27	25,515	8/26/2025	51	41	59	0
1010	0050	Aileron Ave	Mentz St	Loukelton St	2	Residential/Local	AC	955	34	32,470	8/26/2025	51	44	56	0
1240	0670	Ardilla Ave	Nelson Ave	Temple Ave	2	Residential/Local	AC	1,775	34	60,350	10/15/2025	51	39	59	2
1920	2640	Inyo St	Wickford Ave	Dora Guzman Ave	2	Residential/Local	AC	1,100	32	35,200	8/27/2025	51	92	8	0
1270	0750	Ballista Ave	Fairgrove Ave	City Limit (140 N/ Fairgrove)	2	Residential/Local	AC	140	34	4,760	8/21/2025	51	42	58	0
1300	0830	Beckner St	Ardilla Ave	Cul-De-Sac	2	Residential/Local	AC	580	28	20,240	10/15/2025	52	42	58	0
2520	4410	Sandy Hook Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	425	24	12,200	10/17/2025	52	33	67	0
2720	5060	Temple Frontage S	Ardilla Ave	Cul-De-Sac	2	Residential/Local	AC	1,030	26	29,600	8/28/2025	52	45	55	0
2770	5190	Unruh Frontage W	Melham Ave	Cadbrook Dr	2	Residential/Local	AC	230	25	5,750	10/16/2025	52	41	59	0
2200	3460	Mulvane St	Stimson Ave	Ballista Ave	2	Residential/Local	AC	810	33	28,755	8/26/2025	52	46	54	0
1300	0820	Beckner St	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	495	24	13,880	10/20/2025	52	47	53	0
1300	0920	Beckner St	Foxworth Ave	Duff Ave	2	Residential/Local	AC	680	34	23,120	10/17/2025	53	64	36	0
1430	1310	Clintwood Ave	Flanner St	End	2	Residential/Local	AC	110	32	3,520	10/15/2025	53	100	0	0
1910	2580	Hutchcroft St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	325	26	10,450	10/20/2025	53	48	52	0
2310	3850	Peggy Ave	Mentz St	Loukelton St	2	Residential/Local	AC	960	26	24,960	9/8/2025	53	42	58	0
1380	1120	Cadwell St	Gilwood Ave	Molinar Ave	2	Residential/Local	AC	220	34	7,480	8/26/2025	53	79	21	0
2320	3860	Perth Ave	Nelson Ave	Flagstaff St	2	Residential/Local	AC	245	34	8,330	10/16/2025	53	68	32	0
1620	1740	Fifth St	Victoria Ave	Temple Ave	2	Residential/Local	AC	335	26	8,710	9/8/2025	53	31	68	1
1980	2820	Las Vecinas Dr	Maypop Ave	Cul-De-Sac	2	Residential/Local	AC	355	28	11,940	9/11/2025	53	28	72	0
2170	3415	Moccasin St	Maypop Ave	Cul-De-Sac	2	Residential/Local	AC	290	28	10,120	10/16/2025	53	39	61	0
1550	1550	Ellora St	Dalesford Dr	Cul-De-Sac	2	Residential/Local	AC	165	24	5,960	9/5/2025	54	77	23	0
1700	2030	Gilwood Ave	Cul-De-Sac (S/ Cadwell)	Cul-De-Sac (N/ Cadwell)	2	Residential/Local	AC	790	24	22,065	8/26/2025	54	84	16	0
2580	4490	Sierra Vista Ct	Hacienda Blvd	Glendora Ave	2	Residential/Local	AC	675	26	17,550	9/8/2025	54	40	60	0
1850	2460	Hill St	Gilwood Ave	Del Valle Ave	2	Residential/Local	AC	760	37	26,550	9/22/2025	54	50	50	0
2860	5370	Waringwood Rd	Main St	Inyo St	2	Residential/Local	AC	1,525	36	54,900	9/9/2025	54	48	52	0
1630	1760	First St	Old Valley Blvd	Main St	2	Residential/Local	AC	390	36	14,040	9/11/2025	54	71	0	29
1920	2630	Inyo St	Ferrero Ln	Wickford Ave	2	Residential/Local	AC	1,755	33	57,915	8/27/2025	54	93	7	0
1230	0650	Appleblossom St	Inyo St	Common Ave	2	Residential/Local	AC	1,590	32	50,880	9/5/2025	55	44	56	0
1250	0700	Azalea Ct	Leverett Ave	Cul-De-Sac	2	Residential/Local	AC	465	36	18,740	9/9/2025	55	43	57	0
2770	5200	Unruh Frontage W	Cadbrook Dr	Cul-De-Sac	2	Residential/Local	AC	430	24	11,700	10/16/2025	55	41	59	0
1750	2140	Goodson Dr	Unruh Ave	Homeward St	2	Residential/Local	AC	815	34	28,995	9/10/2025	55	32	68	0
1290	0810	Banbridge Ave	Bamboo St	End	2	Residential/Local	AC	715	36	26,740	8/27/2025	55	100	0	0
2160	3330	Mentz St	Greycliff Ave	End	2	Residential/Local	AC	115	33	3,795	9/8/2025	55	100	0	0
2210	3470	Nantes Ave	Flagstaff St	Moccasin St	2	Residential/Local	AC	420	28	12,760	10/16/2025	55	57	43	0
2900	5490	Workman St	Second St	Third St	2	Residential/Local	AC	340	36	12,240	9/11/2025	55	49	51	0
1300	0870	Beckner St	Tonopah Ave	Cabana Ave	2	Residential/Local	AC	235	34	7,990	10/20/2025	55	50	50	0
1530	1520	Eldon Ave	Las Vecinas Dr	Moccasin St	2	Residential/Local	AC	245	33	9,085	10/16/2025	55	78	22	0
1580	1630	Fern Creek Dr	Ferrero Ln	Park Rock Dr	2	Residential/Local	AC	725	36	26,100	9/9/2025	55	39	55	6
2360	3950	Prichard St	Tamar Dr	Sunkist Ave	2	Residential/Local	AC	790	28	23,120	10/21/2025	55	50	50	0
1450	1340	Conlon Ave	Nelson Ave	Moccasin St	2	Residential/Local	AC	745	28	20,860	10/20/2025	55	47	53	0
1480	1380	Del Valle Ave	Hill St	Temple Ave	2	Residential/Local	AC	445	36	16,020	8/26/2025	55	81	19	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1180	0410	Amar Frontage S	Sunkist Ave	Cul-De-Sac	2	Residential/Local	AC	620	26	18,120	9/23/2025	56	28	72	0
1750	2150	Goodson Dr	Homeward St	End	2	Residential/Local	AC	445	34	15,130	9/10/2025	56	33	67	0
1670	1960	Foxworth Ave	Prichard St	Cul-De-Sac	2	Residential/Local	AC	695	24	19,300	10/17/2025	56	35	65	0
1880	2515	Homeward St	Sandia Ave	Orange Ave	2	Residential/Local	AC	255	36	9,180	10/15/2025	56	52	48	0
2300	3835	Park Rock Dr	Fern Creeek Dr	Cul-De-Sac	2	Residential/Local	AC	145	36	6,225	9/9/2025	57	28	72	0
1300	0940	Beckner St	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	480	23	13,040	9/10/2025	57	33	67	0
2120	3230	Maypop Ave	Nelson Ave	Moccasin St	2	Residential/Local	AC	748	34	25,432	10/16/2025	57	78	22	0
2040	2950	Leverett Ave	Hurley St	End	2	Residential/Local	AC	630	36	22,680	8/27/2025	57	79	12	9
2750	5140	Turk Rd	Ferrero Ln	Rorimer St	2	Residential/Local	AC	705	32	22,560	9/9/2025	57	44	56	0
2830	5340	Victoria Ave	Stimson Ave	Fifth St	2	Residential/Local	AC	380	27	10,570	9/22/2025	58	45	55	0
1360	1050	Cabana Ave	Lassalette St	End (N)	2	Residential/Local	AC	815	28	22,820	10/20/2025	58	100	0	0
1810	2340	Hacienda Frontage W	Ector St	End	2	Residential/Local	AC	340	27	9,180	9/3/2025	58	47	53	0
2630	4710	Sunkist Dr	Ardilla Ave	Puente Ave	2	Residential/Local	AC	855	36	30,780	9/23/2025	58	37	63	0
2160	3290	Mentz St	Glendora Ave	Cul-De-Sac	2	Residential/Local	AC	618	36	23,550	9/8/2025	58	58	42	0
1640	1880	Flagstaff St	Maypop Ave	Cul-De-Sac	2	Residential/Local	AC	365	28	12,220	10/16/2025	59	44	56	0
1300	0910	Beckner St	California Ave	Foxworth Ave	2	Residential/Local	AC	210	33	6,930	10/17/2025	59	58	42	0
1520	1490	Ector St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	325	26	10,450	10/20/2025	59	54	46	0
2130	3250	Meeker Ave	Temple Ave	Homeward St	2	Residential/Local	AC	1,205	28	33,740	10/21/2025	59	47	53	0
1530	1510	Eldon Ave	Nelson Ave	Las Vecinas Dr	2	Residential/Local	AC	510	32	16,320	10/16/2025	59	54	46	0
1880	2495	Homeward St	Willow Ave	Meeker Ave	2	Residential/Local	AC	495	34	16,830	10/15/2025	59	49	49	2
2130	3260	Meeker Ave	Homeward St	Amar Rd	2	Residential/Local	AC	910	28	25,480	10/21/2025	59	44	56	0
1945	2688	Lance Ct	Las Vecinas Dr	Cul-De-Sac	2	Residential/Local	AC	150	28	5,500	9/22/2025	59	9	91	0
2360	4010	Prichard St	Foxworth Ave	Duff Ave	2	Residential/Local	AC	680	27	19,360	10/17/2025	59	44	56	0
2530	4420	Santo Oro Ave	Hacienda Blvd	Temple Ave	2	Residential/Local	AC	965	34	32,810	9/10/2025	60	60	40	0
1900	2550	Hurley St	Turk Rd	Chatterton Ave	2	Residential/Local	AC	1,295	33	42,735	9/9/2025	60	54	46	0
2160	3315	Mentz St	Aileron Ave	Lanny Ave	2	Residential/Local	AC	255	33	8,415	9/8/2025	60	57	43	0
1830	2360	Hartsville St	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	495	24	13,880	10/20/2025	61	44	56	0
1685	1980	Francisquito Ave WB	Hacienda Blvd	City Limit (650 W/ Hacienda)	2	Residential/Local	AC	650	30	19,500	8/21/2025	61	18	62	20
1360	1030	Cabana Ave	Nelson Ave	Beckner St	2	Residential/Local	AC	1,210	28	33,880	10/20/2025	61	55	45	0
2170	3410	Moccasin St	Nantes Ave	Maypop Ave	2	Residential/Local	AC	825	28	24,100	10/16/2025	61	48	52	0
2740	5120	Tonopah Ave	Temple Ave	Homeward St	2	Residential/Local	AC	1,240	34	42,160	10/15/2025	61	29	71	0
1300	0850	Beckner St	Sunkist Ave	Orange Ave	2	Residential/Local	AC	820	34	27,880	10/20/2025	61	58	42	0
2170	3400	Moccasin St	Eldon Ave	Cul-De-Sac	2	Residential/Local	AC	285	24	8,840	10/16/2025	61	49	51	0
2670	4790	Tamar Dr	Homeward St	Amar Rd	2	Residential/Local	AC	900	28	25,700	10/21/2025	62	46	54	0
1700	2020	Gilwood Ave	Cambay St	Sierra Vista Ct	2	Residential/Local	AC	660	28	19,400	9/8/2025	62	58	42	0
2610	4650	Stimson Ave	Loukelton St	Mulvane St	2	Residential/Local	AC	295	32	10,440	8/26/2025	62	59	41	0
1600	1700	Fickewirth Ave	Amar Rd	Cul-De-Sac	2	Residential/Local	AC	645	32	21,500	8/21/2025	62	89	0	11
1380	1110	Cadwell St	Fickewirth Ave	Ballista Ave	2	Residential/Local	AC	470	28	14,160	8/26/2025	62	43	57	0
1880	2510	Homeward St	Sunkist Ave	Sandia Ave	2	Residential/Local	AC	540	35	18,900	10/15/2025	62	52	48	0
2220	3510	Nathene Dr	Turk Rd	Wegman Dr	2	Residential/Local	AC	253	26	6,578	9/9/2025	62	42	58	0
1240	0690	Ardilla Ave	Amar Rd	End	2	Residential/Local	AC	380	33	12,540	10/15/2025	63	35	65	0
2490	4330	San Jose Ave	Del Valle Ave	End	2	Residential/Local	AC	640	22	14,080	9/22/2025	63	49	51	0
1940	2680	Klamath St	Hacienda Blvd	Fickewirth Ave	2	Residential/Local	AC	620	35	21,700	8/21/2025	63	66	24	10
1360	1045	Cabana Ave	Cul-De-Sac (S)	Lassalette St	2	Residential/Local	AC	240	28	8,720	10/20/2025	63	41	59	0
1380	1130	Cadwell St	Molinar Ave	Aileron Ave	2	Residential/Local	AC	1,095	32	35,040	8/26/2025	63	100	0	0
1290	0780	Banbridge Ave	Rorimer St	Inyo St	2	Residential/Local	AC	670	26	18,420	9/9/2025	64	44	56	0
2420	4180	Rorimer St	Waringwood Rd	Banbridge Ave	2	Residential/Local	AC	560	27	16,120	9/9/2025	64	42	58	0
1240	0680	Ardilla Ave	Temple Ave	Amar Rd	2	Residential/Local	AC	2,125	33	70,125	10/15/2025	64	64	36	0
1640	1870	Flagstaff St	Perth Ave	Maypop Ave	2	Residential/Local	AC	510	28	14,280	10/16/2025	64	58	42	0
1850	2440	Hill St	Glendora Ave	Stimson Ave	2	Residential/Local	AC	575	37	21,275	9/22/2025	64	60	39	1
2320	3880	Perth Ave	Prichard St	Temple Ave	2	Residential/Local	AC	730	34	24,820	9/10/2025	65	50	50	0
2390	4130	Radstock Ave	Inyo St	Rorimer St	2	Residential/Local	AC	808	32	25,856	9/9/2025	65	46	54	0
2030	2920	League Ave	Nelson Ave	Moccasin St	2	Residential/Local	AC	745	28	20,860	10/20/2025	65	62	38	0
2160	3325	Mentz St	Peggy Ave	Greycliff Ave	2	Residential/Local	AC	255	33	8,415	9/8/2025	65	64	36	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
2590	4530	Siesta Ave	Flynn St	Cul-De-Sac	2	Residential/Local	AC	335	25	9,815	10/15/2025	65	41	59	0
2420	4190	Rorimer St	Chatterton Ave	Turk Rd	2	Residential/Local	AC	930	33	30,690	9/9/2025	65	60	40	0
1290	0790	Banbridge Ave	Main St	Pleasanthome Dr	2	Residential/Local	AC	380	36	13,680	9/5/2025	65	48	52	0
1930	2660	Ivanell Ave	Prichard St	Temple Ave	2	Residential/Local	AC	700	27	18,900	9/10/2025	65	44	56	0
2350	3920	Pocono St	Del Valle Ave	Aileron Ave	2	Residential/Local	AC	726	28	20,328	8/26/2025	65	64	36	0
2900	5520	Workman St	Bamboo St	Cul-De-Sac	2	Residential/Local	AC	526	34	18,905	9/11/2025	65	36	64	0
2500	4360	Sandia Ave	Temple Ave	Homeward St	2	Residential/Local	AC	1,230	28	34,440	10/21/2025	65	50	50	0
2720	5040	Temple Frontage S	Evanwood Ave	Broadmoor Ave	2	Residential/Local	AC	210	26	5,825	8/28/2025	65	37	63	0
2590	4520	Siesta Ave	Nelson Ave	Temple Ave	2	Residential/Local	AC	1,735	36	62,460	10/15/2025	66	65	35	0
2720	5045	Temple Frontage S	Broadmoor Ave	Shadydale Ave	2	Residential/Local	AC	490	26	13,240	8/28/2025	66	49	51	0
2710	4990	Temple Frontage N	Ivanell Ave	Nantes Ave	2	Residential/Local	AC	245	26	6,370	8/28/2025	66	48	52	0
1660	1940	Flynn St	Unruh Ave	Goodson Dr	2	Residential/Local	AC	770	34	26,180	9/10/2025	66	48	52	0
2000	2875	Lassalette St	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	715	28	22,020	9/10/2025	66	43	57	0
2870	5390	Wegman Dr	Ferrero Ln	Main St	2	Residential/Local	AC	1,445	32	48,320	9/9/2025	66	54	46	0
1510	1480	Duff Ave	Prichard St	Temple Ave	2	Residential/Local	AC	725	32	23,200	10/17/2025	66	47	53	0
1740	2130	Glenshaw Ave	Prichard St	Temple Ave	2	Residential/Local	AC	845	34	28,730	10/17/2025	66	44	56	0
1330	0990	Bluebonnet St	Inyo St	Common Ave	2	Residential/Local	AC	1,210	32	38,720	9/9/2025	67	63	37	0
1710	2050	Giordano St	Goodson Dr	Cul-De-Sac	2	Residential/Local	AC	305	25	8,875	9/10/2025	67	44	56	0
1910	2590	Hutchcroft St	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	715	28	22,020	9/10/2025	67	46	54	0
1930	2670	Ivanell Ave	Temple Ave	Nantes Ave	2	Residential/Local	AC	665	28	18,620	9/10/2025	67	51	49	0
2520	4415	Sandy Hook Ave	City Limit (N/ Joycedale St)	Maplegrove St	2	Residential/Local	AC	335	36	12,060	8/21/2025	67	60	40	0
1560	1560	Evanwood Ave	Temple Ave	Prichard St	2	Residential/Local	AC	830	26	22,080	10/17/2025	67	38	62	0
2740	5100	Tonopah Ave	Moccasin St	Beckner St	2	Residential/Local	AC	435	32	14,995	10/15/2025	67	51	49	0
2710	5020	Temple Frontage N	Sunkist Ave	Tamar Dr	2	Residential/Local	AC	775	26	20,150	8/28/2025	68	43	57	0
1600	1680	Fickewirth Ave	Fairgrove Ave	Blackwood St	2	Residential/Local	AC	950	32	30,400	8/21/2025	68	72	28	0
1875	2485	Holguin Pl	San Jose Ave	Cul-De-Sac	2	Residential/Local	AC	250	32	9,540	9/22/2025	68	42	58	0
1400	1180	Cambay St	Gilwood Ave	Cul-De-Sac	2	Residential/Local	AC	570	28	18,960	9/8/2025	68	66	34	0
2300	3830	Park Rock Dr	Main St	Fern Creeek Dr	2	Residential/Local	AC	796	36	28,656	9/9/2025	68	56	44	0
2000	2865	Lassalette St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	325	28	11,100	10/20/2025	68	70	30	0
1600	1690	Fickewirth Ave	Klamath St	Amar Rd	2	Residential/Local	AC	510	34	17,340	8/21/2025	68	60	40	0
2480	4290	Salais St	Turk Rd	Chatterton Ave	2	Residential/Local	AC	610	27	16,470	9/9/2025	68	47	53	0
2710	4995	Temple Frontage N	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	396	26	11,365	8/28/2025	68	45	53	2
2750	5150	Turk Rd	Rorimer St	Chatterton Ave	2	Residential/Local	AC	1,155	32	39,500	9/9/2025	68	70	30	0
2870	5380	Wegman Dr	Waringwood Rd	Ferrero Ln	2	Residential/Local	AC	810	36	29,160	9/9/2025	68	42	58	0
1370	1070	Cadbrook Dr	Nelson Ave	Flagstaff St	2	Residential/Local	AC	250	32	8,000	9/22/2025	69	48	33	19
1470	1360	Dalesford Dr	Inyo St	Main St	2	Residential/Local	AC	1,120	32	35,840	9/5/2025	69	45	55	0
1360	1040	Cabana Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	545	28	17,260	10/20/2025	69	63	37	0
1270	0720	Ballista Ave	Mulvane St	Loukelton St	2	Residential/Local	AC	290	32	9,500	8/26/2025	69	71	29	0
2160	3320	Mentz St	Lanny Ave	Peggy Ave	2	Residential/Local	AC	230	33	7,590	9/8/2025	69	72	28	0
2320	3890	Perth Ave	Temple Ave	Ector St	2	Residential/Local	AC	720	34	24,480	9/10/2025	69	38	62	0
2670	4780	Tamar Dr	Temple Ave	Homeward St	2	Residential/Local	AC	1,210	28	33,880	10/21/2025	69	65	35	0
2620	4680	Sunkist Ave	Prichard St	Temple Ave	2	Residential/Local	AC	755	32	25,050	9/23/2025	69	46	54	0
2720	5030	Temple Frontage S	Ivanell Ave	Nantes Ave	2	Residential/Local	AC	255	26	7,130	8/28/2025	69	45	55	0
2710	5010	Temple Frontage N	Sandia Ave	Sunkist Ave	2	Residential/Local	AC	556	26	14,456	8/28/2025	70	37	63	0
1480	1430	Del Valle Ave	Cadwell St	Molinar Ave	2	Residential/Local	AC	845	28	23,660	8/21/2025	70	79	21	0
1880	2500	Homeward St	Meeker Ave	Sunkist Ave	2	Residential/Local	AC	495	34	16,830	10/15/2025	70	45	55	0
1650	1890	Flanner St	Tonopah Ave	End (W)	2	Residential/Local	AC	624	33	21,915	10/15/2025	70	74	26	0
2620	4670	Sunkist Ave	Nelson Ave	Prichard St	2	Residential/Local	AC	1,025	34	34,850	9/23/2025	70	47	53	0
1840	2430	Hayland St	Del Valle Ave	Aileron Ave	2	Residential/Local	AC	750	32	24,500	8/26/2025	70	39	61	0
1270	0730	Ballista Ave	Lawnwood St	Amar Rd	2	Residential/Local	AC	475	28	13,300	8/21/2025	70	100	0	0
1270	0740	Ballista Ave	Cadwell St	Blackwood St	2	Residential/Local	AC	525	28	16,450	8/21/2025	70	100	0	0
1300	0950	Beckner St	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	720	27	21,440	9/10/2025	70	100	0	0
1640	1790	Flagstaff St	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	460	28	14,880	10/20/2025	70	100	0	0
1920	2600	Inyo St	Common Ave	Bluebonnet St	2	Residential/Local	AC	1,045	33	34,485	8/27/2025	70	100	0	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1920	2605	Inyo St	Bluebonnet St	Dalesford Dr	2	Residential/Local	AC	775	33	25,575	8/27/2025	70	100	0	0
1920	2610	Inyo St	Dalesford Dr	Waringwood Rd	2	Residential/Local	AC	675	32	21,600	8/27/2025	70	100	0	0
1940	2685	Klamath St	Fickewirth Ave	Ballista Ave	2	Residential/Local	AC	480	28	13,440	8/21/2025	70	100	0	0
2000	2860	Lassalette St	Cabana Ave	Clintwood Ave	2	Residential/Local	AC	250	33	8,250	10/20/2025	70	100	0	0
2130	3240	Meeker Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	432	22	11,504	10/21/2025	70	100	0	0
2170	3340	Moccasin St	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	455	28	14,740	10/20/2025	70	100	0	0
2180	3430	Molinar Ave	Amar Rd	Cadwell St	2	Residential/Local	AC	380	34	12,920	8/26/2025	70	100	0	0
2180	3440	Molinar Ave	Cadwell St	Del Valle Ave	2	Residential/Local	AC	1,190	34	40,460	8/26/2025	70	100	0	0
2410	4150	Rama Dr	Beckner St	Cul-De-Sac	2	Residential/Local	AC	445	22	11,790	10/21/2025	70	100	0	0
2410	4170	Rama Dr	Homeward St	Sunkist Ave	2	Residential/Local	AC	760	28	22,970	10/21/2025	70	100	0	0
2460	4270	Rygate Ave	Molinar Ave	Cul-De-Sac	2	Residential/Local	AC	345	25	10,625	8/26/2025	70	100	0	0
2500	4350	Sandia Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	442	27	13,125	10/21/2025	70	100	0	0
2510	4380	Sandsprings Dr	Beckner St	Cul-De-Sac	2	Residential/Local	AC	442	23	11,530	10/21/2025	70	100	0	0
2560	4470	Shadydale Ave	Prichard St	Temple Ave	2	Residential/Local	AC	815	34	28,210	10/21/2025	70	100	0	0
2670	4770	Tamar Dr	Prichard St	Beckner St	2	Residential/Local	AC	275	28	8,700	10/21/2025	70	100	0	0
2670	4775	Tamar Dr	Beckner St	Cul-De-Sac	2	Residential/Local	AC	410	23	11,430	10/21/2025	70	100	0	0
2170	3380	Moccasin St	Evanwood Ave	End	2	Residential/Local	AC	98	28	2,744	10/17/2025	71	33	67	0
2210	3500	Nantes Ave	Flynn St	Cul-De-Sac	2	Residential/Local	AC	655	26	19,030	9/10/2025	71	45	55	0
2210	3480	Nantes Ave	Prichard St	Temple Ave	2	Residential/Local	AC	725	33	23,925	9/10/2025	71	44	56	0
2290	3820	Orrington Ave	Flynn St	Cul-De-Sac	2	Residential/Local	AC	636	26	18,536	9/10/2025	71	37	63	0
1290	0800	Banbridge Ave	Pleasanthome Dr	End	2	Residential/Local	AC	1,675	36	60,300	9/5/2025	72	48	52	0
2360	4000	Prichard St	Greenberry Dr	California Ave	2	Residential/Local	AC	325	34	11,050	10/17/2025	72	21	79	0
1740	2120	Glenshaw Ave	Nelson Ave	Prichard St	2	Residential/Local	AC	890	34	30,260	10/17/2025	72	36	64	0
2080	3160	Maplegrove St	Sandy Hook Ave	Hacienda Blvd	2	Residential/Local	AC	395	34	13,430	8/21/2025	72	100	0	0
1970	2750	Larimore Ave	Cadwell St	Hayland St	2	Residential/Local	AC	948	36	34,128	8/26/2025	73	50	50	0
2020	2910	Lawnwood St	Aileron Ave	Del Valle Ave	2	Residential/Local	AC	755	28	21,140	8/26/2025	73	100	0	0
2090	3190	Marland St	Sandia Ave	Orange Ave	2	Residential/Local	AC	265	28	8,420	10/21/2025	73	100	0	0
2410	4160	Rama Dr	Temple Ave	Homeward St	2	Residential/Local	AC	1,186	28	33,208	10/21/2025	73	100	0	0
2500	4370	Sandia Ave	Homeward St	Marland St	2	Residential/Local	AC	630	28	18,640	10/21/2025	73	100	0	0
2510	4390	Sandsprings Dr	Temple Ave	Homeward St	2	Residential/Local	AC	1,185	28	33,180	10/21/2025	73	100	0	0
2450	4260	Roxham Ave	Inyo St	Cul-De-Sac	2	Residential/Local	AC	350	27	11,075	8/27/2025	74	50	50	0
1180	0400	Amar Frontage S	Tamar Dr	Sunkist Ave	2	Residential/Local	AC	685	26	17,810	9/23/2025	74	40	60	0
1660	1920	Flynn St	Willow Ave	Cul-De-Sac	2	Residential/Local	AC	590	28	18,520	10/15/2025	74	100	0	0
1430	1270	Clintwood Ave	Nelson Ave	Beckner St	2	Residential/Local	AC	1,210	34	41,140	10/17/2025	75	100	0	0
2240	3660	Nevers St	Willow Ave	Cul-De-Sac	2	Residential/Local	AC	605	28	18,940	10/15/2025	76	70	30	0
2250	3670	Northam St	Waringwood Rd	Cul-De-Sac	2	Residential/Local	AC	245	30	9,500	9/9/2025	76	36	64	0
1710	2040	Giordano St	Willow Ave	Cul-De-Sac	2	Residential/Local	AC	565	28	17,820	10/15/2025	76	100	0	0
1690	2000	Gaylawn Ct	Santo Oro Ave	Temple Ave	2	Residential/Local	AC	445	34	15,130	9/10/2025	77	73	27	0
1920	2620	Inyo St	Waringwood Rd	Ferrero Ln	2	Residential/Local	AC	990	32	31,680	8/27/2025	77	100	0	0
2000	2855	Lassalette St	Tonopah Ave	Cabana Ave	2	Residential/Local	AC	240	33	7,920	10/20/2025	78	100	0	0
1660	1910	Flynn St	Ardilla Ave	End	2	Residential/Local	AC	365	34	12,410	10/15/2025	78	100	0	0
1160	0390	Aldgate Ave	Amar Rd	Blackwood St	2	Residential/Local	AC	440	28	12,320	8/21/2025	78	100	0	0
1880	2490	Homeward St	Ardilla Ave	Willow Ave	2	Residential/Local	AC	615	34	20,910	10/15/2025	78	100	0	0
2340	3910	Pleasanthome Dr	Banbridge Ave	Roundabout Dr	2	Residential/Local	AC	2,250	32	72,000	9/5/2025	79	43	57	0
2090	3180	Marland St	Ardilla Ave	Cul-De-Sac	2	Residential/Local	AC	560	28	17,680	10/15/2025	79	100	0	0
1010	0055	Aileron Ave	Lawnwood St	Amar Rd	2	Residential/Local	AC	510	26	13,260	8/26/2025	81	56	41	3
2210	3490	Nantes Ave	Temple Ave	Cul-De-Sac	2	Residential/Local	AC	1,378	34	48,500	9/10/2025	82	39	61	0
2600	4540	Sprong Ln	Fern Creeek Dr	Cul-De-Sac	2	Residential/Local	AC	240	36	8,815	9/9/2025	83	55	45	0
2580	4500	Sierra Vista Ct	Glendora Ave	Fifth St	2	Residential/Local	AC	910	36	32,760	9/8/2025	85	22	78	0
2550	4460	Severing Dr	Main St	End	2	Residential/Local	AC	135	32	4,320	9/5/2025	90	0	100	0
2900	5510	Workman St	Fifth St	End	2	Residential/Local	AC	545	26	14,170	9/11/2025	90	1	99	0
2250	3680	Northam St	Ferrero Ln	Cul-De-Sac	2	Residential/Local	AC	320	30	12,200	9/9/2025	90	71	29	0
1660	1930	Flynn St	Lang Ave	Tonopah Ave	2	Residential/Local	AC	675	28	19,305	10/15/2025	91	65	35	0
2810	5270	Unruh Cul-De-Sac	Unruh Frontage (450 N/ Temple)	Cul-De-Sac	2	Residential/Local	AC	125	23	4,675	8/22/2025	92	100	0	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
2760	5180	Unruh Frontage E	Goodson Dr	Cul-De-Sac	2	Residential/Local	AC	420	26	12,920	9/10/2025	92	100	0	0
1890	2540	Hudson Ave	Glendora Ave	End	2	Residential/Local	AC	655	36	23,580	9/8/2025	92	46	54	0
2430	4210	Roundabout Dr	Pleasanthome Dr	Banbridge Ave	2	Residential/Local	AC	1,740	32	55,680	9/5/2025	92	68	32	0
1950	2700	Lang Ave	Homeward St	Flynn St	2	Residential/Local	AC	260	28	8,280	10/15/2025	93	100	0	0
2490	4310	San Jose Ave	Glendora Ave	Stimson Ave	2	Residential/Local	AC	720	26	18,720	9/22/2025	93	0	68	32
1530	1530	Eldon Ave	Flynn St	Cul-De-Sac	2	Residential/Local	AC	655	26	19,030	9/10/2025	93	47	53	0
1860	2470	Hillcrest Dr	Main St	Cul-De-Sac	2	Residential/Local	AC	1,555	32	51,760	9/5/2025	93	32	68	0
2710	4985	Temple Frontage N	Greycliff	End	2	Residential/Local	AC	130	26	3,380	8/28/2025	93	60	40	0
1150	0350	Albert St	Old Valley Blvd	Central Ave	2	Residential/Local	AC	520	32	16,640	9/11/2025	94	0	100	0
2610	4665	Stimson Ave	Hayland St	Fairgrove Ave	2	Residential/Local	AC	455	33	15,015	8/21/2025	94	0	100	0
1280	0770	Bamboo St	Main St	Fifth St	2	Residential/Local	AC	1,360	36	48,960	8/27/2025	95	57	43	0
2000	2870	Lassalette St	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	195	26	7,070	9/10/2025	96	0	100	0
1610	1710	Fife Ave	Inyo St	Cul-De-Sac	2	Residential/Local	AC	156	24	5,744	8/27/2025	96	24	76	0
1320	0980	Blackwood St	Stimson Ave	Ballista Ave	2	Residential/Local	AC	710	28	20,880	8/21/2025	96	100	0	0
1980	2830	Las Vecinas Dr	Glendora Ave	Stimson Ave	2	Residential/Local	AC	870	36	31,320	9/11/2025	96	12	88	0
1840	2420	Hayland St	Stimson Ave	Hacienda Blvd	2	Residential/Local	AC	425	36	17,300	8/21/2025	97	100	0	0
1980	2760	Las Vecinas Dr	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	460	28	14,880	9/11/2025	97	100	0	0
2420	4200	Rorimer St	Wickford Ave	End	2	Residential/Local	AC	360	28	10,080	9/9/2025	97	0	100	0
2610	4660	Stimson Ave	Klamath St	Hayland St	2	Residential/Local	AC	820	33	27,060	8/21/2025	97	100	0	0
1900	2560	Hurley St	Dora Guzman Ave	Azusa Way	2	Residential/Local	AC	1,065	36	38,340	8/27/2025	97	0	100	0
2250	3690	Northam St	Wickford Ave	Main St	2	Residential/Local	AC	730	26	18,980	9/27/2025	97	7	93	0
2620	4700	Sunkist Ave	Homeward St	Amar Rd	2	Residential/Local	AC	965	34	32,810	9/23/2025	97	0	100	0
2580	4510	Sierra Vista Ct	Fifth St	Del Valle Ave	2	Residential/Local	AC	1,035	36	37,260	9/8/2025	97	3	93	4
1150	0360	Albert St	Central Ave	Main St	2	Residential/Local	AC	605	36	21,780	9/3/2025	98	0	100	0
1300	0860	Beckner St	Orange Ave	Tonopah Ave	2	Residential/Local	AC	930	34	31,620	10/20/2025	98	100	0	0
2480	4300	Salais St	Wickford Ave	End	2	Residential/Local	AC	345	27	9,315	9/9/2025	98	100	0	0
1620	1720	Fifth St	Main St	Workman St	2	Residential/Local	AC	530	36	19,080	9/11/2025	98	0	100	0
2190	3450	Montana Ave	Fifth St	Glendora Ave	2	Residential/Local	AC	895	32	28,640	9/8/2025	98	0	100	0
2440	4230	Rowland St	Stimson Ave	Cul-De-Sac	2	Residential/Local	AC	785	36	30,260	9/11/2025	98	1	99	0
1430	1280	Clintwood Ave	Beckner St	Culp St	2	Residential/Local	AC	445	28	13,460	10/17/2025	99	100	0	0
2360	4030	Prichard St	Nantes Ave	Hacienda Blvd	2	Residential/Local	AC	1,285	32	41,120	9/10/2025	99	0	100	0
1620	1730	Fifth St	Workman St	Rowland St	2	Residential/Local	AC	540	36	19,440	9/11/2025	99	30	0	70
2000	2850	Lassalette St	Orange Ave	League Ave	2	Residential/Local	AC	635	34	22,590	10/15/2025	99	100	0	0
1880	2520	Homeward St	Orange Ave	Tonopah Ave	2	Residential/Local	AC	915	34	31,110	10/15/2025	100	100	0	0
1000	0020	Abbey St	Albert St	Common Ave	2	Residential/Local	AAC	640	36	23,040	9/11/2025	100	0	0	0
2360	3970	Prichard St	Clintwood Ave	Sunset Ave	2	Residential/Local	AC	320	34	10,880	10/17/2025	100	100	0	0
1000	0010	Abbey St	Stimson Ave	Albert St	2	Residential/Local	AAC	515	36	18,940	9/11/2025	100	0	0	0
1010	0040	Aileron Ave	Cambay St	Mentz St	2	Residential/Local	AC	935	32	29,920	8/26/2025	100	0	0	0
1220	0640	Ansted Dr	Main St	End	2	Residential/Local	AC	110	26	2,860	9/5/2025	100	0	0	0
1230	0660	Appleblossom St	Common Ave	Main St	2	Residential/Local	AC	550	32	17,600	9/5/2025	100	0	0	0
1280	0760	Bamboo St	Inyo St	Common Ave	2	Residential/Local	AC	1,980	32	63,360	8/27/2025	100	0	0	0
1280	0765	Bamboo St	Common Ave	Main St	2	Residential/Local	AC	350	33	11,550	8/27/2025	100	0	0	0
1300	0840	Beckner St	Willow Ave	Sunkist Ave	2	Residential/Local	AC	1,020	34	34,680	10/20/2025	100	0	0	0
1300	0875	Beckner St	Cabana Ave	Clintwood Ave	2	Residential/Local	AC	245	34	8,330	10/20/2025	100	0	0	0
1300	0880	Beckner St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	130	26	4,760	10/20/2025	100	0	0	0
1330	1000	Bluebonnet St	Common Ave	Main St	2	Residential/Local	AC	780	32	24,960	9/9/2025	100	0	0	0
1380	1100	Cadwell St	Amar Rd	Gaylawn Ct	2	Residential/Local	AC	445	28	12,460	9/22/2025	100	0	0	0
1400	1190	Cambay St	Del Valle Ave	Ocala Ave	2	Residential/Local	AC	490	32	16,680	9/8/2025	100	0	0	0
1400	1200	Cambay St	Lanny Ave	Aileron Ave	2	Residential/Local	AC	250	28	7,300	8/26/2025	100	0	0	0
1420	1250	Chatterton Ave	Inyo St	Hurley St	2	Residential/Local	AC	545	32	17,440	8/27/2025	100	0	0	0
1420	1260	Chatterton Ave	Hurley St	Main St	2	Residential/Local	AC	1,215	32	38,880	8/27/2025	100	0	0	0
1440	1320	Common Ave	Old Valley Blvd	Central Ave	2	Residential/Local	AC	520	33	17,160	8/22/2025	100	0	0	0
1440	1330	Common Ave	Central Ave	Bamboo St	2	Residential/Local	AC	1,015	33	33,495	8/22/2025	100	0	0	0
1460	1350	Culp St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	145	30	6,100	10/17/2025	100	0	0	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1480	1440	Del Valle Ave	Molinar Ave	Fairgrove Ave	2	Residential/Local	AC	345	32	11,540	8/21/2025	100	0	0	0
1520	1500	Ector St	Hacienda Blvd	Nantes Ave	2	Residential/Local	AC	1,070	36	38,520	9/10/2025	100	0	0	0
1620	1750	Fifth St	Temple Ave	Sierra Vista Ct	2	Residential/Local	AC	870	32	27,840	9/8/2025	100	0	0	0
1640	1800	Flagstaff St	Ardilla Ave	End	2	Residential/Local	AC	130	24	3,120	10/15/2025	100	0	0	0
1640	1810	Flagstaff St	Sunkist Ave	Cul-De-Sac	2	Residential/Local	AC	295	24	9,080	10/17/2025	100	0	0	0
1690	1990	Gaylawn Ct	Cul-De-Sac (S)	End (N)	2	Residential/Local	AC	322	24	9,675	9/22/2025	100	0	0	0
1710	2060	Giordano St	Hacienda Blvd	Nantes Ave	2	Residential/Local	AC	875	28	24,500	9/10/2025	100	0	0	0
1830	2370	Hartsville St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	130	28	4,700	10/17/2025	100	0	0	0
1830	2410	Hartsville St	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	720	26	20,720	9/10/2025	100	0	0	0
1850	2450	Hill St	Stimson Ave	Gilwood Ave	2	Residential/Local	AC	700	37	25,900	9/22/2025	100	0	0	0
1880	2530	Homeward St	Goodson Dr	Cul-De-Sac	2	Residential/Local	AC	475	27	14,825	9/10/2025	100	0	0	0
1950	2690	Lang Ave	Nelson Ave	Moccasin St	2	Residential/Local	AC	755	34	26,670	10/20/2025	100	0	0	0
1970	2730	Larimore Ave	Cambay St	Mentz St	2	Residential/Local	AC	1,015	26	26,390	9/8/2025	100	0	0	0
1970	2740	Larimore Ave	Mentz St	Loukelton St	2	Residential/Local	AC	940	28	26,320	9/8/2025	100	0	0	0
1980	2770	Las Vecinas Dr	Ardilla Ave	Cul-De-Sac	2	Residential/Local	AC	235	24	7,640	9/11/2025	100	0	0	0
1980	2780	Las Vecinas Dr	Sunkist Ave	Cul-De-Sac	2	Residential/Local	AC	300	24	8,500	9/11/2025	100	0	0	0
2020	2900	Lawnwood St	Fickewirth Ave	End	2	Residential/Local	AC	460	32	14,720	8/21/2025	100	0	0	0
2030	2940	League Ave	Lassalette St	Homeward St	2	Residential/Local	AC	915	34	32,110	10/15/2025	100	0	0	0
2100	3210	Marston Ave	Main St	Cul-De-Sac	2	Residential/Local	AC	152	37	8,350	9/5/2025	100	0	0	0
2110	3220	Mayland Ave	Nelson Ave	Temple Ave	2	Residential/Local	AC	1,740	36	62,640	10/21/2025	100	0	0	0
2160	3300	Mentz St	Del Valle Ave	Larimore Ave	2	Residential/Local	AC	255	32	8,160	9/8/2025	100	0	0	0
2160	3305	Mentz St	Larimore Ave	Ocala Ave	2	Residential/Local	AC	260	32	8,320	9/8/2025	100	0	0	0
2160	3310	Mentz St	Ocala Ave	Aileron Ave	2	Residential/Local	AC	260	33	8,580	9/8/2025	100	0	0	0
2170	3350	Moccasin St	Ardilla Ave	Cul-De-Sac	2	Residential/Local	AC	250	24	7,500	10/15/2025	100	0	0	0
2170	3360	Moccasin St	Sunkist Ave	Cul-De-Sac	2	Residential/Local	AC	295	24	9,080	10/17/2025	100	0	0	0
2170	3370	Moccasin St	Tonopah Ave	Lang Ave	2	Residential/Local	AC	655	34	24,270	10/20/2025	100	0	0	0
2180	3420	Molinar Ave	Cambay St	Sierra Vista Ct	2	Residential/Local	AC	645	28	18,060	9/8/2025	100	0	0	0
2260	3700	Ocala Ave	Cambay St	Mentz St	2	Residential/Local	AC	1,016	26	27,416	9/8/2025	100	0	0	0
2360	3960	Prichard St	Sunkist Ave	Sandia Ave	2	Residential/Local	AC	455	28	12,740	10/21/2025	100	0	0	0
2360	4020	Prichard St	Unruh Ave	Nantes Ave	2	Residential/Local	AC	545	32	17,440	9/10/2025	100	0	0	0
2490	4320	San Jose Ave	Stimson Ave	Del Valle Ave	2	Residential/Local	AC	1,165	25	29,625	9/22/2025	100	0	0	0
2500	4340	Sandia Ave	Nelson Ave	Prichard St	2	Residential/Local	AC	1,020	28	28,560	10/21/2025	100	0	0	0
2510	4400	Sandsprings Dr	Homeward St	Amar Rd	2	Residential/Local	AC	895	26	23,270	10/21/2025	100	0	0	0
2540	4430	Second St	Old Valley Blvd	Main St	2	Residential/Local	AC	680	36	25,930	9/11/2025	100	0	0	0
2610	4640	Stimson Ave	Temple Ave	Montana Ave	2	Residential/Local	AC	440	32	14,080	9/3/2025	100	0	0	0
2830	5330	Victoria Ave	Glendora Ave	Stimson Ave	2	Residential/Local	AC	505	27	13,635	9/22/2025	100	0	0	0
								44.4		**7,474,080**					
	Alleys														
1020	0100	AL E/Glendora Ave	Hudson Ave	Mentz Ave	2	Alley	AC	355	20	7,100	9/11/2025	100	0	0	0
1020	0110	AL E/Glendora Ave	Mentz Ave	Sierra Vista Ct	2	Alley	AC	300	20	6,000	9/8/2025	100	0	0	0
1020	0120	AL E/Glendora Ave	Sierra Vista Ct	End	2	Alley	AC	160	20	3,200	9/8/2025	100	0	0	0
1030	0130	AL E/Hacienda Blvd	Maplegrove St	AL N/ Fairgrove Ave	2	Alley	AC	890	20	17,800	9/8/2025	19	23	77	0
1030	0140	AL E/Hacienda Blvd	AL N/ Fairgrove Ave	Fairgrove Ave	2	Alley	AC	385	20	7,700	8/21/2025	12	23	77	0
1030	0150	AL E/Hacienda Blvd	Fairgrove Ave	Hayland St	2	Alley	AC	435	20	8,700	8/21/2025	100	0	0	0
1030	0160	AL E/Hacienda Blvd	Hayland St	End	2	Alley	AC	475	20	9,500	8/21/2025	100	0	0	0
1030	0165	AL E/Hacienda Blvd	Klamath St	End	2	Alley	AC	110	20	2,200	8/21/2025	86	100	0	0
1040	0170	AL N/Amar	Gilwood Ave	Fickewirth Ave	2	Alley	AC	715	20	14,300	8/21/2025	36	50	47	3
1050	0180	AL N/Fairgrove Ave	Hacienda	AL E/Hacienda Blvd	2	Alley	AC	280	20	5,600	9/22/2025	15	24	76	0
1060	0190	AL N/Hartsville St	Hacienda Blvd	Perth Ave	2	Alley	AC	750	20	15,000	9/10/2025	28	43	57	0
1070	0200	AL N/Hill St	Glendora Ave	Stimson Ave	2	Alley	AC	530	20	10,600	9/22/2025	71	68	20	12
1070	0210	AL N/Hill St	Stimson Ave	End	2	Alley	AC	310	20	6,200	9/22/2025	56	17	67	16
1080	0220	AL N/Las Vacinas Dr	Glendora Ave	Stimson Ave	2	Alley	AC	795	20	15,900	9/22/2025	63	30	48	22
1080	0230	AL N/Las Vacinas Dr	Stimson Ave	End	2	Alley	AC	310	20	6,200	9/22/2025	36	50	50	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1090	0240	AL N/Pocono St	Del Valle Ave	Aileron Ave	2	Alley	AC	725	20	14,500	8/26/2025	37	50	50	0
1100	0250	AL N/Rowland St	Stimson Ave	End	2	Alley	AC	160	26	4,160	9/11/2025	23	29	71	0
1110	0260	AL N/San Jose Ave	Glendora Ave	Stimson Ave	2	Alley	AC	650	20	13,000	9/22/2025	71	62	35	3
1110	0270	AL N/San Jose Ave	Stimson Ave	End	2	Alley	AC	90	20	1,500	9/22/2025	60	48	52	0
1120	0280	AL N/Temple Ave	Ivanell Ave	Perth Ave	2	Alley	AC	230	20	4,600	9/10/2025	51	68	32	0
1120	0290	AL N/Temple Ave	Perth Ave	Lassalette St	2	Alley	AC	770	20	15,400	9/10/2025	22	58	42	0
1120	0300	AL N/Temple Ave	Hacienda Blvd	Gaylawn Ct	2	Alley	AC	275	20	5,500	9/10/2025	23	60	40	0
1120	0310	AL N/Temple Ave	Temple Ave (200 W/Glendora)	Temple Ave (160 E/Santa Oro)	2	Alley	AC	465	20	9,300	9/10/2025	27	50	50	0
1130	0320	AL N/Victoria Ave	Glendora Ave	Stimson Ave	2	Alley	AC	485	20	9,700	9/22/2025	75	84	16	0
1130	0330	AL N/Victoria Ave	Stimson Ave	Fifth St	2	Alley	AC	380	20	7,600	9/22/2025	68	81	19	0
1140	0340	AL W/Hacienda Blvd	Amar Rd	End	2	Alley	PCC	980	20	19,600	9/22/2025	92	100	0	0
								2.3		**240,860**					

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
	Arterials														
1010	0060	Aileron Ave	Amar Rd	Cadwell St	2	Collector	AC	385	16	6,160	8/21/2025	48	42	53	5
1010	0065	Aileron Ave	Cadwell St	Hayland St	2	Collector	AC	900	16	14,400	8/21/2025	45	39	61	0
1010	0070	Aileron Ave	Hayland St	Fairgrove Ave	2	Collector	AC	500	16	8,000	8/21/2025	43	23	77	0
1200	0420	Amar Rd EB	Puente Ave	90 E/Puente Ave	2	Primary Arterial	PCC	115	32	3,680	9/23/2025	76	19	54	27
1200	0425	Amar Rd EB	90 E/ Puente Ave	Ardilla Ave	2	Primary Arterial	AC	940	38	35,720	9/26/2025	30	44	56	0
1200	0430	Amar Rd EB	Ardilla Ave	Willow Ave	2	Primary Arterial	AC	800	38	30,400	9/23/2025	16	25	75	0
1200	0440	Amar Rd EB	Willow Ave	Sunkist Ave	2	Primary Arterial	AC	960	38	36,480	9/23/2025	21	26	74	0
1200	0450	Amar Rd EB	Sunkist Ave	Orange Ave	2	Primary Arterial	AC	965	38	36,670	9/23/2025	17	25	75	0
1200	0460	Amar Rd EB	Orange Ave	Tonopah Ave	2	Primary Arterial	AC	950	38	36,100	9/23/2025	21	29	71	0
1200	0470	Amar Rd EB	Tonopah Ave	Sunset Ave	2	Primary Arterial	AC	975	38	37,050	9/23/2025	22	30	70	0
1200	0480	Amar Rd EB	City Limit (160 W/ Unruh)	Unruh Ave	2	Primary Arterial	AC	205	38	7,790	9/23/2025	44	17	83	0
1200	0490	Amar Rd EB	Unruh Ave	260 W/ Hacienda	2	Primary Arterial	AC	960	40	40,400	9/23/2025	54	25	64	11
1200	0500	Amar Rd EB	260 W/ Hacienda	Hacienda Blvd	2	Primary Arterial	PCC	295	40	11,800	9/23/2025	83	60	0	40
1200	0510	Amar Rd EB	Hacienda Blvd	90 E/ Hacienda Blvd	2	Primary Arterial	PCC	125	32	4,000	9/23/2025	79	43	13	44
1200	0520	Amar Rd EB	90 E/ Hacienda Blvd	Ballista Ave	2	Primary Arterial	AC	950	30	32,500	9/23/2025	49	33	67	0
1200	0522	Amar Rd EB	Ballista Ave	Del Valle Ave	2	Primary Arterial	AC	930	30	30,500	9/23/2025	43	55	45	0
1200	0525	Amar Rd EB	Del Valle Ave	City Limits (Aileron Ave)	2	Primary Arterial	AC	815	30	29,590	9/23/2025	40	50	50	0
1210	0530	Amar Rd WB	City Limits (Aileron Ave)	Del Valle Ave	2	Primary Arterial	AC	815	30	26,450	9/23/2025	47	46	54	0
1210	0540	Amar Rd WB	Del Valle Ave	Ballista Ave	2	Primary Arterial	AC	930	30	30,400	9/23/2025	41	36	64	0
1210	0550	Amar Rd WB	Ballista Ave	320 E/Hacienda Blvd	2	Primary Arterial	AC	950	30	30,800	9/23/2025	59	31	69	0
1210	0560	Amar Rd WB	320 E/Hacienda Blvd	Hacienda Blvd	2	Primary Arterial	PCC	350	42	14,700	9/23/2025	75	18	0	82
1210	0570	Amar Rd WB	Hacienda	100 W/ Hacienda	2	Primary Arterial	PCC	140	30	4,200	9/23/2025	83	28	0	72
1210	0580	Amar Rd WB	100 W/ Hacienda	Unruh Ave	2	Primary Arterial	AC	1,080	40	46,600	9/23/2025	51	69	29	2
1210	0590	Amar Rd WB	Unruh Ave	City Limit (160 W/Unruh)	2	Primary Arterial	AC	205	32	6,560	9/23/2025	31	38	46	16
1210	0600	Amar Rd WB	City Limit (230 E/ Orange)	Orange Ave	2	Primary Arterial	AC	230	38	8,740	9/23/2025	30	38	62	0
1210	0610	Amar Rd WB	Orange Ave	City Limit (270 W/ Orange)	2	Primary Arterial	AC	300	38	11,400	9/23/2025	20	20	80	0
1210	0615	Amar Rd WB	Willow Ave	Ardilla Ave	2	Primary Arterial	AC	800	38	30,400	9/23/2025	21	25	75	0
1210	0620	Amar Rd WB	Ardilla Ave	310 E/Puente Ave	2	Primary Arterial	AC	710	38	26,980	9/23/2025	39	47	53	0
1210	0630	Amar Rd WB	310 E/Puente Ave	Puente Ave	2	Primary Arterial	PCC	350	42	14,700	9/23/2025	84	45	0	55
1252	0708	Azusa Ave	Industry Hills Pkwy	Main St	3	Primary Arterial	PCC	1,740	32	62,750	6/1/2025	86	50	41	9
1255	0701	Azusa Way	Main St	End PCC (W/ Main St)	3	Primary Arterial	PCC	150	45	7,875	11/1/2025	87	81	19	0
1255	0702	Azusa Way	Main St	Hurley St	2	Primary Arterial	AC	460	14	10,470	8/27/2025	44	17	83	0
1255	0704	Azusa Way	Hurley St	Valley Blvd	2	Primary Arterial	AC	860	40	66,100	8/27/2025	45	63	37	0
1390	1150	California Ave	Nelson Ave	Prichard St	2	Minor Arterial	AC	890	37	32,930	10/17/2025	94	0	100	0
1390	1160	California Ave	Prichard St	Temple Ave	2	Minor Arterial	AC	880	37	32,560	10/17/2025	98	0	100	0
1390	1170	California Ave	Francisquito Ave	City Limit (710 S/ Francisquito)	2	Minor Arterial	AC	710	19	13,490	10/17/2025	66	38	62	0
1410	1210	Central Ave	Main St	Stimson Ave	3	Collector	AC	435	48	20,880	9/11/2025	100	0	0	0
1410	1220	Central Ave	Stimson Ave	Albert St	3	Collector	AC	550	48	26,400	9/11/2025	100	34	56	10
1410	1225	Central Ave	Albert St	Common Ave	3	Collector	AC	645	48	30,960	9/11/2025	96	45	55	0
1410	1230	Central Ave	Common Ave	Valley Blvd	2	Collector	AC	880	37	31,780	9/11/2025	95	52	48	0
1480	1390	Del Valle Ave	Temple Ave	Mentz St	2	Collector	AC	1,240	36	44,640	8/26/2025	83	94	0	6
1480	1400	Del Valle Ave	Mentz St	Loukelton St	2	Collector	AC	975	36	35,172	8/26/2025	76	90	10	0
1480	1410	Del Valle Ave	Loukelton St	Amar Rd	2	Collector	AC	870	36	31,320	8/26/2025	70	100	0	0
1500	1460	Dora Guzman Ave	Main St	Hurley St	2	Collector	AC	660	36	23,760	8/27/2025	71	68	30	2
1500	1470	Dora Guzman Ave	Hurley St	Valley Blvd	2	Collector	AC	830	36	29,880	8/27/2025	53	64	36	0
1540	1540	Elliot Ave	Amar Rd	Hacienda Blvd	2	Collector	AC	805	36	28,980	9/22/2025	32	39	49	12
1570	1580	Fairgrove Ave	Aldgate Ave	Hacienda Blvd	2	Collector	AC	360	19	6,840	8/21/2025	78	100	0	0
1570	1590	Fairgrove Ave	Hacienda Blvd	Stimson Ave	2	Collector	AC	480	32	15,360	8/21/2025	53	78	21	1
1570	1600	Fairgrove Ave	Fickewirth Ave	City Limit (250' E/ Ballista Ave)	2	Collector	AC	560	32	17,920	8/21/2025	40	48	52	0
1570	1610	Fairgrove Ave	Bannon Ave	Del Valle Ave	2	Collector	AC	430	32	13,760	8/21/2025	49	70	30	0
1570	1620	Fairgrove Ave	Del Valle Ave	Aileron Ave	2	Collector	AC	740	16	11,840	8/21/2025	63	100	0	0
1590	1640	Ferrero Ln	Valley Blvd	Wegman Dr	2	Collector	AC	1,160	32	37,120	9/9/2025	61	72	28	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1590	1650	Ferrero Ln	Wegman Dr	Main St	2	Collector	AC	1,080	36	38,880	9/9/2025	69	75	25	0
1720	2080	Glendora Ave	Hacienda Blvd	Sierra Vista Ct	4	Minor Arterial	AC	985	60	59,100	9/22/2025	60	39	61	0
1720	2090	Glendora Ave	Sierra Vista Ct	Temple Ave	4	Minor Arterial	AC	990	60	59,400	9/22/2025	62	38	62	0
1720	2100	Glendora Ave	Temple Ave	Hill St	4	Minor Arterial	AC	725	60	43,500	9/22/2025	65	37	63	0
1720	2102	Glendora Ave	Hill St	Las Vecinas Dr	4	Minor Arterial	AC	770	60	46,200	9/22/2025	54	30	70	0
1720	2105	Glendora Ave	Las Vecinas Dr	Nelson Ave	4	Minor Arterial	AC	570	60	34,200	9/22/2025	51	16	84	0
1730	2110	Glendora Ave NB	Nelson Ave	Old Valley Blvd	1	Minor Arterial	AC	1,000	30	29,350	9/22/2025	56	60	34	6
1790	2200	Hacienda Blvd NB	Nelson Ave	Prichard St	2	Primary Arterial	AC	1,065	33	38,050	9/3/2025	67	64	34	2
1790	2205	Hacienda Blvd NB	Prichard St	Temple Ave	2	Primary Arterial	AC	770	33	27,875	9/3/2025	59	100	0	0
1790	2210	Hacienda Blvd NB	Temple Ave	Sierra Vista Ct	2	Primary Arterial	AC	1,010	32	33,785	9/3/2025	54	84	16	0
1790	2215	Hacienda Blvd NB	Sierra Vista Ct	Glendora Ave	2	Primary Arterial	AC	550	32	20,225	9/3/2025	57	100	0	0
1790	2220	Hacienda Blvd NB	Glendora Ave	270 S/ Amar Rd	2	Primary Arterial	AC	1,090	32	38,290	9/3/2025	53	72	24	4
1790	2225	Hacienda Blvd NB	270 S/ Amar Rd	Amar Rd	2	Primary Arterial	PCC	270	42	11,700	9/3/2025	70	14	19	67
1790	2230	Hacienda Blvd NB	Amar Rd	120 N/ Amar Rd	2	Primary Arterial	PCC	120	32	4,500	9/3/2025	74	21	0	79
1790	2235	Hacienda Blvd NB	120 N/ Amar Rd	Hayland St	2	Primary Arterial	AC	1,225	32	39,500	9/3/2025	38	37	63	0
1790	2240	Hacienda Blvd NB	Hayland St	Fairgrove Ave	2	Primary Arterial	AC	475	32	17,050	9/3/2025	60	7	90	3
1790	2245	Hacienda Blvd NB	Fairgrove Ave	Maplegrove St	2	Primary Arterial	AC	1,315	32	47,300	9/3/2025	52	50	49	1
1800	2250	Hacienda Blvd SB	Maplegrove St	Fairgrove Ave	2	Primary Arterial	AC	1,315	32	47,750	9/3/2025	60	31	63	6
1800	2255	Hacienda Blvd SB	Fairgrove Ave	Hayland St	2	Primary Arterial	AC	475	32	16,585	9/3/2025	37	51	46	3
1800	2260	Hacienda Blvd SB	Hayland St	360 N/ Amar Rd	2	Primary Arterial	AC	995	32	36,390	9/3/2025	40	44	45	11
1800	2265	Hacienda Blvd SB	360 N/ Amar Rd	Amar Rd	2	Primary Arterial	PCC	360	40	14,675	9/3/2025	82	24	42	34
1800	2270	Hacienda Blvd SB	Amar Rd	120 S/Amar Rd	2	Primary Arterial	PCC	120	32	4,150	9/3/2025	72	15	64	21
1800	2275	Hacienda Blvd SB	120 S/Amar Rd	Glendora Ave	2	Primary Arterial	AC	1,215	32	44,935	9/3/2025	54	81	13	6
1800	2280	Hacienda Blvd SB	Glendora Ave	Sierra Vista Ct	2	Primary Arterial	AC	550	32	18,250	9/3/2025	55	100	0	0
1800	2285	Hacienda Blvd SB	Sierra Vista Ct	Temple Ave	2	Primary Arterial	AC	1,010	32	34,055	9/3/2025	55	99	0	1
1800	2290	Hacienda Blvd SB	Temple Ave	Prichard St	2	Primary Arterial	AC	770	32	24,640	9/3/2025	59	100	0	0
1800	2295	Hacienda Blvd SB	Prichard St	Nelson Ave	2	Primary Arterial	AC	1,062	32	37,060	9/3/2025	66	61	39	0
2050	2970	Loukelton St	Hacienda Blvd	Ballista Ave	2	Collector	AC	1,185	32	37,920	8/26/2025	56	100	0	0
2050	2980	Loukelton St	Ballista Ave	Del Valle Ave	2	Collector	AC	765	32	24,480	8/26/2025	59	100	0	0
2050	2990	Loukelton St	Del Valle Ave	Lanny Ave	2	Collector	AC	1,025	34	34,850	8/26/2025	59	100	0	0
2050	3000	Loukelton St	Lanny Ave	City Limit (End)	2	Collector	AC	519	30	15,570	8/26/2025	57	92	0	8
2070	3030	Main St	Glendora Ave	First St	2	Collector	AC	380	42	15,960	9/5/2025	14	24	65	11
2070	3040	Main St	First St	Second St	2	Collector	AC	345	42	14,490	9/5/2025	30	40	58	2
2070	3050	Main St	Second St	Stimson Ave	2	Collector	AC	730	42	30,660	9/5/2025	64	42	56	2
2070	3060	Main St	Stimson Ave	Bamboo St	2	Collector	AC	1,155	38	43,890	9/5/2025	94	22	78	0
2070	3070	Main St	Bamboo St	Dalesford Dr	2	Collector	AC	1,830	36	65,880	9/5/2025	65	42	58	0
2070	3080	Main St	Dalesford Dr	Banbridge Ave	2	Collector	AC	690	36	24,840	9/5/2025	61	46	54	0
2070	3090	Main St	Banbridge Ave	Ansted Dr	2	Collector	AC	1,175	36	42,300	9/5/2025	59	46	54	0
2070	3100	Main St	Ansted Dr	Chatterton Ave	2	Collector	AC	1,025	32	35,300	9/5/2025	57	44	55	1
2070	3105	Main St	Chatterton Ave	Wickford Ave	2	Collector	AC	420	32	13,440	9/5/2025	53	54	45	1
2070	3110	Main St	Wickford Ave	Northam St	2	Collector	AC	685	36	24,660	9/5/2025	60	57	43	0
2070	3120	Main St	Northam St	Laura Ave	2	Collector	AC	395	36	14,220	9/5/2025	56	54	46	0
2070	3130	Main St	Laura Ave	Azusa Ave	2	Collector	AC	1,215	36	43,740	9/5/2025	37	44	55	1
2080	3170	Maplegrove St	Hacienda Blvd	Alley E/Hacienda	2	Collector	AC	190	16	3,040	8/21/2025	32	45	55	0
2230	3520	Nelson Ave WB	Puente Ave	Mayland Ave	1	Minor Arterial	AC	505	18	9,090	9/4/2025	62	42	58	0
2230	3530	Nelson Ave WB	Mayland Ave	Willow Ave	1	Minor Arterial	AC	1,040	18	18,720	9/4/2025	28	34	54	12
2230	3540	Nelson Ave WB	Willow Ave	Sunkist Ave	1	Minor Arterial	AC	1,095	18	19,710	9/4/2025	43	42	35	23
2230	3550	Nelson Ave WB	Sunkist Ave	Orange Ave	1	Minor Arterial	AC	835	18	15,030	9/4/2025	27	52	34	14
2230	3560	Nelson Ave WB	Orange Ave	Conlon Ave	1	Minor Arterial	AC	820	18	14,760	9/4/2025	52	95	0	5
2230	3570	Nelson Ave WB	Conlon Ave	Cabana Ave	1	Minor Arterial	AC	510	18	9,180	9/4/2025	55	100	0	0
2230	3580	Nelson Ave WB	Cabana Ave	Sunset Ave	1	Minor Arterial	AC	590	18	10,620	9/4/2025	77	100	0	0
2230	3590	Nelson Ave WB	Sunset Ave	Evanwood Ave	1	Minor Arterial	AC	1,070	18	19,260	9/4/2025	56	36	64	0
2230	3600	Nelson Ave WB	Evanwood Ave	California Ave	1	Minor Arterial	AC	850	18	15,300	9/4/2025	100	0	0	0
2230	3610	Nelson Ave WB	California Ave	Cadbrook Dr	1	Minor Arterial	AC	985	18	17,730	9/4/2025	47	56	37	7

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
2230	3620	Nelson Ave WB	Cadbrook Dr	Unruh Ave	1	Minor Arterial	AC	930	18	16,740	9/4/2025	42	58	42	0
2230	3630	Nelson Ave WB	Unruh Ave	Perth Ave	1	Minor Arterial	AC	925	18	16,650	9/4/2025	63	19	20	61
2230	3640	Nelson Ave WB	Perth Ave	Hacienda Blvd	1	Minor Arterial	AC	1,010	18	18,180	9/4/2025	55	20	44	36
2230	3650	Nelson Ave WB	Hacienda Blvd	Glendora Ave	1	Collector	AC	1,860	20	37,200	9/4/2025	72	49	51	0
2270	3720	Old Valley Blvd	Main St	First St	2	Minor Arterial	AC	545	36	19,620	8/22/2025	100	0	0	0
2270	3730	Old Valley Blvd	First St	Stimson Ave	2	Minor Arterial	AC	495	36	17,820	8/22/2025	100	0	0	0
2270	3735	Old Valley Blvd	Stimson Ave	Albert St	2	Minor Arterial	AC	560	36	20,160	8/22/2025	100	0	0	0
2270	3740	Old Valley Blvd	Albert St	Common Ave	2	Minor Arterial	AC	700	36	25,200	8/22/2025	100	0	0	0
2270	3750	Old Valley Blvd	Common Ave	Hofgarden St	2	Minor Arterial	AC	1,395	36	50,220	8/22/2025	95	100	0	0
2270	3760	Old Valley Blvd	Hofgarden St	Valley Blvd	2	Minor Arterial	AC	1,135	36	40,860	8/22/2025	100	0	0	0
2280	3770	Orange Ave	Nelson Ave	Beckner St	2	Minor Arterial	AC	1,105	36	39,780	10/20/2025	93	100	0	0
2280	3780	Orange Ave	Beckner St	Temple Ave	2	Minor Arterial	AC	675	36	24,300	10/20/2025	95	100	0	0
2280	3790	Orange Ave	Temple Ave	Homeward St	2	Minor Arterial	AC	1,250	36	45,000	10/20/2025	56	46	54	0
2280	3800	Orange Ave	Homeward St	Amar Rd	2	Minor Arterial	AC	950	36	34,200	10/20/2025	46	41	59	0
2280	3810	Orange Ave	Amar Rd	City Limit	2	Minor Arterial	AC	186	36	6,696	10/20/2025	72	66	34	0
2370	4040	Puente Ave NB	Nelson Ave	Moccasin St	2	Minor Arterial	AC	745	32	26,060	9/4/2025	100	0	0	0
2370	4050	Puente Ave NB	Moccasin St	330 S/ Temple	2	Minor Arterial	AC	740	32	24,500	9/4/2025	100	0	0	0
2370	4060	Puente Ave NB	330 S/ Temple	Temple Ave	2	Minor Arterial	PCC	330	42	14,095	9/4/2025	85	42	0	58
2370	4070	Puente Ave NB	Temple Ave	120 N/Temple	2	Minor Arterial	PCC	120	32	4,500	9/4/2025	80	22	48	30
2370	4080	Puente Ave NB	120 N/Temple	350 S/ Amar	2	Minor Arterial	AC	1,352	32	43,265	9/4/2025	100	0	0	0
2370	4090	Puente Ave NB	350 S/ Amar	Amar Rd	2	Minor Arterial	PCC	350	42	15,250	10/21/2025	88	73	12	15
2370	4100	Puente Ave NB	Amar Rd	120 N/Amar	2	Minor Arterial	PCC	120	32	4,425	10/21/2025	87	42	0	58
2370	4110	Puente Ave NB	120 N/Amar	City Limit (100' N/ Sauder St)	2	Minor Arterial	AC	1,210	32	41,900	9/4/2025	100	0	0	0
2380	4120	Puente Ave SB	City Limit (Lassalette St)	Temple Ave	2	Minor Arterial	PCC	285	42	11,970	9/4/2025	81	26	0	74
2440	4220	Rowland St	Glendora Ave	Stimson Ave	2	Collector	AC	1,015	40	40,600	9/11/2025	96	3	62	35
2540	4440	Second St	Main St	Workman St	2	Collector	AC	525	36	18,900	9/11/2025	90	50	29	21
2540	4450	Second St	Workman St	Rowland St	2	Collector	AC	535	36	19,260	9/11/2025	98	100	0	0
2610	4545	Stimson Ave	End (South)	Old Valley Blvd	2	Collector	AAC	70	36	2,520	4/1/2026	100	0	0	0
2610	4550	Stimson Ave	Old Valley Blvd	Central Ave	2	Collector	AC	520	36	18,720	9/3/2025	100	0	0	0
2610	4560	Stimson Ave	Central Ave	Main St	2	Collector	AC	495	36	19,355	9/3/2025	100	0	0	0
2610	4570	Stimson Ave	Main St	Workman St	2	Collector	AC	525	36	18,900	9/3/2025	42	50	39	11
2610	4580	Stimson Ave	Workman St	Rowland St	2	Collector	AC	560	36	20,160	9/3/2025	41	49	41	10
2610	4590	Stimson Ave	Rowland St	Las Vecinas Dr	2	Collector	AC	385	36	13,860	9/3/2025	45	60	40	0
2610	4600	Stimson Ave	Las Vecinas Dr	San Jose Ave	2	Collector	AC	365	36	13,140	9/3/2025	53	77	23	0
2610	4610	Stimson Ave	San Jose Ave	Hill St	2	Collector	AC	340	36	12,240	9/3/2025	100	0	0	0
2610	4620	Stimson Ave	Hill St	Victoria Ave	2	Collector	AC	352	36	12,672	9/3/2025	94	0	100	0
2610	4630	Stimson Ave	Victoria Ave	Temple Ave	2	Collector	AC	335	36	12,060	9/3/2025	100	0	0	0
2640	4720	Sunset Ave NB	Nelson Ave	Prichard St	2	Primary Arterial	AC	895	38	33,700	10/16/2025	36	42	45	13
2640	4725	Sunset Ave NB	Prichard St	Temple Ave	2	Primary Arterial	AC	900	38	37,510	10/16/2025	38	50	35	15
2650	4730	Sunset Ave SB	Amar Rd	Homeward St	2	Primary Arterial	AC	990	38	39,610	10/16/2025	22	28	72	0
2650	4735	Sunset Ave SB	Homeward St	Temple Ave	2	Primary Arterial	AC	1,255	38	50,545	10/16/2025	18	14	86	0
2650	4740	Sunset Ave SB	Temple Ave	Prichard St	2	Primary Arterial	AC	905	38	37,500	10/16/2025	37	40	60	0
2650	4745	Sunset Ave SB	Prichard St	Nelson Ave	2	Primary Arterial	AC	895	38	35,365	10/16/2025	33	44	47	9
2680	4800	Temple Ave	Puente Ave	90 E/ Puente	4	Minor Arterial	PCC	120	60	7,200	8/28/2025	69	20	22	58
2680	4810	Temple Ave	90 E/ Puente	Ardilla Ave	4	Minor Arterial	AC	1,000	60	60,000	8/28/2025	60	100	0	0
2680	4820	Temple Ave	Ardilla Ave	Willow Ave	4	Minor Arterial	AC	550	56	30,800	8/28/2025	55	43	57	0
2680	4830	Temple Ave	Willow Ave	Sunkist Ave	4	Minor Arterial	AC	1,055	56	59,080	8/28/2025	54	45	55	0
2680	4840	Temple Ave	Sunkist Ave	Orange Ave	4	Minor Arterial	AC	860	56	48,160	8/28/2025	55	79	21	0
2680	4850	Temple Ave	Orange Ave	Tonopah Ave	4	Minor Arterial	AC	970	56	54,320	8/28/2025	52	53	46	1
2680	4860	Temple Ave	Tonopah Ave	Sunset Ave	4	Minor Arterial	AC	950	56	53,200	8/28/2025	97	0	100	0
2680	4870	Temple Ave	Unruh Ave	Nantes Ave	4	Minor Arterial	AC	570	56	31,920	8/28/2025	51	26	59	15
2680	4880	Temple Ave	Nantes Ave	Perth Ave	4	Minor Arterial	AC	515	56	28,840	8/28/2025	61	33	67	0
2680	4890	Temple Ave	Perth Ave	Hacienda Blvd	4	Minor Arterial	AC	760	56	42,560	8/28/2025	59	38	62	0
2680	4900	Temple Ave	Hacienda Blvd	Glendora Ave	4	Minor Arterial	AC	1,195	60	71,700	8/28/2025	32	20	80	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
2680	4910	Temple Ave	Glendora Ave	Stimson Ave	4	Minor Arterial	AC	510	60	30,600	8/28/2025	100	0	0	0
2680	4920	Temple Ave	Stimson Ave	Fifth St	4	Minor Arterial	AC	430	60	25,800	8/28/2025	100	0	0	0
2680	4930	Temple Ave	Fifth St	Del Valle Ave	4	Minor Arterial	AC	1,065	60	63,900	8/28/2025	100	0	0	0
2690	4940	Temple Ave EB	Sunset Ave	Broadmoor Ave	2	Minor Arterial	AC	795	30	23,850	8/28/2025	39	9	91	0
2690	4945	Temple Ave EB	Broadmoor Ave	California Ave	2	Minor Arterial	AC	1,085	30	32,550	8/28/2025	24	15	85	0
2690	4950	Temple Ave EB	California Ave	Duff Ave	2	Minor Arterial	AC	955	30	28,650	8/28/2025	37	22	78	0
2690	4955	Temple Ave EB	Duff Ave	Unruh Ave	2	Minor Arterial	AC	960	30	28,800	8/28/2025	47	20	80	0
2690	4960	Temple Ave EB	Del Valle Ave	City Limit (260' E/Del Valle Ave)	2	Minor Arterial	AC	260	30	7,800	8/28/2025	55	100	0	0
2700	4970	Temple Ave WB	City Limit (E/ Greycliff Ave)	Del Valle Ave	2	Minor Arterial	AC	1,705	30	51,150	8/28/2025	50	47	53	0
2780	5210	Unruh Ave	Nelson Ave	Prichard St	2	Minor Arterial	AC	1,030	56	57,680	10/16/2025	54	42	58	0
2780	5220	Unruh Ave	Prichard St	Temple Ave	2	Minor Arterial	AC	770	56	43,120	10/16/2025	38	35	65	0
2790	5230	Unruh Ave NB	Temple Ave	Giordano St	1	Minor Arterial	AC	1,130	30	33,900	10/16/2025	46	35	65	0
2790	5240	Unruh Ave NB	Giordano St	Amar Rd	1	Minor Arterial	AC	1,085	30	32,550	10/16/2025	51	34	66	0
2790	5250	Unruh Ave NB	Amar Rd	Fairgrove Ave	1	Minor Arterial	AC	1,840	30	55,200	10/16/2025	55	78	16	6
2800	5260	Unruh Ave SB	City Limit (895' N/ Amar)	Amar Rd	1	Minor Arterial	AC	895	30	26,850	10/16/2025	50	58	42	0
2820	5280	Valley Blvd EB	City Limit (Bridge)	Hofgarden St	2	Primary Arterial	AC	1,150	32	43,550	8/22/2025	44	31	69	0
2820	5285	Valley Blvd EB	Hofgarden St	Old Valley Blvd	3	Primary Arterial	AC	1,105	38	41,990	8/22/2025	49	40	60	0
2820	5290	Valley Blvd EB	Old Valley Blvd	Ferrero Ln	3	Primary Arterial	AC	1,190	35	43,775	8/22/2025	43	29	71	0
2820	5295	Valley Blvd EB	Ferrero Ln	Wickford Ave	3	Primary Arterial	AC	1,785	32	61,350	8/22/2025	42	37	63	0
2820	5300	Valley Blvd EB	Wickford Ave	Dora Guzman Ave	3	Primary Arterial	AC	1,125	32	41,135	8/22/2025	45	39	61	0
2820	5302	Valley Blvd EB	Dora Guzman Ave	Azusa Wy	3	Primary Arterial	AC	815	34	31,750	8/22/2025	51	40	60	0
2820	5304	Valley Blvd EB	Azusa Wy	City Limit (120' E/ Azusa Wy)	3	Primary Arterial	AC	205	32	8,650	8/22/2025	100	0	0	0
2825	5305	Valley Blvd WB	City Limit (110' E/ Azusa Wy)	Azusa Wy	3	Primary Arterial	AC	195	34	7,150	8/22/2025	100	0	0	0
2825	5310	Valley Blvd WB	Azusa Wy	Dora Guzman Ave	3	Primary Arterial	AC	815	33	27,085	8/22/2025	47	38	62	0
2825	5315	Valley Blvd WB	Dora Guzman Ave	Wickford Ave	3	Primary Arterial	AC	1,120	33	37,400	8/22/2025	49	38	62	0
2825	5320	Valley Blvd WB	Wickford Ave	Ferrero Ln	3	Primary Arterial	AC	1,785	32	56,400	8/22/2025	99	0	100	0
2825	5322	Valley Blvd WB	Ferrero Ln	Old Valley Blvd	3	Primary Arterial	AC	1,160	34	43,600	8/22/2025	52	43	57	0
2825	5324	Valley Blvd WB	Old Valley Blvd	Hofgarden St	3	Primary Arterial	AC	1,125	38	42,750	8/22/2025	59	45	55	0
2825	5325	Valley Blvd WB	Hofgarden St	City Limit (Bridge)	2	Primary Arterial	AC	1,195	36	41,300	8/22/2025	56	33	67	0
2880	5400	Wickford Ave	Valley Blvd	Inyo St	2	Collector	AC	145	32	4,640	8/27/2025	100	0	0	0
2880	5410	Wickford Ave	Inyo St	Salais St	2	Collector	AC	1,105	32	35,360	8/27/2025	100	0	0	0
2880	5420	Wickford Ave	Salais St	Main St	2	Collector	AC	540	32	17,280	8/27/2025	100	0	0	0
2890	5430	Willow Ave	Nelson Ave	Prichard St	2	Minor Arterial	AC	1,120	36	40,320	9/4/2025	68	39	61	0
2890	5440	Willow Ave	Prichard St	Temple Ave	2	Minor Arterial	AC	650	36	23,400	9/4/2025	55	24	73	3
2890	5450	Willow Ave	Temple Ave	Homeward St	2	Minor Arterial	AC	1,245	36	44,820	9/4/2025	50	23	77	0
2890	5460	Willow Ave	Homeward St	Amar Rd	2	Minor Arterial	AC	950	36	34,200	9/4/2025	41	48	52	0
2890	5470	Willow Ave	Amar Rd	City Limit (Hayland St)	2	Minor Arterial	AC	890	35	27,600	9/4/2025	62	53	43	4
								29.4		**5,628,885**					
	Residential/Locals														
1000	0010	Abbey St	Stimson Ave	Albert St	2	Residential/Local	AAC	515	36	18,940	9/11/2025	100	0	0	0
1000	0020	Abbey St	Albert St	Common Ave	2	Residential/Local	AAC	640	36	23,040	9/11/2025	100	0	0	0
1000	0030	Abbey St	Common Ave	Central Ave	2	Residential/Local	AC	795	30	23,850	9/11/2025	39	30	64	6
1010	0040	Aileron Ave	Cambay St	Mentz St	2	Residential/Local	AC	935	32	29,920	8/26/2025	100	0	0	0
1010	0050	Aileron Ave	Mentz St	Loukelton St	2	Residential/Local	AC	955	34	32,470	8/26/2025	51	44	56	0
1010	0055	Aileron Ave	Lawnwood St	Amar Rd	2	Residential/Local	AC	510	26	13,260	8/26/2025	81	56	41	3
1150	0350	Albert St	Old Valley Blvd	Central Ave	2	Residential/Local	AC	520	32	16,640	9/11/2025	94	0	100	0
1150	0360	Albert St	Central Ave	Main St	2	Residential/Local	AC	605	36	21,780	9/3/2025	98	0	100	0
1160	0370	Aldgate Ave	Flagstaff St	Cul-De-Sac	2	Residential/Local	AC	495	26	14,870	10/16/2025	48	24	76	0
1160	0380	Aldgate Ave	Cadbrook Dr	Cul-De-Sac	2	Residential/Local	AC	200	26	6,550	10/16/2025	47	39	61	0
1160	0390	Aldgate Ave	Amar Rd	Blackwood St	2	Residential/Local	AC	440	28	12,320	8/21/2025	78	100	0	0
1180	0400	Amar Frontage S	Tamar Dr	Sunkist Ave	2	Residential/Local	AC	685	26	17,810	9/23/2025	74	40	60	0
1180	0410	Amar Frontage S	Sunkist Ave	Cul-De-Sac	2	Residential/Local	AC	620	26	18,120	9/23/2025	56	28	72	0
1220	0640	Ansted Dr	Main St	End	2	Residential/Local	AC	110	26	2,860	9/5/2025	100	0	0	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1230	0650	Appleblossom St	Inyo St	Common Ave	2	Residential/Local	AC	1,590	32	50,880	9/5/2025	55	44	56	0
1230	0660	Appleblossom St	Common Ave	Main St	2	Residential/Local	AC	550	32	17,600	9/5/2025	100	0	0	0
1240	0670	Ardilla Ave	Nelson Ave	Temple Ave	2	Residential/Local	AC	1,775	34	60,350	10/15/2025	51	39	59	2
1240	0680	Ardilla Ave	Temple Ave	Amar Rd	2	Residential/Local	AC	2,125	33	70,125	10/15/2025	64	64	36	0
1240	0690	Ardilla Ave	Amar Rd	End	2	Residential/Local	AC	380	33	12,540	10/15/2025	63	35	65	0
1250	0700	Azalea Ct	Leverett Ave	Cul-De-Sac	2	Residential/Local	AC	465	36	18,740	9/9/2025	55	43	57	0
1260	0710	Baja Ave	Inyo St	Cul-De-Sac	2	Residential/Local	AC	160	22	5,520	8/27/2025	45	60	40	0
1270	0720	Ballista Ave	Mulvane St	Loukelton St	2	Residential/Local	AC	290	32	9,500	8/26/2025	69	71	29	0
1270	0730	Ballista Ave	Lawnwood St	Amar Rd	2	Residential/Local	AC	475	28	13,300	8/21/2025	70	100	0	0
1270	0740	Ballista Ave	Cadwell St	Blackwood St	2	Residential/Local	AC	525	28	16,450	8/21/2025	70	100	0	0
1270	0750	Ballista Ave	Fairgrove Ave	City Limit (140 N/ Fairgrove)	2	Residential/Local	AC	140	34	4,760	8/21/2025	51	42	58	0
1280	0760	Bamboo St	Inyo St	Common Ave	2	Residential/Local	AC	1,980	32	63,360	8/27/2025	100	0	0	0
1280	0765	Bamboo St	Common Ave	Main St	2	Residential/Local	AC	350	33	11,550	8/27/2025	100	0	0	0
1280	0770	Bamboo St	Main St	Fifth St	2	Residential/Local	AC	1,360	36	48,960	8/27/2025	95	57	43	0
1290	0780	Banbridge Ave	Rorimer St	Inyo St	2	Residential/Local	AC	670	26	18,420	9/9/2025	64	44	56	0
1290	0790	Banbridge Ave	Main St	Pleasanthome Dr	2	Residential/Local	AC	380	36	13,680	9/5/2025	65	48	52	0
1290	0800	Banbridge Ave	Pleasanthome Dr	End	2	Residential/Local	AC	1,675	36	60,300	9/5/2025	72	48	52	0
1290	0810	Banbridge Ave	Bamboo St	End	2	Residential/Local	AC	715	36	26,740	8/27/2025	55	100	0	0
1300	0820	Beckner St	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	495	24	13,880	10/20/2025	52	47	53	0
1300	0830	Beckner St	Ardilla Ave	Cul-De-Sac	2	Residential/Local	AC	580	28	20,240	10/15/2025	52	42	58	0
1300	0840	Beckner St	Willow Ave	Sunkist Ave	2	Residential/Local	AC	1,020	34	34,680	10/20/2025	100	0	0	0
1300	0850	Beckner St	Sunkist Ave	Orange Ave	2	Residential/Local	AC	820	34	27,880	10/20/2025	61	58	42	0
1300	0860	Beckner St	Orange Ave	Tonopah Ave	2	Residential/Local	AC	930	34	31,620	10/20/2025	98	100	0	0
1300	0870	Beckner St	Tonopah Ave	Cabana Ave	2	Residential/Local	AC	235	34	7,990	10/20/2025	55	50	50	0
1300	0875	Beckner St	Cabana Ave	Clintwood Ave	2	Residential/Local	AC	245	34	8,330	10/20/2025	100	0	0	0
1300	0880	Beckner St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	130	26	4,760	10/20/2025	100	0	0	0
1300	0890	Beckner St	Shadydale Ave	Cul-De-Sac	2	Residential/Local	AC	240	24	7,760	10/17/2025	30	38	62	0
1300	0900	Beckner St	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	135	22	4,750	10/17/2025	23	6	94	0
1300	0910	Beckner St	California Ave	Foxworth Ave	2	Residential/Local	AC	210	33	6,930	10/17/2025	59	58	42	0
1300	0920	Beckner St	Foxworth Ave	Duff Ave	2	Residential/Local	AC	680	34	23,120	10/17/2025	53	64	36	0
1300	0930	Beckner St	Duff Ave	Cul-De-Sac	2	Residential/Local	AC	790	27	23,745	10/17/2025	47	59	41	0
1300	0940	Beckner St	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	480	23	13,040	9/10/2025	57	33	67	0
1300	0950	Beckner St	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	720	27	21,440	9/10/2025	70	100	0	0
1310	0970	Beckner St Cul-De-Sac	Beckner St (E/ Melham)	Cul-De-Sac	2	Residential/Local	AC	140	22	4,650	10/17/2025	50	37	63	0
1320	0980	Blackwood St	Stimson Ave	Ballista Ave	2	Residential/Local	AC	710	28	20,880	8/21/2025	96	100	0	0
1330	0990	Bluebonnet St	Inyo St	Common Ave	2	Residential/Local	AC	1,210	32	38,720	9/9/2025	67	63	37	0
1330	1000	Bluebonnet St	Common Ave	Main St	2	Residential/Local	AC	780	32	24,960	9/9/2025	100	0	0	0
1340	1010	Broadmoor Ave	Prichard St	Temple Ave	2	Residential/Local	AC	850	28	24,250	10/17/2025	33	39	61	0
1350	1020	Bromar St	Gilwood Ave	Cul-De-Sac	2	Residential/Local	AC	420	31	16,020	9/22/2025	30	43	57	0
1360	1030	Cabana Ave	Nelson Ave	Beckner St	2	Residential/Local	AC	1,210	28	33,880	10/20/2025	61	55	45	0
1360	1040	Cabana Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	545	28	17,260	10/20/2025	69	63	37	0
1360	1045	Cabana Ave	Cul-De-Sac (S)	Lassalette St	2	Residential/Local	AC	240	28	8,720	10/20/2025	63	41	59	0
1360	1050	Cabana Ave	Lassalette St	End (N)	2	Residential/Local	AC	815	28	22,820	10/20/2025	58	100	0	0
1370	1070	Cadbrook Dr	Nelson Ave	Flagstaff St	2	Residential/Local	AC	250	32	8,000	9/22/2025	69	48	33	19
1370	1080	Cadbrook Dr	Flagstaff St	Aldgate Ave	2	Residential/Local	AC	1,135	32	36,320	9/22/2025	30	40	60	0
1370	1090	Cadbrook Dr	Aldgate Ave	Unruh Ave	2	Residential/Local	AC	265	32	9,200	9/22/2025	30	39	61	0
1380	1100	Cadwell St	Amar Rd	Gaylawn Ct	2	Residential/Local	AC	445	28	12,460	9/22/2025	100	0	0	0
1380	1110	Cadwell St	Fickewirth Ave	Ballista Ave	2	Residential/Local	AC	470	28	14,160	8/26/2025	62	43	57	0
1380	1120	Cadwell St	Gilwood Ave	Molinar Ave	2	Residential/Local	AC	220	34	7,480	8/26/2025	53	79	21	0
1380	1130	Cadwell St	Molinar Ave	Aileron Ave	2	Residential/Local	AC	1,095	32	35,040	8/26/2025	63	100	0	0
1400	1180	Cambay St	Gilwood Ave	Cul-De-Sac	2	Residential/Local	AC	570	28	18,960	9/8/2025	68	66	34	0
1400	1190	Cambay St	Del Valle Ave	Ocala Ave	2	Residential/Local	AC	490	32	16,680	9/8/2025	100	0	0	0
1400	1200	Cambay St	Lanny Ave	Aileron Ave	2	Residential/Local	AC	250	28	7,300	8/26/2025	100	0	0	0
1420	1250	Chatterton Ave	Inyo St	Hurley St	2	Residential/Local	AC	545	32	17,440	8/27/2025	100	0	0	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1420	1260	Chatterton Ave	Hurley St	Main St	2	Residential/Local	AC	1,215	32	38,880	8/27/2025	100	0	0	0
1430	1270	Clintwood Ave	Nelson Ave	Beckner St	2	Residential/Local	AC	1,210	34	41,140	10/17/2025	75	100	0	0
1430	1280	Clintwood Ave	Beckner St	Culp St	2	Residential/Local	AC	445	28	13,460	10/17/2025	99	100	0	0
1430	1290	Clintwood Ave	Temple Ave	Lassalette St	2	Residential/Local	AC	285	28	7,980	10/20/2025	49	65	35	0
1430	1300	Clintwood Ave	Lassalette St	End	2	Residential/Local	AC	820	34	27,880	10/20/2025	38	39	0	61
1430	1310	Clintwood Ave	Flanner St	End	2	Residential/Local	AC	110	32	3,520	10/15/2025	53	100	0	0
1440	1320	Common Ave	Old Valley Blvd	Central Ave	2	Residential/Local	AC	520	33	17,160	8/22/2025	100	0	0	0
1440	1330	Common Ave	Central Ave	Bamboo St	2	Residential/Local	AC	1,015	33	33,495	8/22/2025	100	0	0	0
1450	1340	Conlon Ave	Nelson Ave	Moccasin St	2	Residential/Local	AC	745	28	20,860	10/20/2025	55	47	53	0
1460	1350	Culp St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	145	30	6,100	10/17/2025	100	0	0	0
1470	1360	Dalesford Dr	Inyo St	Main St	2	Residential/Local	AC	1,120	32	35,840	9/5/2025	69	45	55	0
1480	1370	Del Valle Ave	San Jose Ave	Hill St	2	Residential/Local	AC	950	25	23,750	8/26/2025	22	30	62	8
1480	1380	Del Valle Ave	Hill St	Temple Ave	2	Residential/Local	AC	445	36	16,020	8/26/2025	55	81	19	0
1480	1420	Del Valle Ave	Cul-De-Sac (S)	Cadwell St	2	Residential/Local	AC	325	23	9,475	8/21/2025	49	65	35	0
1480	1430	Del Valle Ave	Cadwell St	Molinar Ave	2	Residential/Local	AC	845	28	23,660	8/21/2025	70	79	21	0
1480	1440	Del Valle Ave	Molinar Ave	Fairgrove Ave	2	Residential/Local	AC	345	32	11,540	8/21/2025	100	0	0	0
1490	1450	Dial Ave	Inyo St	Cul-De-Sac	2	Residential/Local	AC	185	23	6,255	9/9/2025	29	40	60	0
1510	1480	Duff Ave	Prichard St	Temple Ave	2	Residential/Local	AC	725	32	23,200	10/17/2025	66	47	53	0
1520	1490	Ector St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	325	26	10,450	10/20/2025	59	54	46	0
1520	1500	Ector St	Hacienda Blvd	Nantes Ave	2	Residential/Local	AC	1,070	36	38,520	9/10/2025	100	0	0	0
1530	1510	Eldon Ave	Nelson Ave	Las Vecinas Dr	2	Residential/Local	AC	510	32	16,320	10/16/2025	59	54	46	0
1530	1520	Eldon Ave	Las Vecinas Dr	Moccasin St	2	Residential/Local	AC	245	33	9,085	10/16/2025	55	78	22	0
1530	1530	Eldon Ave	Flynn St	Cul-De-Sac	2	Residential/Local	AC	655	26	19,030	9/10/2025	93	47	53	0
1550	1550	Ellora St	Dalesford Dr	Cul-De-Sac	2	Residential/Local	AC	165	24	5,960	9/5/2025	54	77	23	0
1560	1560	Evanwood Ave	Temple Ave	Prichard St	2	Residential/Local	AC	830	26	22,080	10/17/2025	67	38	62	0
1560	1570	Evanwood Ave	Prichard St	Nelson Ave	2	Residential/Local	AC	875	28	24,500	10/17/2025	44	39	61	0
1580	1630	Fern Creek Dr	Ferrero Ln	Park Rock Dr	2	Residential/Local	AC	725	36	26,100	9/9/2025	55	39	55	6
1600	1680	Fickewirth Ave	Fairgrove Ave	Blackwood St	2	Residential/Local	AC	950	32	30,400	8/21/2025	68	72	28	0
1600	1690	Fickewirth Ave	Klamath St	Amar Rd	2	Residential/Local	AC	510	34	17,340	8/21/2025	68	60	40	0
1600	1700	Fickewirth Ave	Amar Rd	Cul-De-Sac	2	Residential/Local	AC	645	32	21,500	8/21/2025	62	89	0	11
1610	1710	Fife Ave	Inyo St	Cul-De-Sac	2	Residential/Local	AC	156	24	5,744	8/27/2025	96	24	76	0
1620	1720	Fifth St	Main St	Workman St	2	Residential/Local	AC	530	36	19,080	9/11/2025	98	0	100	0
1620	1730	Fifth St	Workman St	Rowland St	2	Residential/Local	AC	540	36	19,440	9/11/2025	99	30	0	70
1620	1740	Fifth St	Victoria Ave	Temple Ave	2	Residential/Local	AC	335	26	8,710	9/8/2025	53	31	68	1
1620	1750	Fifth St	Temple Ave	Sierra Vista Ct	2	Residential/Local	AC	870	32	27,840	9/8/2025	100	0	0	0
1630	1760	First St	Old Valley Blvd	Main St	2	Residential/Local	AC	390	36	14,040	9/11/2025	54	71	0	29
1630	1770	First St	Main St	Workman St	2	Residential/Local	AC	510	36	18,360	9/11/2025	33	45	39	16
1630	1780	First St	Workman St	Rowland St	2	Residential/Local	AC	400	36	16,745	9/11/2025	24	21	57	22
1640	1790	Flagstaff St	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	460	28	14,880	10/20/2025	70	100	0	0
1640	1800	Flagstaff St	Ardilla Ave	End	2	Residential/Local	AC	130	24	3,120	10/15/2025	100	0	0	0
1640	1810	Flagstaff St	Sunkist Ave	Cul-De-Sac	2	Residential/Local	AC	295	24	9,080	10/17/2025	100	0	0	0
1640	1820	Flagstaff St	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	132	24	4,725	10/17/2025	29	28	72	0
1640	1830	Flagstaff St	Cadbrook Dr	Cul-De-Sac (W)	2	Residential/Local	AC	135	28	3,805	10/16/2025	50	21	79	0
1640	1840	Flagstaff St	Cadbrook Dr	Cul-De-Sac (E)	2	Residential/Local	AC	840	33	25,800	10/16/2025	46	39	61	0
1640	1850	Flagstaff St	Eldon Ave	Cul-De-Sac	2	Residential/Local	AC	270	22	7,905	10/16/2025	49	51	49	0
1640	1860	Flagstaff St	Eldon Ave	Perth Ave	2	Residential/Local	AC	550	28	15,400	10/16/2025	48	48	52	0
1640	1870	Flagstaff St	Perth Ave	Maypop Ave	2	Residential/Local	AC	510	28	14,280	10/16/2025	64	58	42	0
1640	1880	Flagstaff St	Maypop Ave	Cul-De-Sac	2	Residential/Local	AC	365	28	12,220	10/16/2025	59	44	56	0
1650	1890	Flanner St	Tonopah Ave	End (W)	2	Residential/Local	AC	624	33	21,915	10/15/2025	70	74	26	0
1650	1900	Flanner St	Tonopah Ave	Cul-De-Sac (E)	2	Residential/Local	AC	870	34	27,600	10/15/2025	31	29	71	0
1660	1910	Flynn St	Ardilla Ave	End	2	Residential/Local	AC	365	34	12,410	10/15/2025	78	100	0	0
1660	1920	Flynn St	Willow Ave	Cul-De-Sac	2	Residential/Local	AC	590	28	18,520	10/15/2025	74	100	0	0
1660	1930	Flynn St	Lang Ave	Tonopah Ave	2	Residential/Local	AC	675	28	19,305	10/15/2025	91	65	35	0
1660	1940	Flynn St	Unruh Ave	Goodson Dr	2	Residential/Local	AC	770	34	26,180	9/10/2025	66	48	52	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1670	1960	Foxworth Ave	Prichard St	Cul-De-Sac	2	Residential/Local	AC	695	24	19,300	10/17/2025	56	35	65	0
1680	1970	Francisquito Ave EB	California Ave	Hacienda Blvd	2	Residential/Local	AC	1,125	30	33,750	8/21/2025	40	53	41	6
1685	1980	Francisquito Ave WB	Hacienda Blvd	City Limit (650 W/ Hacienda)	2	Residential/Local	AC	650	30	19,500	8/21/2025	61	18	62	20
1690	1990	Gaylawn Ct	Cul-De-Sac (S)	End (N)	2	Residential/Local	AC	322	24	9,675	9/22/2025	100	0	0	0
1690	2000	Gaylawn Ct	Santo Oro Ave	Temple Ave	2	Residential/Local	AC	445	34	15,130	9/10/2025	77	73	27	0
1700	2010	Gilwood Ave	Hill St	Bromar St	2	Residential/Local	AC	260	30	8,655	9/22/2025	46	40	60	0
1700	2020	Gilwood Ave	Cambay St	Sierra Vista Ct	2	Residential/Local	AC	660	28	19,400	9/8/2025	62	58	42	0
1700	2030	Gilwood Ave	Cul-De-Sac (S/ Cadwell)	Cul-De-Sac (N/ Cadwell)	2	Residential/Local	AC	790	24	22,065	8/26/2025	54	84	16	0
1710	2040	Giordano St	Willow Ave	Cul-De-Sac	2	Residential/Local	AC	565	28	17,820	10/15/2025	76	100	0	0
1710	2050	Giordano St	Goodson Dr	Cul-De-Sac	2	Residential/Local	AC	305	25	8,875	9/10/2025	67	44	56	0
1710	2060	Giordano St	Hacienda Blvd	Nantes Ave	2	Residential/Local	AC	875	28	24,500	9/10/2025	100	0	0	0
1740	2120	Glenshaw Ave	Nelson Ave	Prichard St	2	Residential/Local	AC	890	34	30,260	10/17/2025	72	36	64	0
1740	2130	Glenshaw Ave	Prichard St	Temple Ave	2	Residential/Local	AC	845	34	28,730	10/17/2025	66	44	56	0
1750	2140	Goodson Dr	Unruh Ave	Homeward St	2	Residential/Local	AC	815	34	28,995	9/10/2025	55	32	68	0
1750	2150	Goodson Dr	Homeward St	End	2	Residential/Local	AC	445	34	15,130	9/10/2025	56	33	67	0
1760	2160	Greenberry Dr	Nelson Ave	Prichard St	2	Residential/Local	AC	890	34	30,260	10/17/2025	46	33	67	0
1760	2170	Greenberry Dr	Prichard St	Temple Ave	2	Residential/Local	AC	840	34	28,560	10/17/2025	45	35	65	0
1770	2180	Greycliff Ave	Temple Ave	Mentz St	2	Residential/Local	AC	1,120	34	38,080	9/8/2025	46	41	59	0
1770	2190	Greycliff Ave	Mentz St	Loukelton St	2	Residential/Local	AC	960	34	32,640	9/8/2025	49	41	59	0
1810	2340	Hacienda Frontage W	Ector St	End	2	Residential/Local	AC	340	27	9,180	9/3/2025	58	47	53	0
1820	2350	Harmsworth Ave	Inyo St	End	2	Residential/Local	AC	660	32	21,120	8/27/2025	43	37	63	0
1830	2360	Hartsville St	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	495	24	13,880	10/20/2025	61	44	56	0
1830	2370	Hartsville St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	130	28	4,700	10/17/2025	100	0	0	0
1830	2380	Hartsville St	Shadydale Ave	Cul-De-Sac	2	Residential/Local	AC	240	24	7,760	10/17/2025	32	46	54	0
1830	2390	Hartsville St	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	135	24	5,240	10/17/2025	31	29	71	0
1830	2400	Hartsville St	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	485	22	12,670	9/10/2025	48	33	67	0
1830	2410	Hartsville St	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	720	26	20,720	9/10/2025	100	0	0	0
1840	2420	Hayland St	Stimson Ave	Hacienda Blvd	2	Residential/Local	AC	425	36	17,300	8/21/2025	97	100	0	0
1840	2430	Hayland St	Del Valle Ave	Aileron Ave	2	Residential/Local	AC	750	32	24,500	8/26/2025	70	39	61	0
1850	2440	Hill St	Glendora Ave	Stimson Ave	2	Residential/Local	AC	575	37	21,275	9/22/2025	64	60	39	1
1850	2450	Hill St	Stimson Ave	Gilwood Ave	2	Residential/Local	AC	700	37	25,900	9/22/2025	100	0	0	0
1850	2460	Hill St	Gilwood Ave	Del Valle Ave	2	Residential/Local	AC	760	37	26,550	9/22/2025	54	50	50	0
1850	2465	Hill St	Del Valle Ave	End	2	Residential/Local	AC	265	45	11,925	9/22/2025	31	29	71	0
1860	2470	Hillcrest Dr	Main St	Cul-De-Sac	2	Residential/Local	AC	1,555	32	51,760	9/5/2025	93	32	68	0
1870	2480	Hofgarden St	Valley Blvd	Old Valley Blvd	2	Residential/Local	AC	515	37	19,355	8/22/2025	38	52	48	0
1875	2485	Holguin Pl	San Jose Ave	Cul-De-Sac	2	Residential/Local	AC	250	32	9,540	9/22/2025	68	42	58	0
1880	2490	Homeward St	Ardilla Ave	Willow Ave	2	Residential/Local	AC	615	34	20,910	10/15/2025	78	100	0	0
1880	2495	Homeward St	Willow Ave	Meeker Ave	2	Residential/Local	AC	495	34	16,830	10/15/2025	59	49	49	2
1880	2500	Homeward St	Meeker Ave	Sunkist Ave	2	Residential/Local	AC	495	34	16,830	10/15/2025	70	45	55	0
1880	2510	Homeward St	Sunkist Ave	Sandia Ave	2	Residential/Local	AC	540	35	18,900	10/15/2025	62	52	48	0
1880	2515	Homeward St	Sandia Ave	Orange Ave	2	Residential/Local	AC	255	36	9,180	10/15/2025	56	52	48	0
1880	2520	Homeward St	Orange Ave	Tonopah Ave	2	Residential/Local	AC	915	34	31,110	10/15/2025	100	100	0	0
1880	2530	Homeward St	Goodson Dr	Cul-De-Sac	2	Residential/Local	AC	475	27	14,825	9/10/2025	100	0	0	0
1890	2540	Hudson Ave	Glendora Ave	End	2	Residential/Local	AC	655	36	23,580	9/8/2025	92	46	54	0
1900	2550	Hurley St	Turk Rd	Chatterton Ave	2	Residential/Local	AC	1,295	33	42,735	9/9/2025	60	54	46	0
1900	2560	Hurley St	Dora Guzman Ave	Azusa Way	2	Residential/Local	AC	1,065	36	38,340	8/27/2025	97	0	100	0
1910	2580	Hutchcroft St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	325	26	10,450	10/20/2025	53	48	52	0
1910	2590	Hutchcroft St	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	715	28	22,020	9/10/2025	67	46	54	0
1920	2600	Inyo St	Common Ave	Bluebonnet St	2	Residential/Local	AC	1,045	33	34,485	8/27/2025	70	100	0	0
1920	2605	Inyo St	Bluebonnet St	Dalesford Dr	2	Residential/Local	AC	775	33	25,575	8/27/2025	70	100	0	0
1920	2610	Inyo St	Dalesford Dr	Waringwood Rd	2	Residential/Local	AC	675	32	21,600	8/27/2025	70	100	0	0
1920	2620	Inyo St	Waringwood Rd	Ferrero Ln	2	Residential/Local	AC	990	32	31,680	8/27/2025	77	100	0	0
1920	2630	Inyo St	Ferrero Ln	Wickford Ave	2	Residential/Local	AC	1,755	33	57,915	8/27/2025	54	93	7	0
1920	2640	Inyo St	Wickford Ave	Dora Guzman Ave	2	Residential/Local	AC	1,100	32	35,200	8/27/2025	51	92	8	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1930	2660	Ivanell Ave	Prichard St	Temple Ave	2	Residential/Local	AC	700	27	18,900	9/10/2025	65	44	56	0
1930	2670	Ivanell Ave	Temple Ave	Nantes Ave	2	Residential/Local	AC	665	28	18,620	9/10/2025	67	51	49	0
1940	2680	Klamath St	Hacienda Blvd	Fickewirth Ave	2	Residential/Local	AC	620	35	21,700	8/21/2025	63	66	24	10
1940	2685	Klamath St	Fickewirth Ave	Ballista Ave	2	Residential/Local	AC	480	28	13,440	8/21/2025	70	100	0	0
1945	2688	Lance Ct	Las Vecinas Dr	Cul-De-Sac	2	Residential/Local	AC	150	28	5,500	9/22/2025	59	9	91	0
1950	2690	Lang Ave	Nelson Ave	Moccasin St	2	Residential/Local	AC	755	34	26,670	10/20/2025	100	0	0	0
1950	2700	Lang Ave	Homeward St	Flynn St	2	Residential/Local	AC	260	28	8,280	10/15/2025	93	100	0	0
1960	2710	Lanny Ave	Loukelton St	Mentz St	2	Residential/Local	AC	945	27	25,515	8/26/2025	51	41	59	0
1960	2720	Lanny Ave	Mentz St	Temple Ave	2	Residential/Local	AC	1,105	27	29,835	8/26/2025	44	38	62	0
1970	2730	Larimore Ave	Cambay St	Mentz St	2	Residential/Local	AC	1,015	26	26,390	9/8/2025	100	0	0	0
1970	2740	Larimore Ave	Mentz St	Loukelton St	2	Residential/Local	AC	940	28	26,320	9/8/2025	100	0	0	0
1970	2750	Larimore Ave	Cadwell St	Hayland St	2	Residential/Local	AC	948	36	34,128	8/26/2025	73	50	50	0
1980	2760	Las Vecinas Dr	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	460	28	14,880	9/11/2025	97	100	0	0
1980	2770	Las Vecinas Dr	Ardilla Ave	Cul-De-Sac	2	Residential/Local	AC	235	24	7,640	9/11/2025	100	0	0	0
1980	2780	Las Vecinas Dr	Sunkist Ave	Cul-De-Sac	2	Residential/Local	AC	300	24	8,500	9/11/2025	100	0	0	0
1980	2790	Las Vecinas Dr	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	135	24	4,705	9/11/2025	23	21	79	0
1980	2800	Las Vecinas Dr	Eldon Ave	Cul-De-Sac	2	Residential/Local	AC	270	22	8,055	9/11/2025	34	37	63	0
1980	2810	Las Vecinas Dr	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	315	28	11,820	9/11/2025	38	43	57	0
1980	2820	Las Vecinas Dr	Maypop Ave	Cul-De-Sac	2	Residential/Local	AC	355	28	11,940	9/11/2025	53	28	72	0
1980	2830	Las Vecinas Dr	Glendora Ave	Stimson Ave	2	Residential/Local	AC	870	36	31,320	9/11/2025	96	12	88	0
1980	2840	Las Vecinas Dr	Stimson Ave	End	2	Residential/Local	AC	1,290	26	34,525	9/11/2025	29	45	47	8
2000	2850	Lassalette St	Orange Ave	League Ave	2	Residential/Local	AC	635	34	22,590	10/15/2025	99	100	0	0
2000	2855	Lassalette St	Tonopah Ave	Cabana Ave	2	Residential/Local	AC	240	33	7,920	10/20/2025	78	100	0	0
2000	2860	Lassalette St	Cabana Ave	Clintwood Ave	2	Residential/Local	AC	250	33	8,250	10/20/2025	70	100	0	0
2000	2865	Lassalette St	Clintwood Ave	Cul-De-Sac	2	Residential/Local	AC	325	28	11,100	10/20/2025	68	70	30	0
2000	2870	Lassalette St	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	195	26	7,070	9/10/2025	96	0	100	0
2000	2875	Lassalette St	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	715	28	22,020	9/10/2025	66	43	57	0
2010	2890	Laura Ave	Main St	Villa Park St	2	Residential/Local	AC	395	36	14,220	9/9/2025	42	37	63	0
2020	2900	Lawnwood St	Fickewirth Ave	End	2	Residential/Local	AC	460	32	14,720	8/21/2025	100	0	0	0
2020	2910	Lawnwood St	Aileron Ave	Del Valle Ave	2	Residential/Local	AC	755	28	21,140	8/26/2025	73	100	0	0
2030	2920	League Ave	Nelson Ave	Moccasin St	2	Residential/Local	AC	745	28	20,860	10/20/2025	65	62	38	0
2030	2930	League Ave	Beckner St	Temple Ave	2	Residential/Local	AC	605	28	16,940	10/20/2025	42	36	64	0
2030	2940	League Ave	Lassalette St	Homeward St	2	Residential/Local	AC	915	34	32,110	10/15/2025	100	0	0	0
2040	2950	Leverett Ave	Hurley St	End	2	Residential/Local	AC	630	36	22,680	8/27/2025	57	79	12	9
2040	2960	Leverett Ave	Villa Park St	Cul-De-Sac	2	Residential/Local	AC	385	36	16,860	9/9/2025	37	32	68	0
2060	3020	Maclaren St	Ferrero Ln	Chatterton Ave	2	Residential/Local	AC	1,475	32	47,200	8/27/2025	50	39	61	0
2080	3160	Maplegrove St	Sandy Hook Ave	Hacienda Blvd	2	Residential/Local	AC	395	34	13,430	8/21/2025	72	100	0	0
2090	3180	Marland St	Ardilla Ave	Cul-De-Sac	2	Residential/Local	AC	560	28	17,680	10/15/2025	79	100	0	0
2090	3190	Marland St	Sandia Ave	Orange Ave	2	Residential/Local	AC	265	28	8,420	10/21/2025	73	100	0	0
2100	3200	Marston Ave	Inyo St	End	2	Residential/Local	AC	660	32	21,120	8/27/2025	47	41	59	0
2100	3210	Marston Ave	Main St	Cul-De-Sac	2	Residential/Local	AC	152	37	8,350	9/5/2025	100	0	0	0
2110	3220	Mayland Ave	Nelson Ave	Temple Ave	2	Residential/Local	AC	1,740	36	62,640	10/21/2025	100	0	0	0
2120	3230	Maypop Ave	Nelson Ave	Moccasin St	2	Residential/Local	AC	748	34	25,432	10/16/2025	57	78	22	0
2130	3240	Meeker Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	432	22	11,504	10/21/2025	70	100	0	0
2130	3250	Meeker Ave	Temple Ave	Homeward St	2	Residential/Local	AC	1,205	28	33,740	10/21/2025	59	47	53	0
2130	3260	Meeker Ave	Homeward St	Amar Rd	2	Residential/Local	AC	910	28	25,480	10/21/2025	59	44	56	0
2140	3270	Melham Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	395	24	11,480	10/17/2025	38	34	66	0
2140	3280	Melham Ave	Unruh Ave	Flagstaff St	2	Residential/Local	AC	940	26	24,940	10/16/2025	35	32	68	0
2160	3290	Mentz St	Glendora Ave	Cul-De-Sac	2	Residential/Local	AC	618	36	23,550	9/8/2025	58	58	42	0
2160	3300	Mentz St	Del Valle Ave	Larimore Ave	2	Residential/Local	AC	255	32	8,160	9/8/2025	100	0	0	0
2160	3305	Mentz St	Larimore Ave	Ocala Ave	2	Residential/Local	AC	260	32	8,320	9/8/2025	100	0	0	0
2160	3310	Mentz St	Ocala Ave	Aileron Ave	2	Residential/Local	AC	260	33	8,580	9/8/2025	100	0	0	0
2160	3315	Mentz St	Aileron Ave	Lanny Ave	2	Residential/Local	AC	255	33	8,415	9/8/2025	60	57	43	0
2160	3320	Mentz St	Lanny Ave	Peggy Ave	2	Residential/Local	AC	230	33	7,590	9/8/2025	69	72	28	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
2160	3325	Mentz St	Peggy Ave	Greycliff Ave	2	Residential/Local	AC	255	33	8,415	9/8/2025	65	64	36	0
2160	3330	Mentz St	Greycliff Ave	End	2	Residential/Local	AC	115	33	3,795	9/8/2025	55	100	0	0
2170	3340	Moccasin St	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	455	28	14,740	10/20/2025	70	100	0	0
2170	3350	Moccasin St	Ardilla Ave	Cul-De-Sac	2	Residential/Local	AC	250	24	7,500	10/15/2025	100	0	0	0
2170	3360	Moccasin St	Sunkist Ave	Cul-De-Sac	2	Residential/Local	AC	295	24	9,080	10/17/2025	100	0	0	0
2170	3370	Moccasin St	Tonopah Ave	Lang Ave	2	Residential/Local	AC	655	34	24,270	10/20/2025	100	0	0	0
2170	3380	Moccasin St	Evanwood Ave	End	2	Residential/Local	AC	98	28	2,744	10/17/2025	71	33	67	0
2170	3390	Moccasin St	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	135	22	4,700	10/17/2025	21	18	82	0
2170	3400	Moccasin St	Eldon Ave	Cul-De-Sac	2	Residential/Local	AC	285	24	8,840	10/16/2025	61	49	51	0
2170	3410	Moccasin St	Nantes Ave	Maypop Ave	2	Residential/Local	AC	825	28	24,100	10/16/2025	61	48	52	0
2170	3415	Moccasin St	Maypop Ave	Cul-De-Sac	2	Residential/Local	AC	290	28	10,120	10/16/2025	53	39	61	0
2180	3420	Molinar Ave	Cambay St	Sierra Vista Ct	2	Residential/Local	AC	645	28	18,060	9/8/2025	100	0	0	0
2180	3430	Molinar Ave	Amar Rd	Cadwell St	2	Residential/Local	AC	380	34	12,920	8/26/2025	70	100	0	0
2180	3440	Molinar Ave	Cadwell St	Del Valle Ave	2	Residential/Local	AC	1,190	34	40,460	8/26/2025	70	100	0	0
2190	3450	Montana Ave	Fifth St	Glendora Ave	2	Residential/Local	AC	895	32	28,640	9/8/2025	98	0	100	0
2200	3460	Mulvane St	Stimson Ave	Ballista Ave	2	Residential/Local	AC	810	33	28,755	8/26/2025	52	46	54	0
2210	3470	Nantes Ave	Flagstaff St	Moccasin St	2	Residential/Local	AC	420	28	12,760	10/16/2025	55	57	43	0
2210	3480	Nantes Ave	Prichard St	Temple Ave	2	Residential/Local	AC	725	33	23,925	9/10/2025	71	44	56	0
2210	3490	Nantes Ave	Temple Ave	Cul-De-Sac	2	Residential/Local	AC	1,378	34	48,500	9/10/2025	82	39	61	0
2210	3500	Nantes Ave	Flynn St	Cul-De-Sac	2	Residential/Local	AC	655	26	19,030	9/10/2025	71	45	55	0
2220	3510	Nathene Dr	Turk Rd	Wegman Dr	2	Residential/Local	AC	253	26	6,578	9/9/2025	62	42	58	0
2240	3660	Nevers St	Willow Ave	Cul-De-Sac	2	Residential/Local	AC	605	28	18,940	10/15/2025	76	70	30	0
2250	3670	Northam St	Waringwood Rd	Cul-De-Sac	2	Residential/Local	AC	245	30	9,500	9/9/2025	76	36	64	0
2250	3680	Northam St	Ferrero Ln	Cul-De-Sac	2	Residential/Local	AC	320	30	12,200	9/9/2025	90	71	29	0
2250	3690	Northam St	Wickford Ave	Main St	2	Residential/Local	AC	730	26	18,980	9/27/2025	97	7	93	0
2260	3700	Ocala Ave	Cambay St	Mentz St	2	Residential/Local	AC	1,016	26	27,416	9/8/2025	100	0	0	0
2260	3710	Ocala Ave	Mentz St	Loukelton St	2	Residential/Local	AC	940	28	26,320	9/8/2025	43	31	69	0
2290	3820	Orrington Ave	Flynn St	Cul-De-Sac	2	Residential/Local	AC	636	26	18,536	9/10/2025	71	37	63	0
2300	3830	Park Rock Dr	Main St	Fern Creeek Dr	2	Residential/Local	AC	796	36	28,656	9/9/2025	68	56	44	0
2300	3835	Park Rock Dr	Fern Creeek Dr	Cul-De-Sac	2	Residential/Local	AC	145	36	6,225	9/9/2025	57	28	72	0
2310	3840	Peggy Ave	Temple Ave	Mentz St	2	Residential/Local	AC	1,100	26	28,600	9/8/2025	47	41	59	0
2310	3850	Peggy Ave	Mentz St	Loukelton St	2	Residential/Local	AC	960	26	24,960	9/8/2025	53	42	58	0
2320	3860	Perth Ave	Nelson Ave	Flagstaff St	2	Residential/Local	AC	245	34	8,330	10/16/2025	53	68	32	0
2320	3870	Perth Ave	Flagstaff St	Las Vecinas Dr	2	Residential/Local	AC	255	28	8,140	10/16/2025	49	62	38	0
2320	3880	Perth Ave	Prichard St	Temple Ave	2	Residential/Local	AC	730	34	24,820	9/10/2025	65	50	50	0
2320	3890	Perth Ave	Temple Ave	Ector St	2	Residential/Local	AC	720	34	24,480	9/10/2025	69	38	62	0
2330	3900	Picton St	Del Valle Ave	Cul-De-Sac	2	Residential/Local	AC	650	30	22,235	9/22/2025	27	33	67	0
2340	3910	Pleasanthome Dr	Banbridge Ave	Roundabout Dr	2	Residential/Local	AC	2,250	32	72,000	9/5/2025	79	43	57	0
2350	3920	Pocono St	Del Valle Ave	Aileron Ave	2	Residential/Local	AC	726	28	20,328	8/26/2025	65	64	36	0
2360	3930	Prichard St	Mayland Ave	Cul-De-Sac	2	Residential/Local	AC	475	25	13,875	10/20/2025	47	41	59	0
2360	3940	Prichard St	Willow Ave	Ardilla Ave	2	Residential/Local	AC	475	34	16,150	10/15/2025	42	36	64	0
2360	3950	Prichard St	Tamar Dr	Sunkist Ave	2	Residential/Local	AC	790	28	23,120	10/21/2025	55	50	50	0
2360	3960	Prichard St	Sunkist Ave	Sandia Ave	2	Residential/Local	AC	455	28	12,740	10/21/2025	100	0	0	0
2360	3970	Prichard St	Clintwood Ave	Sunset Ave	2	Residential/Local	AC	320	34	10,880	10/17/2025	100	100	0	0
2360	3980	Prichard St	Sunset Ave	Evanwood Ave	2	Residential/Local	AC	1,052	34	35,768	10/17/2025	17	27	73	0
2360	3990	Prichard St	Evanwood Ave	Glenshaw Ave	2	Residential/Local	AC	200	34	6,800	10/17/2025	38	53	47	0
2360	3995	Prichard St	Glenshaw Ave	Greenberry Dr	2	Residential/Local	AC	205	34	6,970	10/17/2025	32	24	76	0
2360	4000	Prichard St	Greenberry Dr	California Ave	2	Residential/Local	AC	325	34	11,050	10/17/2025	72	21	79	0
2360	4010	Prichard St	Foxworth Ave	Duff Ave	2	Residential/Local	AC	680	27	19,360	10/17/2025	59	44	56	0
2360	4020	Prichard St	Unruh Ave	Nantes Ave	2	Residential/Local	AC	545	32	17,440	9/10/2025	100	0	0	0
2360	4030	Prichard St	Nantes Ave	Hacienda Blvd	2	Residential/Local	AC	1,285	32	41,120	9/10/2025	99	0	100	0
2390	4130	Radstock Ave	Inyo St	Rorimer St	2	Residential/Local	AC	808	32	25,856	9/9/2025	65	46	54	0
2400	4140	Radway Ave	Prichard St	Temple Ave	2	Residential/Local	AC	812	28	22,736	10/17/2025	48	37	63	0
2410	4150	Rama Dr	Beckner St	Cul-De-Sac	2	Residential/Local	AC	445	22	11,790	10/21/2025	70	100	0	0

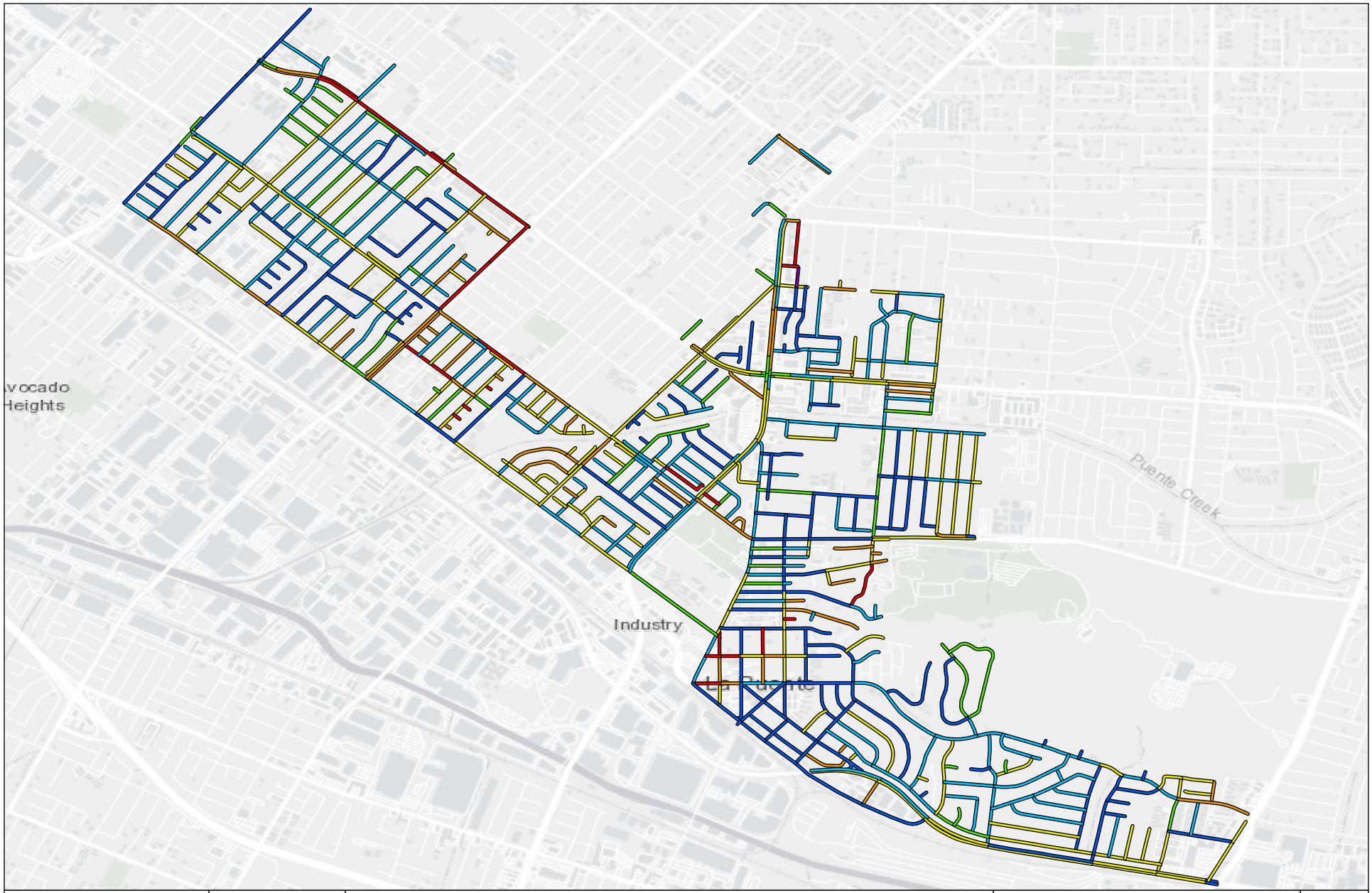
Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
2410	4160	Rama Dr	Temple Ave	Homeward St	2	Residential/Local	AC	1,186	28	33,208	10/21/2025	73	100	0	0
2410	4170	Rama Dr	Homeward St	Sunkist Ave	2	Residential/Local	AC	760	28	22,970	10/21/2025	70	100	0	0
2420	4180	Rorimer St	Waringwood Rd	Banbridge Ave	2	Residential/Local	AC	560	27	16,120	9/9/2025	64	42	58	0
2420	4190	Rorimer St	Chatterton Ave	Turk Rd	2	Residential/Local	AC	930	33	30,690	9/9/2025	65	60	40	0
2420	4200	Rorimer St	Wickford Ave	End	2	Residential/Local	AC	360	28	10,080	9/9/2025	97	0	100	0
2430	4210	Roundabout Dr	Pleasanthome Dr	Banbridge Ave	2	Residential/Local	AC	1,740	32	55,680	9/5/2025	92	68	32	0
2440	4230	Rowland St	Stimson Ave	Cul-De-Sac	2	Residential/Local	AC	785	36	30,260	9/11/2025	98	1	99	0
2450	4260	Roxham Ave	Inyo St	Cul-De-Sac	2	Residential/Local	AC	350	27	11,075	8/27/2025	74	50	50	0
2460	4270	Rygate Ave	Molinar Ave	Cul-De-Sac	2	Residential/Local	AC	345	25	10,625	8/26/2025	70	100	0	0
2470	4280	Saint Malo Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	425	24	12,200	10/17/2025	50	26	74	0
2480	4290	Salais St	Turk Rd	Chatterton Ave	2	Residential/Local	AC	610	27	16,470	9/9/2025	68	47	53	0
2480	4300	Salais St	Wickford Ave	End	2	Residential/Local	AC	345	27	9,315	9/9/2025	98	100	0	0
2490	4310	San Jose Ave	Glendora Ave	Stimson Ave	2	Residential/Local	AC	720	26	18,720	9/22/2025	93	0	68	32
2490	4320	San Jose Ave	Stimson Ave	Del Valle Ave	2	Residential/Local	AC	1,165	25	29,625	9/22/2025	100	0	0	0
2490	4330	San Jose Ave	Del Valle Ave	End	2	Residential/Local	AC	640	22	14,080	9/22/2025	63	49	51	0
2500	4340	Sandia Ave	Nelson Ave	Prichard St	2	Residential/Local	AC	1,020	28	28,560	10/21/2025	100	0	0	0
2500	4350	Sandia Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	442	27	13,125	10/21/2025	70	100	0	0
2500	4360	Sandia Ave	Temple Ave	Homeward St	2	Residential/Local	AC	1,230	28	34,440	10/21/2025	65	50	50	0
2500	4370	Sandia Ave	Homeward St	Marland St	2	Residential/Local	AC	630	28	18,640	10/21/2025	73	100	0	0
2510	4380	Sandsprings Dr	Beckner St	Cul-De-Sac	2	Residential/Local	AC	442	23	11,530	10/21/2025	70	100	0	0
2510	4390	Sandsprings Dr	Temple Ave	Homeward St	2	Residential/Local	AC	1,185	28	33,180	10/21/2025	73	100	0	0
2510	4400	Sandsprings Dr	Homeward St	Amar Rd	2	Residential/Local	AC	895	26	23,270	10/21/2025	100	0	0	0
2520	4410	Sandy Hook Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	425	24	12,200	10/17/2025	52	33	67	0
2520	4415	Sandy Hook Ave	City Limit (N/ Joycedale St)	Maplegrove St	2	Residential/Local	AC	335	36	12,060	8/21/2025	67	60	40	0
2530	4420	Santo Oro Ave	Hacienda Blvd	Temple Ave	2	Residential/Local	AC	965	34	32,810	9/10/2025	60	60	40	0
2540	4430	Second St	Old Valley Blvd	Main St	2	Residential/Local	AC	680	36	25,930	9/11/2025	100	0	0	0
2550	4460	Severing Dr	Main St	End	2	Residential/Local	AC	135	32	4,320	9/5/2025	90	0	100	0
2560	4470	Shadydale Ave	Prichard St	Temple Ave	2	Residential/Local	AC	815	34	28,210	10/21/2025	70	100	0	0
2570	4480	Shay Ave	Bluebonnet St	Central Ave	2	Residential/Local	AC	535	32	17,120	9/9/2025	43	15	85	0
2580	4490	Sierra Vista Ct	Hacienda Blvd	Glendora Ave	2	Residential/Local	AC	675	26	17,550	9/8/2025	54	40	60	0
2580	4500	Sierra Vista Ct	Glendora Ave	Fifth St	2	Residential/Local	AC	910	36	32,760	9/8/2025	85	22	78	0
2580	4510	Sierra Vista Ct	Fifth St	Del Valle Ave	2	Residential/Local	AC	1,035	36	37,260	9/8/2025	97	3	93	4
2590	4520	Siesta Ave	Nelson Ave	Temple Ave	2	Residential/Local	AC	1,735	36	62,460	10/15/2025	66	65	35	0
2590	4530	Siesta Ave	Flynn St	Cul-De-Sac	2	Residential/Local	AC	335	25	9,815	10/15/2025	65	41	59	0
2600	4540	Sprong Ln	Fern Creeek Dr	Cul-De-Sac	2	Residential/Local	AC	240	36	8,815	9/9/2025	83	55	45	0
2610	4640	Stimson Ave	Temple Ave	Montana Ave	2	Residential/Local	AC	440	32	14,080	9/3/2025	100	0	0	0
2610	4650	Stimson Ave	Loukelton St	Mulvane St	2	Residential/Local	AC	295	32	10,440	8/26/2025	62	59	41	0
2610	4660	Stimson Ave	Klamath St	Hayland St	2	Residential/Local	AC	820	33	27,060	8/21/2025	97	100	0	0
2610	4665	Stimson Ave	Hayland St	Fairgrove Ave	2	Residential/Local	AC	455	33	15,015	8/21/2025	94	0	100	0
2620	4670	Sunkist Ave	Nelson Ave	Prichard St	2	Residential/Local	AC	1,025	34	34,850	9/23/2025	70	47	53	0
2620	4680	Sunkist Ave	Prichard St	Temple Ave	2	Residential/Local	AC	755	32	25,050	9/23/2025	69	46	54	0
2620	4690	Sunkist Ave	Temple Ave	Homeward St	2	Residential/Local	AC	1,245	34	42,330	9/23/2025	51	36	64	0
2620	4700	Sunkist Ave	Homeward St	Amar Rd	2	Residential/Local	AC	965	34	32,810	9/23/2025	97	0	100	0
2630	4710	Sunkist Dr	Ardilla Ave	Puente Ave	2	Residential/Local	AC	855	36	30,780	9/23/2025	58	37	63	0
2660	4760	Sunset Frontage W	Prichard St	Cul-De-Sac	2	Residential/Local	AC	840	26	23,840	10/16/2025	41	50	50	0
2670	4770	Tamar Dr	Prichard St	Beckner St	2	Residential/Local	AC	275	28	8,700	10/21/2025	70	100	0	0
2670	4775	Tamar Dr	Beckner St	Cul-De-Sac	2	Residential/Local	AC	410	23	11,430	10/21/2025	70	100	0	0
2670	4780	Tamar Dr	Temple Ave	Homeward St	2	Residential/Local	AC	1,210	28	33,880	10/21/2025	69	65	35	0
2670	4790	Tamar Dr	Homeward St	Amar Rd	2	Residential/Local	AC	900	28	25,700	10/21/2025	62	46	54	0
2710	4980	Temple Frontage N	Lanny Ave	Greycliff Ave	2	Residential/Local	AC	500	26	13,000	8/28/2025	37	33	67	0
2710	4985	Temple Frontage N	Greycliff	End	2	Residential/Local	AC	130	26	3,380	8/28/2025	93	60	40	0
2710	4990	Temple Frontage N	Ivanell Ave	Nantes Ave	2	Residential/Local	AC	245	26	6,370	8/28/2025	66	48	52	0
2710	4995	Temple Frontage N	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	396	26	11,365	8/28/2025	68	45	53	2
2710	5000	Temple Frontage N	Tonopah Ave	Cul-De-Sac	2	Residential/Local	AC	680	27	19,195	8/28/2025	45	47	53	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
2710	5010	Temple Frontage N	Sandia Ave	Sunkist Ave	2	Residential/Local	AC	556	26	14,456	8/28/2025	70	37	63	0
2710	5020	Temple Frontage N	Sunkist Ave	Tamar Dr	2	Residential/Local	AC	775	26	20,150	8/28/2025	68	43	57	0
2720	5030	Temple Frontage S	Ivanell Ave	Nantes Ave	2	Residential/Local	AC	255	26	7,130	8/28/2025	69	45	55	0
2720	5035	Temple Frontage S	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	435	26	12,380	8/28/2025	50	27	73	0
2720	5040	Temple Frontage S	Evanwood Ave	Broadmoor Ave	2	Residential/Local	AC	210	26	5,825	8/28/2025	65	37	63	0
2720	5045	Temple Frontage S	Broadmoor Ave	Shadydale Ave	2	Residential/Local	AC	490	26	13,240	8/28/2025	66	49	51	0
2720	5050	Temple Frontage S	End (100 W/ Glenshaw)	Cul-De-Sac (E/ Greenberry)	2	Residential/Local	AC	496	26	14,490	8/28/2025	43	37	63	0
2720	5060	Temple Frontage S	Ardilla Ave	Cul-De-Sac	2	Residential/Local	AC	1,030	26	29,600	8/28/2025	52	45	55	0
2730	5070	Third St	Main St	Workman St	2	Residential/Local	AC	525	36	18,900	9/11/2025	28	38	62	0
2730	5080	Third St	Workman St	Rowland St	2	Residential/Local	AC	540	36	19,440	9/11/2025	21	30	68	2
2740	5090	Tonopah Ave	Nelson Ave	Cul-De-Sac	2	Residential/Local	AC	580	26	17,550	10/15/2025	36	49	51	0
2740	5100	Tonopah Ave	Moccasin St	Beckner St	2	Residential/Local	AC	435	32	14,995	10/15/2025	67	51	49	0
2740	5110	Tonopah Ave	Beckner St	Temple Ave	2	Residential/Local	AC	585	32	19,220	10/15/2025	45	37	63	0
2740	5120	Tonopah Ave	Temple Ave	Homeward St	2	Residential/Local	AC	1,240	34	42,160	10/15/2025	61	29	71	0
2740	5130	Tonopah Ave	Homeward St	Amar Rd	2	Residential/Local	AC	960	32	30,720	10/15/2025	47	22	78	0
2750	5140	Turk Rd	Ferrero Ln	Rorimer St	2	Residential/Local	AC	705	32	22,560	9/9/2025	57	44	56	0
2750	5150	Turk Rd	Rorimer St	Chatterton Ave	2	Residential/Local	AC	1,155	32	39,500	9/9/2025	68	70	30	0
2810	5270	Unruh Cul-De-Sac	Unruh Frontage (450 N/ Temple)	Cul-De-Sac	2	Residential/Local	AC	125	23	4,675	8/22/2025	92	100	0	0
2760	5180	Unruh Frontage E	Goodson Dr	Cul-De-Sac	2	Residential/Local	AC	420	26	12,920	9/10/2025	92	100	0	0
2770	5190	Unruh Frontage W	Melham Ave	Cadbrook Dr	2	Residential/Local	AC	230	25	5,750	10/16/2025	52	41	59	0
2770	5200	Unruh Frontage W	Cadbrook Dr	Cul-De-Sac	2	Residential/Local	AC	430	24	11,700	10/16/2025	55	41	59	0
2830	5330	Victoria Ave	Glendora Ave	Stimson Ave	2	Residential/Local	AC	505	27	13,635	9/22/2025	100	0	0	0
2830	5340	Victoria Ave	Stimson Ave	Fifth St	2	Residential/Local	AC	380	27	10,570	9/22/2025	58	45	55	0
2840	5350	Villa Park St	Main St	Laura Ave	2	Residential/Local	AC	505	30	16,970	9/9/2025	45	36	64	0
2840	5355	Villa Park St	Laura Ave	Leverett Ave	2	Residential/Local	AC	575	36	21,385	9/9/2025	43	37	63	0
2850	5360	Wake Ct	Del Valle Ave	Cul-De-Sac	2	Residential/Local	AC	135	36	6,565	8/26/2025	37	33	67	0
2860	5370	Waringwood Rd	Main St	Inyo St	2	Residential/Local	AC	1,525	36	54,900	9/9/2025	54	48	52	0
2870	5380	Wegman Dr	Waringwood Rd	Ferrero Ln	2	Residential/Local	AC	810	36	29,160	9/9/2025	68	42	58	0
2870	5390	Wegman Dr	Ferrero Ln	Main St	2	Residential/Local	AC	1,445	32	48,320	9/9/2025	66	54	46	0
2900	5480	Workman St	Glendora Ave	First St	2	Residential/Local	AC	200	36	6,985	9/11/2025	21	27	69	4
2900	5485	Workman St	First St	Second St	2	Residential/Local	AC	345	32	11,040	9/11/2025	20	35	62	3
2900	5490	Workman St	Second St	Third St	2	Residential/Local	AC	340	36	12,240	9/11/2025	55	49	51	0
2900	5495	Workman St	Third St	Stimson Ave	2	Residential/Local	AC	340	36	12,240	9/11/2025	40	57	43	0
2900	5500	Workman St	Stimson Ave	Fifth St	2	Residential/Local	AC	325	36	11,700	9/11/2025	47	63	37	0
2900	5510	Workman St	Fifth St	End	2	Residential/Local	AC	545	26	14,170	9/11/2025	90	1	99	0
2900	5520	Workman St	Bamboo St	Cul-De-Sac	2	Residential/Local	AC	526	34	18,905	9/11/2025	65	36	64	0
								44.4		**7,474,080**					
	Alleys														
1020	0100	AL E/Glendora Ave	Hudson Ave	Mentz Ave	2	Alley	AC	355	20	7,100	9/11/2025	100	0	0	0
1020	0110	AL E/Glendora Ave	Mentz Ave	Sierra Vista Ct	2	Alley	AC	300	20	6,000	9/8/2025	100	0	0	0
1020	0120	AL E/Glendora Ave	Sierra Vista Ct	End	2	Alley	AC	160	20	3,200	9/8/2025	100	0	0	0
1030	0130	AL E/Hacienda Blvd	Maplegrove St	AL N/ Fairgrove Ave	2	Alley	AC	890	20	17,800	9/8/2025	19	23	77	0
1030	0140	AL E/Hacienda Blvd	AL N/ Fairgrove Ave	Fairgrove Ave	2	Alley	AC	385	20	7,700	8/21/2025	12	23	77	0
1030	0150	AL E/Hacienda Blvd	Fairgrove Ave	Hayland St	2	Alley	AC	435	20	8,700	8/21/2025	100	0	0	0
1030	0160	AL E/Hacienda Blvd	Hayland St	End	2	Alley	AC	475	20	9,500	8/21/2025	100	0	0	0
1030	0165	AL E/Hacienda Blvd	Klamath St	End	2	Alley	AC	110	20	2,200	8/21/2025	86	100	0	0
1040	0170	AL N/Amar	Gilwood Ave	Fickewirth Ave	2	Alley	AC	715	20	14,300	8/21/2025	36	50	47	3
1050	0180	AL N/Fairgrove Ave	Hacienda	AL E/Hacienda Blvd	2	Alley	AC	280	20	5,600	9/22/2025	15	24	76	0
1060	0190	AL N/Hartsville St	Hacienda Blvd	Perth Ave	2	Alley	AC	750	20	15,000	9/10/2025	28	43	57	0
1070	0200	AL N/Hill St	Glendora Ave	Stimson Ave	2	Alley	AC	530	20	10,600	9/22/2025	71	68	20	12
1070	0210	AL N/Hill St	Stimson Ave	End	2	Alley	AC	310	20	6,200	9/22/2025	56	17	67	16
1080	0220	AL N/Las Vacinas Dr	Glendora Ave	Stimson Ave	2	Alley	AC	795	20	15,900	9/22/2025	63	30	48	22
1080	0230	AL N/Las Vacinas Dr	Stimson Ave	End	2	Alley	AC	310	20	6,200	9/22/2025	36	50	50	0

Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %
1090	0240	AL N/Pocono St	Del Valle Ave	Aileron Ave	2	Alley	AC	725	20	14,500	8/26/2025	37	50	50	0
1100	0250	AL N/Rowland St	Stimson Ave	End	2	Alley	AC	160	26	4,160	9/11/2025	23	29	71	0
1110	0260	AL N/San Jose Ave	Glendora Ave	Stimson Ave	2	Alley	AC	650	20	13,000	9/22/2025	71	62	35	3
1110	0270	AL N/San Jose Ave	Stimson Ave	End	2	Alley	AC	90	20	1,500	9/22/2025	60	48	52	0
1120	0280	AL N/Temple Ave	Ivanell Ave	Perth Ave	2	Alley	AC	230	20	4,600	9/10/2025	51	68	32	0
1120	0290	AL N/Temple Ave	Perth Ave	Lassalette St	2	Alley	AC	770	20	15,400	9/10/2025	22	58	42	0
1120	0300	AL N/Temple Ave	Hacienda Blvd	Gaylawn Ct	2	Alley	AC	275	20	5,500	9/10/2025	23	60	40	0
1120	0310	AL N/Temple Ave	Temple Ave (200 W/Glendora)	Temple Ave (160 E/Santa Oro)	2	Alley	AC	465	20	9,300	9/10/2025	27	50	50	0
1130	0320	AL N/Victoria Ave	Glendora Ave	Stimson Ave	2	Alley	AC	485	20	9,700	9/22/2025	75	84	16	0
1130	0330	AL N/Victoria Ave	Stimson Ave	Fifth St	2	Alley	AC	380	20	7,600	9/22/2025	68	81	19	0
1140	0340	AL W/Hacienda Blvd	Amar Rd	End	2	Alley	PCC	980	20	19,600	9/22/2025	92	100	0	0
								2.3		**240,860**					

Appendix B

Maps of Current Condition



PCI Ranges
- 86 - 100 (Very Good)
- 71 - 85 (Good)
- 56 - 70 (Fair)
- 41 - 55 (Poor)
- 26 - 40 (Very Poor)
- 11 - 25 (Serious)
- 0 - 10 (Failed)

NCE

La Puente

City of La Puente, CA

Pavement Condition Index (PCI) - Inspected August 2025

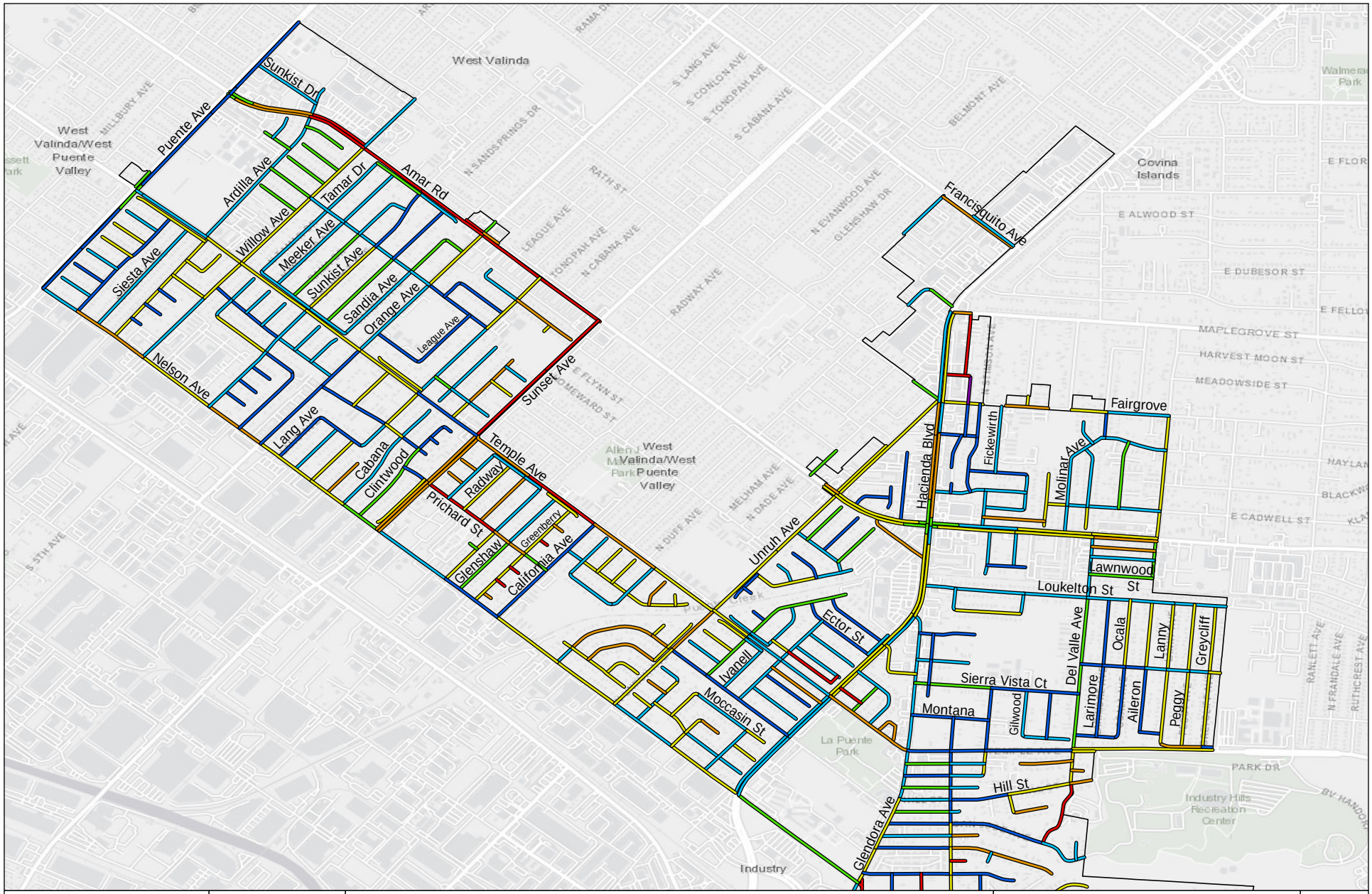
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1 in. = 2,750 ft.

0 1,400 2,800 ft.

FIGURE 1

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
ESRI Light Gray Canvas	1439.30.2401	SMR	05/06/2026	-	VJ



PCI Ranges
- 86 - 100 (Very Good)
- 71 - 85 (Good)
- 56 - 70 (Fair)
- 41 - 55 (Poor)
- 26 - 40 (Very Poor)
- 11 - 25 (Serious)
- 0 - 10 (Failed)

City of La Puente, CA

Pavement Condition Index (PCI) - Inspected August 2025

N

1 in. = 2,000 ft.

0 1,000 2,000 ft.

FIGURE 2

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
ESRI Light Gray Canvas	1439.30.2401	SMR	05/06/2026	-	VJ



PCI Ranges
- 86 - 100 (Very Good)
- 71 - 85 (Good)
- 56 - 70 (Fair)
- 41 - 55 (Poor)
- 26 - 40 (Very Poor)
- 11 - 25 (Serious)
- 0 - 10 (Failed)

City of La Puente, CA

Pavement Condition Index (PCI) - Inspected August 2025

N

1 in. = 2,000 ft.

0 1,000 2,000 ft.

FIGURE 3

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
ESRI Light Gray Canvas	1439.30.2401	SMR	05/06/2026	-	VJ

Appendix C

Maintenance and Rehabilitation (M&R) Decision Tree

City of La Puente City Streets - Decision Tree 2026 (AC or AC/AC)

Arterials									
Surface Type	PCI Range	Treatment	Final Cost to be used for Analysis		Assumed				Notes
			Unit Cost ($/SF)	Unit Cost ($/SY)	Non Paving Items (Includes PCC work if Applicable)	CI/CM	Design	Contingency	
AC or AC/AC	81-100	Do Nothing	$ -	$ -	0%	0%	0%	0%	
	71-80	Crack Seal + Slurry Seal+ 1% BR	$ 1.03	$ 9.30	35%	8%	6%	10%	Base Repair (BR): Assumed to 6" Deep
	61-70	2" Mill and ARHM+3%BR	$ 9.21	$ 82.90	75%	10%	10%	10%	Base Repair (BR): Assumed to 8" Deep
	41-60	2.25" Mill and ARHM + 5% BR	$ 10.71	$ 96.40	75%	10%	10%	10%	Base Repair (BR): Assumed to 8" Deep
	21-40	2.5" Mill and ARHM with HTF + 10% BR	$ 14.38	$ 129.40	75%	10%	10%	10%	Base Repair (BR): Assumed to 8" Deep; ARHM includes High Tensile Fiber (HTF) to mitigate crack reflection
	0-20	Reconstruct Surface	$ 26.93	$ 242.40	75%	10%	10%	10%	Reconstruct Box: 6" AC+4" Aggregate Base

Collectors									
Surface Type	PCI Range	Treatment	Final Cost to be used for Analysis		Assumed				Notes
			Unit Cost ($/SF)	Unit Cost ($/SY)	Non Paving Items (Includes PCC work if Applicable)	CI/CM	Design	Contingency	
AC or AC/AC	81-100	Do Nothing	$ -	$ -	0%	0%	0%	0%	
	71-80	Crack Seal + Slurry Seal+ 1% BR	$ 0.93	$ 8.40	35%	6%	5%	10%	Base Repair (BR): Assumed to 4" Deep
	61-70	Crack Seal + Slurry Seal + Micromill+2%BR	$ 2.48	$ 22.30	35%	6%	5%	10%	Base Repair (BR): Assumed to 6" Deep
	51-60	2" Mill and ARHM+3%BR	$ 8.78	$ 79.00	75%	10%	8%	10%	Base Repair (BR): Assumed to 6" Deep
	41-50	2.25" Mill and ARHM + 4% BR	$ 9.78	$ 88.00	75%	10%	8%	10%	Base Repair (BR): Assumed to 6" Deep
	21-40	2.5" Mill and ARHM with HTF +6% BR	$ 12.03	$ 108.30	75%	10%	8%	10%	Base Repair (BR): Assumed to 6" Deep; ARHM includes High Tensile Fiber (HTF) to mitigate crack reflection
	0-20	Reconstruct Surface	$ 19.91	$ 179.20	75%	10%	8%	10%	Reconstruct Box: 4" AC+4" Aggregate Base

Residentials									
Surface Type	PCI Range	Treatment	Final Cost to be used for Analysis		Assumed				Notes
			Unit Cost ($/SF)	Unit Cost ($/SY)	Non Paving Items (Includes PCC work if Applicable)	CI/CM	Design	Contingency	
AC or AC/AC	81-100	Do Nothing	$ -	$ -	0%	0%	0%	0%	
	71-80	Crack Seal + Slurry Seal+ 1% BR	$ 0.89	$ 8.00	30%	5%	4%	10%	Base Repair (BR): Assumed to 4" Deep
	61-70	Crack Seal + Slurry Seal +Micromill+2%BR	$ 2.22	$ 20.00	30%	5%	4%	10%	Base Repair (BR): Assumed to 4" Deep
	51-60	1.5" Mill and ARHM+ 3% BR	$ 6.77	$ 60.90	70%	10%	6%	10%	Base Repair (BR): Assumed to 4" Deep
	41-50	1.75" Mill and ARHM+ 4% BR	$ 6.93	$ 62.40	70%	10%	6%	10%	Base Repair (BR): Assumed to 4" Deep
	21-40	2" Mill and ARHM with HTF + 6% BR	$ 9.61	$ 86.50	70%	10%	6%	10%	Base Repair (BR): Assumed to 4" Deep; ARHM includes High Tensile Fiber (HTF) to mitigate crack reflection
	0-20	Reconstruct Surface	$ 17.28	$ 155.50	70%	10%	6%	10%	Reconstruct Box: 4" AC+3" Aggregate Base

Additional Notes:

1. Non Paving Cost are calculated as a percent of total paving cost
2. Construction Cost = Paving + Non Paving Cost
3. CI/CM, Design, and Contingency are calculated as a percentage of construction cost.

Appendix D

Work Plan

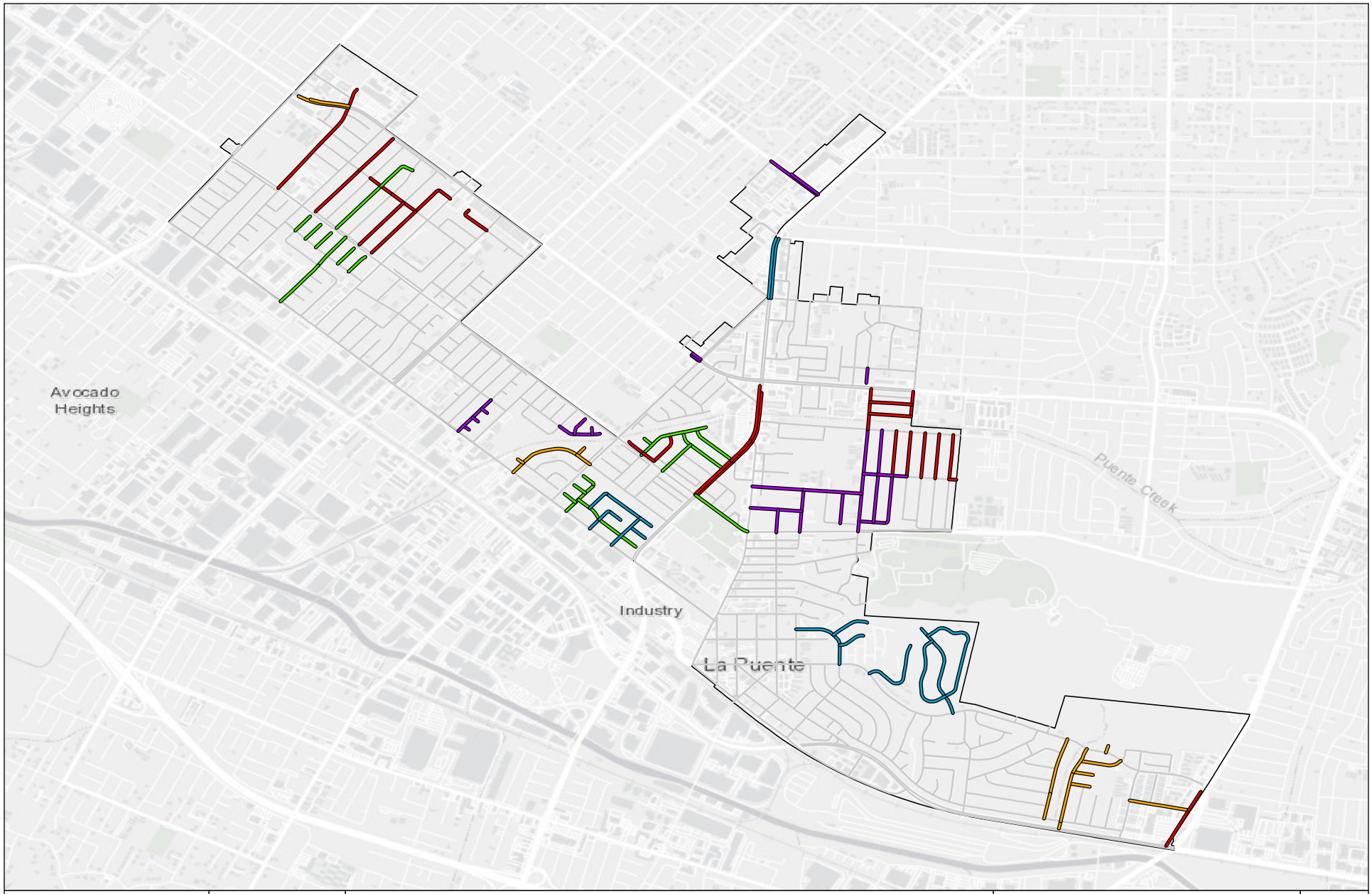
FY	Funding Source	Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %	Treatment	Unit Cost	Total Cost
Additional Streets Based on Project Team Discussion Post Workplan Development																				
2026	Rehabilitation	1350	1020	Bromar St	Gilwood Ave	Cul-De-Sac	2	Residential/Local	AC	420	31	16,020	9/22/2025	30	43	57	0	2" Mill and ARHM with HTF + 6% BR	$10.09	$161,650
2026	Rehabilitation	1700	2010	Gilwood Ave	Hill St	Bromar St	2	Residential/Local	AC	260	30	8,655	9/22/2025	46	40	60	0	1.75" Mill and ARHM+ 4% BR	$7.28	$62,978
2026	Rehabilitation	1850	2460	Hill St	Gilwood Ave	Del Valle Ave	2	Residential/Local	AC	760	37	26,550	9/22/2025	54	50	50	0	1.75" Mill and ARHM+ 4% BR	$7.28	$193,191
2026	Rehabilitation	1850	2465	Hill St	Del Valle Ave	End	2	Residential/Local	AC	265	45	11,925	9/22/2025	31	29	71	0	2" Mill and ARHM with HTF + 6% BR	$10.09	$120,329
2026	Rehabilitation	1980	2840	Las Vecinas Dr	Stimson Ave	End	2	Residential/Local	AC	1,290	26	34,525	9/11/2025	29	45	47	8	2" Mill and ARHM with HTF + 6% BR	$10.09	$348,375
2026	Rehabilitation	2070	3130	Main St	Laura Ave	Azusa Ave	2	Collector	AC	1,215	36	43,740	9/5/2025	37	44	55	1	2.5" Mill and ARHM with HTF +6% BR	$12.63	$552,502
																				$1,439,025
2026 Prop C ($3,000,000)																				
2026	Prop C	1255	0702	Azusa Way	Main St	Hurley St	2	Primary Arterial	AC	460	14	10,470	8/27/2025	44	17	83	0	2.25" Mill and ARHM + 5% BR	$11.25	$117,788
2026	Prop C	1255	0704	Azusa Way	Hurley St	Valley Blvd	2	Primary Arterial	AC	860	40	66,100	8/27/2025	45	63	37	0	2.25" Mill and ARHM + 5% BR	$11.25	$743,625
2026	Prop C	1790	2210	Hacienda Blvd NB	Temple Ave	Sierra Vista Ct	2	Primary Arterial	AC	1,010	32	33,785	9/3/2025	54	84	16	0	2.25" Mill and ARHM + 5% BR	$11.25	$380,081
2026	Prop C	1790	2215	Hacienda Blvd NB	Sierra Vista Ct	Glendora Ave	2	Primary Arterial	AC	550	32	20,225	9/3/2025	57	100	0	0	2.25" Mill and ARHM + 5% BR	$11.25	$227,531
2026	Prop C	1790	2220	Hacienda Blvd NB	Glendora Ave	270 S/ Amar Rd	2	Primary Arterial	AC	1,090	32	38,290	9/3/2025	53	72	24	4	2.25" Mill and ARHM + 5% BR	$11.25	$430,763
2026	Prop C	1800	2275	Hacienda Blvd SB	120 S/Amar Rd	Glendora Ave	2	Primary Arterial	AC	1,215	32	44,935	9/3/2025	54	81	13	6	2.25" Mill and ARHM + 5% BR	$11.25	$505,519
2026	Prop C	1800	2280	Hacienda Blvd SB	Glendora Ave	Sierra Vista Ct	2	Primary Arterial	AC	550	32	18,250	9/3/2025	55	100	0	0	2.25" Mill and ARHM + 5% BR	$11.25	$205,313
2026	Prop C	1800	2285	Hacienda Blvd SB	Sierra Vista Ct	Temple Ave	2	Primary Arterial	AC	1,010	32	34,055	9/3/2025	55	99	0	1	2.25" Mill and ARHM + 5% BR	$11.25	$383,119
										1.3		**266,110**								**$2,993,738**
2026 Rehabilitation ($1,190,000)																				
2026	Rehabilitation	1010	0050	Aileron Ave	Mentz St	Loukelton St	2	Residential/Local	AC	955	34	32,470	8/26/2025	51	44	56	0	1.75" Mill and ARHM+ 4% BR	$7.28	$236,382
2026	Rehabilitation	1770	2190	Greycliff Ave	Mentz St	Loukelton St	2	Residential/Local	AC	960	34	32,640	9/8/2025	49	41	59	0	1.75" Mill and ARHM+ 4% BR	$7.28	$237,619
2026	Rehabilitation	1960	2710	Lanny Ave	Loukelton St	Mentz St	2	Residential/Local	AC	945	27	25,515	8/26/2025	51	41	59	0	1.75" Mill and ARHM+ 4% BR	$7.28	$185,749
2026	Rehabilitation	2260	3710	Ocala Ave	Mentz St	Loukelton St	2	Residential/Local	AC	940	28	26,320	9/8/2025	43	31	69	0	1.75" Mill and ARHM+ 4% BR	$7.28	$191,610
2026	Rehabilitation	2310	3850	Peggy Ave	Mentz St	Loukelton St	2	Residential/Local	AC	960	26	24,960	9/8/2025	53	42	58	0	1.75" Mill and ARHM+ 4% BR	$7.28	$181,709
2026	Rehabilitation	2160	3330	Mentz St	Greycliff Ave	End	2	Residential/Local	AC	115	33	3,795	9/8/2025	55	100	0	0	1.75" Mill and ARHM+ 4% BR	$7.28	$27,628
										0.9		**145,700**								**$1,060,696**
2026 Slurry ($510,000)																				
2026	Slurry	1010	0055	Aileron Ave	Lawnwood St	Amar Rd	2	Residential/Local	AC	510	26	13,260	8/26/2025	81	56	41	3	Crack Seal + Slurry Seal+ 1% BR	$1.08	$14,321
2026	Slurry	1240	0680	Ardilla Ave	Temple Ave	Amar Rd	2	Residential/Local	AC	2,125	33	70,125	10/15/2025	64	64	36	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$75,735
2026	Slurry	1240	0690	Ardilla Ave	Amar Rd	End	2	Residential/Local	AC	380	33	12,540	10/15/2025	63	35	65	0	Crack Seal + Slurry Seal +Micromill+2%BR	$2.33	$29,218
2026	Slurry	1480	1410	Del Valle Ave	Loukelton St	Amar Rd	2	Collector	AC	870	36	31,320	8/26/2025	70	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$33,826
2026	Slurry	1880	2500	Homeward St	Meeker Ave	Sunkist Ave	2	Residential/Local	AC	495	34	16,830	10/15/2025	70	45	55	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$18,176
2026	Slurry	1880	2510	Homeward St	Sunkist Ave	Sandia Ave	2	Residential/Local	AC	540	35	18,900	10/15/2025	62	52	48	0	Crack Seal + Slurry Seal +Micromill+2%BR	$2.33	$44,037
2026	Slurry	1930	2670	Ivanell Ave	Temple Ave	Nantes Ave	2	Residential/Local	AC	665	28	18,620	9/10/2025	67	51	49	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$20,110
2026	Slurry	2020	2910	Lawnwood St	Aileron Ave	Del Valle Ave	2	Residential/Local	AC	755	28	21,140	8/26/2025	73	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$22,831
2026	Slurry	2090	3190	Marland St	Sandia Ave	Orange Ave	2	Residential/Local	AC	265	28	8,420	10/21/2025	73	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$9,094
2026	Slurry	2350	3920	Pocono St	Del Valle Ave	Aileron Ave	2	Residential/Local	AC	726	28	20,328	8/26/2025	65	64	36	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$21,954
2026	Slurry	2500	4360	Sandia Ave	Temple Ave	Homeward St	2	Residential/Local	AC	1,230	28	34,440	10/21/2025	65	50	50	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$37,195
2026	Slurry	2500	4370	Sandia Ave	Homeward St	Marland St	2	Residential/Local	AC	630	28	18,640	10/21/2025	73	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$20,131
2026	Slurry	2510	4390	Sandsprings Dr	Temple Ave	Homeward St	2	Residential/Local	AC	1,185	28	33,180	10/21/2025	73	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$35,834
2026	Slurry	2670	4780	Tamar Dr	Temple Ave	Homeward St	2	Residential/Local	AC	1,210	28	33,880	10/21/2025	69	65	35	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$36,590
2026	Slurry	2670	4790	Tamar Dr	Homeward St	Amar Rd	2	Residential/Local	AC	900	28	25,700	10/21/2025	62	46	54	0	Crack Seal + Slurry Seal +Micromill+2%BR	$2.33	$59,881
2026	Slurry	2710	4990	Temple Frontage N	Ivanell Ave	Nantes Ave	2	Residential/Local	AC	245	26	6,370	8/28/2025	66	48	52	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$6,880
2026	Slurry	2710	4995	Temple Frontage N	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	396	26	11,365	8/28/2025	68	45	53	2	Crack Seal + Slurry Seal+ 1% BR	$1.08	$12,274
2026	Slurry	1650	1890	Flanner St	Tonopah Ave	End (W)	2	Residential/Local	AC	624	33	21,915	10/15/2025	70	74	26	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$23,668
										2.6		**416,973**								**$521,756**

FY	Funding Source	Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %	Treatment	Unit Cost	Total Cost
2027 Prop C ($1,000,000)																				
2027	Prop C	1790	2245	Hacienda Blvd NB	Fairgrove Ave	Maplegrove St	2	Primary Arterial	AC	1,315	32	47,300	9/3/2025	52	50	49	1	2.25" Mill and ARHM + 5% BR	$11.81	$558,613
2027	Prop C	1800	2250	Hacienda Blvd SB	Maplegrove St	Fairgrove Ave	2	Primary Arterial	AC	1,315	32	47,750	9/3/2025	60	31	63	6	2.25" Mill and ARHM + 5% BR	$11.81	$563,928
										0.5		**95,050**								**$1,122,541**
2027 Rehabilitation ($861,000)																				
2027	Rehabilitation	1980	2810	Las Vecinas Dr	Perth Ave	Cul-De-Sac	2	Residential/Local	AC	315	28	11,820	9/11/2025	38	43	57	0	1.75" Mill and ARHM+ 4% BR	$7.64	$90,305
2027	Rehabilitation	1980	2820	Las Vecinas Dr	Maypop Ave	Cul-De-Sac	2	Residential/Local	AC	355	28	11,940	9/11/2025	53	28	72	0	1.75" Mill and ARHM+ 4% BR	$7.64	$91,222
2027	Rehabilitation	2120	3230	Maypop Ave	Nelson Ave	Moccasin St	2	Residential/Local	AC	748	34	25,432	10/16/2025	57	78	22	0	1.75" Mill and ARHM+ 4% BR	$7.64	$194,300
2027	Rehabilitation	2170	3410	Moccasin St	Nantes Ave	Maypop Ave	2	Residential/Local	AC	825	28	24,100	10/16/2025	61	48	52	0	1.75" Mill and ARHM+ 4% BR	$7.64	$184,124
2027	Rehabilitation	2170	3415	Moccasin St	Maypop Ave	Cul-De-Sac	2	Residential/Local	AC	290	28	10,120	10/16/2025	53	39	61	0	1.75" Mill and ARHM+ 4% BR	$7.64	$77,317
2027	Rehabilitation	2210	3470	Nantes Ave	Flagstaff St	Moccasin St	2	Residential/Local	AC	420	28	12,760	10/16/2025	55	57	43	0	1.75" Mill and ARHM+ 4% BR	$7.64	$97,486
2027	Rehabilitation	2320	3860	Perth Ave	Nelson Ave	Flagstaff St	2	Residential/Local	AC	245	34	8,330	10/16/2025	53	68	32	0	1.75" Mill and ARHM+ 4% BR	$7.64	$63,641
2027	Rehabilitation	2320	3870	Perth Ave	Flagstaff St	Las Vecinas Dr	2	Residential/Local	AC	255	28	8,140	10/16/2025	49	62	38	0	1.75" Mill and ARHM+ 4% BR	$7.64	$62,190
										0.7		**112,642**								**$860,585**
2027 Slurry ($369,000)																				
2027	Slurry	1280	0770	Bamboo St	Main St	Fifth St	2	Residential/Local	AC	1,360	36	48,960	8/27/2025	95	57	43	0	Crack Seal + Slurry Seal+ 1% BR	$0.98	$47,981
2027	Slurry	1290	0790	Banbridge Ave	Main St	Pleasanthome Dr	2	Residential/Local	AC	380	36	13,680	9/5/2025	65	48	52	0	Crack Seal + Slurry Seal+ 1% BR	$0.98	$13,406
2027	Slurry	1290	0800	Banbridge Ave	Pleasanthome Dr	End	2	Residential/Local	AC	1,675	36	60,300	9/5/2025	72	48	52	0	Crack Seal + Slurry Seal+ 1% BR	$0.98	$59,094
2027	Slurry	1290	0810	Banbridge Ave	Bamboo St	End	2	Residential/Local	AC	715	36	26,740	8/27/2025	55	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$0.98	$26,205
2027	Slurry	1860	2470	Hillcrest Dr	Main St	Cul-De-Sac	2	Residential/Local	AC	1,555	32	51,760	9/5/2025	93	32	68	0	Crack Seal + Slurry Seal+ 1% BR	$0.98	$50,725
2027	Slurry	2340	3910	Pleasanthome Dr	Banbridge Ave	Roundabout Dr	2	Residential/Local	AC	2,250	32	72,000	9/5/2025	79	43	57	0	Crack Seal + Slurry Seal+ 1% BR	$0.98	$70,560
2027	Slurry	2430	4210	Roundabout Dr	Pleasanthome Dr	Banbridge Ave	2	Residential/Local	AC	1,740	32	55,680	9/5/2025	92	68	32	0	Crack Seal + Slurry Seal+ 1% BR	$0.98	$54,566
2027	Slurry	2900	5520	Workman St	Bamboo St	Cul-De-Sac	2	Residential/Local	AC	526	34	18,905	9/11/2025	65	36	64	0	Crack Seal + Slurry Seal+ 1% BR	$0.98	$18,527
										1.9		**348,025**								**$341,065**

FY	Funding Source	Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %	Treatment	Unit Cost	Total Cost
2028 Prop C ($1,000,000)																				
2028	Prop C	2680	4900	Temple Ave	Hacienda Blvd	Glendora Ave	4	Minor Arterial	AC	1,195	60	71,700	8/28/2025	32	20	80	0	2.5" Mill and ARHM with HTF + 10% BR	$16.65	$1,193,805
										0.2		**71,700**								**$1,193,805**
2028 Rehabilitation ($861,000)																				
2028	Rehabilitation	1530	1510	Eldon Ave	Nelson Ave	Las Vecinas Dr	2	Residential/Local	AC	510	32	16,320	10/16/2025	59	54	46	0	1.5" Mill and ARHM+ 3% BR	$7.84	$127,949
2028	Rehabilitation	1530	1520	Eldon Ave	Las Vecinas Dr	Moccasin St	2	Residential/Local	AC	245	33	9,085	10/16/2025	55	78	22	0	1.75" Mill and ARHM+ 4% BR	$8.02	$72,862
2028	Rehabilitation	1640	1850	Flagstaff St	Eldon Ave	Cul-De-Sac	2	Residential/Local	AC	270	22	7,905	10/16/2025	49	51	49	0	1.75" Mill and ARHM+ 4% BR	$8.02	$63,398
2028	Rehabilitation	1640	1860	Flagstaff St	Eldon Ave	Perth Ave	2	Residential/Local	AC	550	28	15,400	10/16/2025	48	48	52	0	1.75" Mill and ARHM+ 4% BR	$8.02	$123,508
2028	Rehabilitation	1640	1870	Flagstaff St	Perth Ave	Maypop Ave	2	Residential/Local	AC	510	28	14,280	10/16/2025	64	58	42	0	1.5" Mill and ARHM+ 3% BR	$7.84	$111,955
2028	Rehabilitation	1640	1880	Flagstaff St	Maypop Ave	Cul-De-Sac	2	Residential/Local	AC	365	28	12,220	10/16/2025	59	44	56	0	1.5" Mill and ARHM+ 3% BR	$7.84	$95,805
2028	Rehabilitation	1980	2800	Las Vecinas Dr	Eldon Ave	Cul-De-Sac	2	Residential/Local	AC	270	22	8,055	9/11/2025	34	37	63	0	1.75" Mill and ARHM+ 4% BR	$8.02	$64,601
2028	Rehabilitation	2170	3400	Moccasin St	Eldon Ave	Cul-De-Sac	2	Residential/Local	AC	285	24	8,840	10/16/2025	61	49	51	0	1.5" Mill and ARHM+ 3% BR	$7.84	$69,306
										0.6		**92,105**								**$729,383**
2028 Slurry ($369,000)																				
2028	Slurry	1520	1500	Ector St	Hacienda Blvd	Nantes Ave	2	Residential/Local	AC	1,070	36	38,520	9/10/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$39,676
2028	Slurry	1710	2060	Giordano St	Hacienda Blvd	Nantes Ave	2	Residential/Local	AC	875	28	24,500	9/10/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$25,235
2028	Slurry	2000	2870	Lassalette St	Nantes Ave	Cul-De-Sac	2	Residential/Local	AC	195	26	7,070	9/10/2025	96	0	100	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$7,282
2028	Slurry	2130	3240	Meeker Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	432	22	11,504	10/21/2025	70	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$11,849
2028	Slurry	2210	3490	Nantes Ave	Temple Ave	Cul-De-Sac	2	Residential/Local	AC	1,378	34	48,500	9/10/2025	82	39	61	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$49,955
2028	Slurry	2320	3890	Perth Ave	Temple Ave	Ector St	2	Residential/Local	AC	720	34	24,480	9/10/2025	69	38	62	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$25,214
2028	Slurry	2410	4150	Rama Dr	Beckner St	Cul-De-Sac	2	Residential/Local	AC	445	22	11,790	10/21/2025	70	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$12,144
2028	Slurry	2410	4160	Rama Dr	Temple Ave	Homeward St	2	Residential/Local	AC	1,186	28	33,208	10/21/2025	73	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$34,204
2028	Slurry	2410	4170	Rama Dr	Homeward St	Sunkist Ave	2	Residential/Local	AC	760	28	22,970	10/21/2025	70	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$23,659
2028	Slurry	2500	4350	Sandia Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	442	27	13,125	10/21/2025	70	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$13,519
2028	Slurry	2510	4380	Sandsprings Dr	Beckner St	Cul-De-Sac	2	Residential/Local	AC	442	23	11,530	10/21/2025	70	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$11,876
2028	Slurry	2620	4670	Sunkist Ave	Nelson Ave	Prichard St	2	Residential/Local	AC	1,025	34	34,850	9/23/2025	70	47	53	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$35,896
2028	Slurry	2620	4680	Sunkist Ave	Prichard St	Temple Ave	2	Residential/Local	AC	755	32	25,050	9/23/2025	69	46	54	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$25,802
2028	Slurry	2670	4775	Tamar Dr	Beckner St	Cul-De-Sac	2	Residential/Local	AC	410	23	11,430	10/21/2025	70	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.03	$11,773
										1.9		**318,527**								**$328,083**

FY	Funding Source	Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %	Treatment	Unit Cost	Total Cost
2029 Prop C ($1,000,000)																				
2029	Prop C	1200	0480	Amar Rd EB	City Limit (160 W/ Un	Unruh Ave	2	Primary Arterial	AC	205	38	7,790	9/23/2025	44	17	83	0	2.5" Mill and ARHM with HTF + 10% BR	$17.48	$136,169
2029	Prop C	1210	0590	Amar Rd WB	Unruh Ave	City Limit (160 W/Un	2	Primary Arterial	AC	205	32	6,560	9/23/2025	31	38	46	16	2.5" Mill and ARHM with HTF + 10% BR	$17.48	$114,669
2029	Prop C	1680	1970	Francisquito Ave EB	California Ave	Hacienda Blvd	2	Residential/Local	AC	1,125	30	33,750	8/21/2025	40	53	41	6	2.25" Mill and ARHM + 5% BR	$13.02	$439,425
2029	Prop C	1685	1980	Francisquito Ave WB	Hacienda Blvd	City Limit (650 W/ Ha	2	Residential/Local	AC	650	30	19,500	8/21/2025	61	18	62	20	2.25" Mill and ARHM + 5% BR	$13.02	$253,890
										0.4		**67,600**								**$944,153**
2029 Rehabilitation ($861,000)																				
2029	Rehabilitation	1300	0930	Beckner St	Duff Ave	Cul-De-Sac	2	Residential/Local	AC	790	27	23,745	10/17/2025	47	59	41	0	1.75" Mill and ARHM+ 4% BR	$8.42	$199,933
2029	Rehabilitation	1310	0970	Beckner St Cul-De-Sac	Beckner St (E/ Melha	Cul-De-Sac	2	Residential/Local	AC	140	22	4,650	10/17/2025	50	37	63	0	1.75" Mill and ARHM+ 4% BR	$8.42	$39,153
2029	Rehabilitation	1640	1820	Flagstaff St	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	132	24	4,725	10/17/2025	29	28	72	0	2" Mill and ARHM with HTF + 6% BR	$11.68	$55,188
2029	Rehabilitation	1760	2160	Greenberry Dr	Nelson Ave	Prichard St	2	Residential/Local	AC	890	34	30,260	10/17/2025	46	33	67	0	1.75" Mill and ARHM+ 4% BR	$8.42	$254,789
2029	Rehabilitation	1980	2790	Las Vecinas Dr	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	135	24	4,705	9/11/2025	23	21	79	0	2" Mill and ARHM with HTF + 6% BR	$11.68	$54,954
2029	Rehabilitation	2140	3270	Melham Ave	Beckner St	Cul-De-Sac	2	Residential/Local	AC	395	24	11,480	10/17/2025	38	34	66	0	1.75" Mill and ARHM+ 4% BR	$8.42	$96,662
2029	Rehabilitation	2170	3390	Moccasin St	Greenberry Dr	Cul-De-Sac	2	Residential/Local	AC	135	22	4,700	10/17/2025	21	18	82	0	2" Mill and ARHM with HTF + 6% BR	$11.68	$54,896
2029	Rehabilitation	1480	1420	Del Valle Ave	Cul-De-Sac (S)	Cadwell St	2	Residential/Local	AC	325	23	9,475	8/21/2025	49	65	35	0	1.75" Mill and ARHM+ 4% BR	$8.42	$79,780
										0.6		**93,740**								**$835,355**
2029 Slurry ($369,000)																				
2029	Slurry	1400	1190	Cambay St	Del Valle Ave	Ocala Ave	2	Residential/Local	AC	490	32	16,680	9/8/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$18,014
2029	Slurry	1480	1390	Del Valle Ave	Temple Ave	Mentz St	2	Collector	AC	1,240	36	44,640	8/26/2025	83	94	0	6	Crack Seal + Slurry Seal+ 1% BR	$1.08	$48,211
2029	Slurry	1480	1400	Del Valle Ave	Mentz St	Loukelton St	2	Collector	AC	975	36	35,172	8/26/2025	76	90	10	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$37,986
2029	Slurry	1620	1750	Fifth St	Temple Ave	Sierra Vista Ct	2	Residential/Local	AC	870	32	27,840	9/8/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$30,067
2029	Slurry	1970	2730	Larimore Ave	Cambay St	Mentz St	2	Residential/Local	AC	1,015	26	26,390	9/8/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$28,501
2029	Slurry	1970	2740	Larimore Ave	Mentz St	Loukelton St	2	Residential/Local	AC	940	28	26,320	9/8/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$28,426
2029	Slurry	2160	3300	Mentz St	Del Valle Ave	Larimore Ave	2	Residential/Local	AC	255	32	8,160	9/8/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$8,813
2029	Slurry	2160	3305	Mentz St	Larimore Ave	Ocala Ave	2	Residential/Local	AC	260	32	8,320	9/8/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$8,986
2029	Slurry	2160	3310	Mentz St	Ocala Ave	Aileron Ave	2	Residential/Local	AC	260	33	8,580	9/8/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$9,266
2029	Slurry	2180	3420	Molinar Ave	Cambay St	Sierra Vista Ct	2	Residential/Local	AC	645	28	18,060	9/8/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$19,505
2029	Slurry	2190	3450	Montana Ave	Fifth St	Glendora Ave	2	Residential/Local	AC	895	32	28,640	9/8/2025	98	0	100	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$30,931
2029	Slurry	2260	3700	Ocala Ave	Cambay St	Mentz St	2	Residential/Local	AC	1,016	26	27,416	9/8/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$29,609
2029	Slurry	2580	4500	Sierra Vista Ct	Glendora Ave	Fifth St	2	Residential/Local	AC	910	36	32,760	9/8/2025	85	22	78	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$35,381
2029	Slurry	2580	4510	Sierra Vista Ct	Fifth St	Del Valle Ave	2	Residential/Local	AC	1,035	36	37,260	9/8/2025	97	3	93	4	Crack Seal + Slurry Seal+ 1% BR	$1.08	$40,241
2029	Slurry	2610	4640	Stimson Ave	Temple Ave	Montana Ave	2	Residential/Local	AC	440	32	14,080	9/3/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.08	$15,206
										2.1		**360,318**								**$389,143**

FY	Funding Source	Branch ID	Section ID	Street Name	From	To	Lanes	Functional Classification	Surface Type	Length	Width	Area	Last Inspection Date	PCI	PCI Climate %	PCI Load %	PCI Other %	Treatment	Unit Cost	Total Cost
2030 Prop C ($1,000,000)																				
2030	Prop C	1200	0425	Amar Rd EB	90 E/ Puente Ave	Ardilla Ave	2	Primary Arterial	AC	940	38	35,720	9/26/2025	30	44	56	0	2.5" Mill and ARHM with HTF + 10% BR	$18.35	$655,462
2030	Prop C	1210	0620	Amar Rd WB	Ardilla Ave	310 E/Puente Ave	2	Primary Arterial	AC	710	38	26,980	9/23/2025	39	47	53	0	2.5" Mill and ARHM with HTF + 10% BR	$18.35	$495,083
										0.3		**62,700**								**$1,150,545**
2030 Rehabilitation ($861,000)																				
2030	Rehabilitation	1160	0380	Aldgate Ave	Cadbrook Dr	Cul-De-Sac	2	Residential/Local	AC	200	26	6,550	10/16/2025	47	39	61	0	2" Mill and ARHM with HTF + 6% BR	$12.27	$80,369
2030	Rehabilitation	1370	1070	Cadbrook Dr	Nelson Ave	Flagstaff St	2	Residential/Local	AC	250	32	8,000	9/22/2025	69	48	33	19	2" Mill and ARHM with HTF + 6% BR	$12.27	$98,160
2030	Rehabilitation	1370	1080	Cadbrook Dr	Flagstaff St	Aldgate Ave	2	Residential/Local	AC	1,135	32	36,320	9/22/2025	30	40	60	0	2" Mill and ARHM with HTF + 6% BR	$12.27	$445,646
2030	Rehabilitation	1370	1090	Cadbrook Dr	Aldgate Ave	Unruh Ave	2	Residential/Local	AC	265	32	9,200	9/22/2025	30	39	61	0	2" Mill and ARHM with HTF + 6% BR	$12.27	$112,884
2030	Rehabilitation	1640	1830	Flagstaff St	Cadbrook Dr	Cul-De-Sac (W)	2	Residential/Local	AC	135	28	3,805	10/16/2025	50	21	79	0	2" Mill and ARHM with HTF + 6% BR	$12.27	$46,687
										0.4		**63,875**								**$783,746**
2030 Slurry ($369,000)																				
2030	Slurry	1420	1250	Chatterton Ave	Inyo St	Hurley St	2	Residential/Local	AC	545	32	17,440	8/27/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.14	$19,882
2030	Slurry	1420	1260	Chatterton Ave	Hurley St	Main St	2	Residential/Local	AC	1,215	32	38,880	8/27/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.14	$44,323
2030	Slurry	1900	2560	Hurley St	Dora Guzman Ave	Azusa Way	2	Residential/Local	AC	1,065	36	38,340	8/27/2025	97	0	100	0	Crack Seal + Slurry Seal+ 1% BR	$1.14	$43,708
2030	Slurry	2100	3210	Marston Ave	Main St	Cul-De-Sac	2	Residential/Local	AC	152	37	8,350	9/5/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.14	$9,519
2030	Slurry	2250	3690	Northam St	Wickford Ave	Main St	2	Residential/Local	AC	730	26	18,980	9/27/2025	97	7	93	0	Crack Seal + Slurry Seal+ 1% BR	$1.14	$21,637
2030	Slurry	2420	4200	Rorimer St	Wickford Ave	End	2	Residential/Local	AC	360	28	10,080	9/9/2025	97	0	100	0	Crack Seal + Slurry Seal+ 1% BR	$1.14	$11,491
2030	Slurry	2480	4300	Salais St	Wickford Ave	End	2	Residential/Local	AC	345	27	9,315	9/9/2025	98	100	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.14	$10,619
2030	Slurry	2880	5400	Wickford Ave	Valley Blvd	Inyo St	2	Collector	AC	145	32	4,640	8/27/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.14	$5,290
2030	Slurry	2880	5410	Wickford Ave	Inyo St	Salais St	2	Collector	AC	1,105	32	35,360	8/27/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.14	$40,310
2030	Slurry	2880	5420	Wickford Ave	Salais St	Main St	2	Collector	AC	540	32	17,280	8/27/2025	100	0	0	0	Crack Seal + Slurry Seal+ 1% BR	$1.14	$19,699
										1.2		**198,665**								**$226,478**



Treatment Year
- FY 2026-27
- FY 2027-28
- FY 2028-29
- FY 2029-30
- FY 2030-31
- CityBoundary

City of La Puente, CA

Scenario 1 - Current Budget - Sections Selected for Treatment

N

1 in. = 2,992 ft.

0 1,575 3,150 ft.

FIGURE 1

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
ESRI Light Gray Canvas	1439.30.2401	SMR	05/06/2026	-	VJ



Treatment
- 2.5" Mill and ARHM + HTF + 10% BR
- 2.25" Mill and ARHM + 5% BR
- 2" Mill and ARHM with HTF + 6% BR
- 1.75" Mill and ARHM+ 4% BR
- 1.5" Mill and ARHM+ 3% BR
- Slurry Seal + 2%BR
- Slurry Seal +1% BR

City of La Puente, CA

Scenario 1 - Current Budget - Sections Selected for Treatment

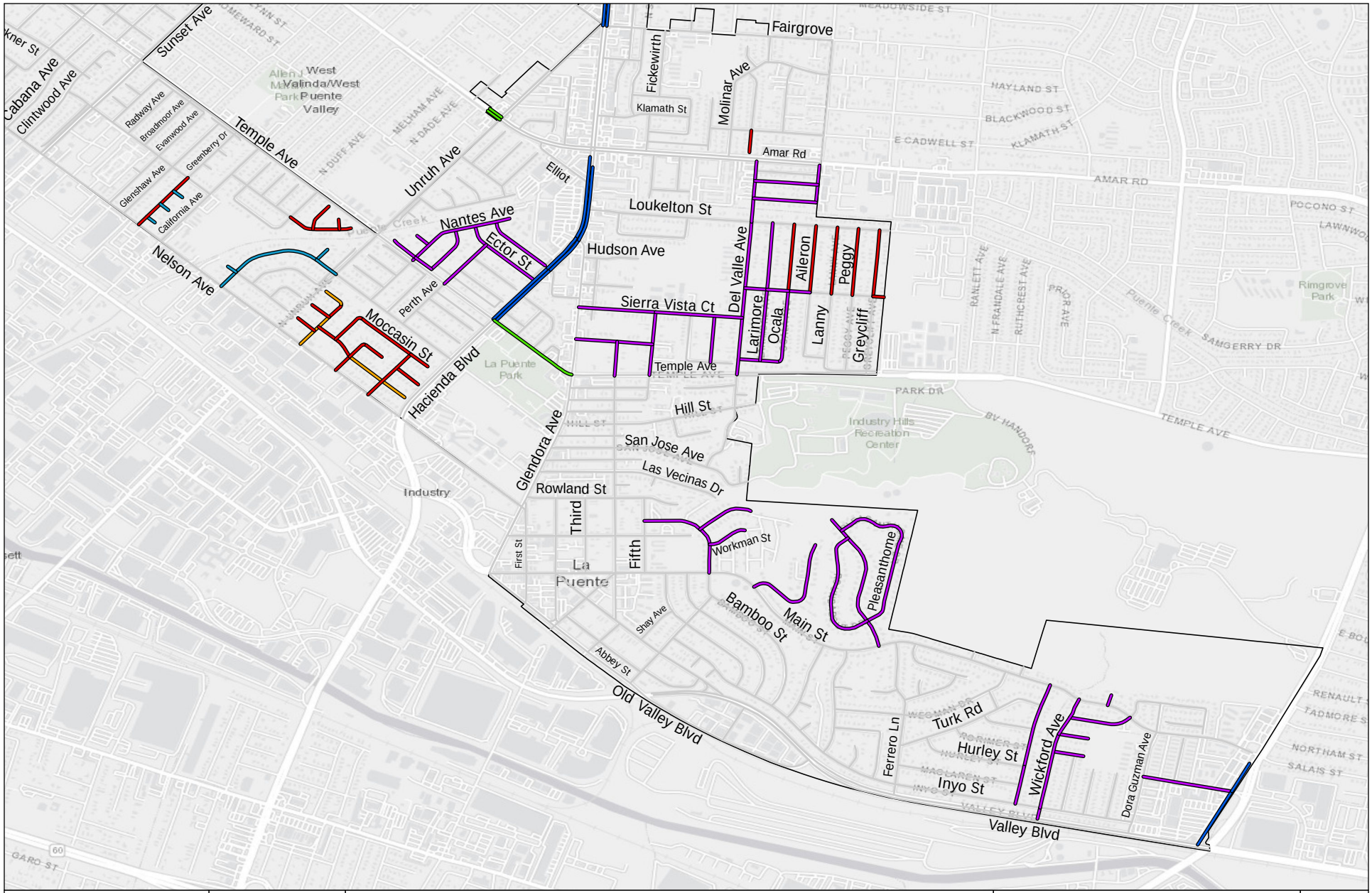
N

1 in. = 2,000 ft.

0 1,000 2,000 ft.

FIGURE 2

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
ESRI Light Gray Canvas	1439.30.2401	SMR	05/06/2026	-	VJ



NCE

La Puente

City of La Puente, CA

Scenario 1 - Current Budget - Sections Selected for Treatment

N

1 in. = 2,000 ft.

0 1,000 2,000 ft.

FIGURE 3

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
ESRI Light Gray Canvas	1439.30.2401	SMR	05/06/2026	-	VJ

Agenda Item No. D.6

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: June 9, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services
Gisel Rubio-Lopez, Housing & Grants Analyst

Subject: CONSIDERATION OF AWARD OF YOUTH WORKFORCE GRANT SUBRECIPIENT AGREEMENT TO SKILLSETGIVES

BACKGROUND/DISCUSSION

The City of La Puente pursued funding through the Governor's CaliforniansForAll Youth Workforce Initiative to expand its Youth Workforce Development Program. The program is designed to provide employment opportunities, job training, and supportive services to local youth while addressing key community priorities such as climate sustainability, food insecurity, public service gaps, and education disparities.

On May 7, 2026, the City released Request for Proposals (RFP No. 26-598) seeking qualified nonprofit organizations to implement workforce development services. Proposals were due on May 21, 2026.

Through this RFP process, the City made available up to $300,000 in grant funding to qualified nonprofit organizations to support program implementation.

The City received proposal(s) from qualified nonprofit organizations. Staff evaluated the proposal(s) based on responsiveness, experience, program design, and cost-effectiveness in accordance with the RFP requirements.

Following review and evaluation, staff recommend awarding a subrecipient agreement to SkillsetGives. SkillsetGives is a nonprofit 501(c)(3) organization with demonstrated experience delivering workforce development programs, including federally and state-funded initiatives such as YouthBuild and Opportunity Young Adult Career Pathway Programs.

SkillsetGives proposes to implement a comprehensive workforce development program serving approximately 30 youth participants (ages 18–30) through a combination of paid work experience, job readiness training, and supportive services.

Key components of the program include:

- Paid work experience aligned with City priorities (public service, beautification, food distribution, and community engagement)
- Job readiness training (resume development, interview preparation, workplace skills, and financial literacy)
- Career pathway development with industry-recognized credentials
- Individualized case management and employment planning
- Wraparound supportive services (transportation, clothing, food assistance, and referrals)

- Targeted recruitment of youth facing barriers to employment

Staff determined that SkillsetGives proposal is responsive to the RFP requirements and provides a comprehensive, outcomes-driven approach aligned with the City's workforce development goals.

FISCAL IMPACT

This program will be funded exclusively by a state grant, and there is no impact to the General Fund. The available funding awarded to the City is $2,000,000. The sum of the subrecipient agreements awarded herein is an amount not-to-exceed $300,000.

RECOMMENDATION

It is recommended that the City Council: (1) award the subrecipient agreement to SkillsetGives; and (2) authorize the City Manager to execute all documents necessary to effectuate these agreements.

ATTACHMENTS

A. Youth Workforce Skillset Gives Grant Agreement

CITY OF LA PUENTE

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT ("Agreement"), is made and effective as of June 9, 2026 ("Effective Date"), between the City of La Puente, a municipal corporation ("City") and SkillsetGives, a California nonprofit public benefit corporation ("Consultant"). The City and Consultant are hereinafter collectively referred to as the "Parties".

RECITALS

WHEREAS, City desires to engage Consultant to perform the services described herein, and Consultant desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

1. TERM

This Agreement shall commence on June 9, 2026 (the "Commencement Date"), and shall terminate on, December 30, 2026 (the "Expiration Date.")

2. SERVICES

(a) Consultant shall perform the tasks ("Services") described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full ("Scope of Services"). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of the City. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) City shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Consultant shall perform all Services in a manner reasonably satisfactory to the City and in a manner in conformance with the standards of quality normally observed by an entity providing workforce development, job training, and youth employment services for a municipal agency.

(d) Consultant shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq*.)). During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working on the Effective Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) City has not consented in writing to Consultant's performance of such work. No officer or employee of City shall have

any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous twelve (12) months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et. seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for Services performed pursuant to this Agreement, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Consultant represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Consultant or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

(f) Consultant shall implement a Youth Workforce Development Program serving eligible youth participants, including but not limited to paid work experience, job readiness training, career pathway development, and supportive services. Consultant shall ensure that program participants are provided with individualized case management, employment planning, and access to supportive services designed to address barriers to employment.

3. MANAGEMENT

The City Manager, or his/her designee, shall represent the City in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant, but shall have no authority to modify the Services or the compensation due to Consultant.

4. PAYMENT

(a) The City agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B ("Rate Schedule"), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed **THREE HUNDRED THOUSAND DOLLARS ($300,000)** for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by City and Consultant at the time City's written authorization is given to Consultant for the performance of said services.

(c) Consultant shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as

practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

5. SUSPENSION OR TERMINATION OF AGREEMENT

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant shall submit an invoice to the City pursuant to Section 4 of this Agreement.

6. OWNERSHIP OF DOCUMENTS

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to review such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant. With respect to computer files, Consultant shall make available to the City, at the Consultant's office, and upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Consultant hereby grants to City all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Consultant in the course of providing the services under this Agreement excluding Consultants standard details, standard specifications and calculations. All reports, documents, or

other written material developed by Consultant in the performance of the Services pursuant to this Agreement, shall be and remain the property of the City.

(c) Reporting, Recordkeeping, and Audit:

Consultant shall comply with all programmatic and financial reporting, recordkeeping, monitoring, and audit requirements associated with this Agreement.

(1) Reporting Requirements. Consultant shall submit programmatic and financial reports to the City in a form and frequency prescribed by the City. At a minimum, Consultant shall provide:

(i) Monthly reports detailing participant enrollment, activities, hours worked, services provided, and expenditures incurred;

(ii) Quarterly performance reports summarizing program outcomes, including participant progress, completions, employment placements, and other performance metrics required by the City or funding agency; and

(iii) A final report upon completion of the Agreement term summarizing total program performance, outcomes, and expenditures.

(2) Financial Documentation. Consultant shall maintain complete and accurate financial records, including but not limited to general ledgers, invoices, payroll records, timesheets, receipts, and supporting documentation sufficient to substantiate all costs incurred under this Agreement. All expenditures must be necessary, reasonable, and directly related to the performance of the Services.

(3) Record Retention. Consultant shall retain all financial and programmatic records related to this Agreement for a minimum of five (5) years following final payment, or longer if required by applicable federal, state, or local regulations.

(4) Monitoring and Desk Reviews. The City, or its authorized representatives, shall have the right to conduct monitoring activities, including desk reviews and on-site visits, to evaluate Consultant's performance, compliance with program requirements, and financial management. Consultant shall cooperate fully and provide access to all requested records, documents, and personnel.

(5) Audit and Inspection. Consultant shall make all records, documents, and accounts related to this Agreement available for inspection, audit, and copying by the City, the State of California, California Volunteers, or any other authorized governmental agency, at any reasonable time. Consultant agrees to comply with all applicable audit requirements, including the Single Audit Act, if applicable.

(6) Corrective Action and Disallowed Costs. If any monitoring review or audit identifies deficiencies, noncompliance, or questioned costs, Consultant shall promptly take corrective action as directed by the City. The City reserves the right to withhold payments, disallow costs, or require repayment of funds for any ineligible, unsupported, or noncompliant expenditures.

(7) Compliance with Grant Requirements. Consultant shall comply with all applicable requirements of the funding source, including reporting, documentation, and performance standards established by California Volunteers and any other applicable state or federal agency.

7. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless the City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or Subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity for other than professional liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

(c) Duty to Defend

In the event the City, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Consultant shall reimburse the City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters in an amount that is proportionate to the finding of liability against Consultant.

Payment by City is not a condition precedent to enforcement of this indemnity.

8. INSURANCE

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit C attached hereto and incorporated herein by reference.

9. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to the City a wholly independent consultant and/or independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultants exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against the City, or bind the City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

10. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

11. UNDUE INFLUENCE

Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

12. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

13. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City, unless otherwise required by law or court order. (b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within the City, unless Consultant is prohibited by law from informing the City of such Discovery, court order or subpoena. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless City is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Consultant in such proceeding, Consultant agrees to cooperate fully with the City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

14. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

If to City:

Robert Lindsey, City Manager
City of La Puente
15900 E. Main Street
La Puente, CA 91744
Tel: (626) 855-1501

With a copy to:

Susie Altamirano, Esq.
Olivarez Madruga Law Organization, LLP
500 S. Grand Avenue, 12th Floor
Los Angeles, CA 90071
Tel: (213) 744-0099

If to Consultant:

SkillsetGives
c/o Clint Armstrong, Chief Executive Officer
800 E. Dyer Rd., Floor 2
Santa Ana, Ca 92705
Tel: (877) 272-6950

15. ASSIGNMENT

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City.

Before retaining or contracting with any subconsultant for any services under this Agreement, Consultant shall provide City with the identity of the proposed subconsultant, a copy of the proposed written contract between Consultant and such subconsultant which shall include and indemnity provision similar to the one provided herein and identifying City as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subconsultant carries insurance at least equal to that required by this Agreement or obtain a written waiver from the City for such insurance.

Notwithstanding Consultant's use of any subconsultant, Consultant shall be responsible to the City for the performance of its subconstultant as it would be if Consultant had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between the City and any subconsultant employed by Consultant. Consultant shall be solely responsible for payments to any subconsultants. Consultant shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the negligent services performed by a subconsultant under this Agreement.

16. GOVERNING LAW/ATTORNEYS' FEES

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of or relating to the Services provided by Consultant under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled.

17. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each party is entering into

this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

18. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

19. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

20. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

21. WAIVER

The waiver by City or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing.

22. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

(Signatures on following page)

23. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

"CITY"
City of La Puente

By:_____
Robert Lindsey, City Manager

"CONSULTANT"
SkillsetGives, a California nonprofit public benefit corporation

By:_____
Clint Armstrong, Chief Executive Officer

Attest:

By:_____
Martha Torres, MPA, CMC, City Clerk

Approved as to form:

By:_____
Susie Altamirano, Esq., City Attorney

Attachments:
Exhibit A Scope of Services
Exhibit B Rate Schedule
Exhibit C Insurance Requirements

EXHIBIT A

SCOPE OF SERVICES

SkillsetGives

SkillsetGives will serve as the primary subgrantee supporting the delivery of workforce development, youth employment, job readiness, supportive services, and community engagement components of the program. SkillsetGives is the nonprofit and charitable arm affiliated with SkillsetGroup and was established to create meaningful pathways to employment, education, and economic mobility for underserved communities throughout Southern California.

SkillsetGives has experience supporting workforce initiatives focused on:

- Youth workforce development and career readiness
- Employment placement assistance
- Job coaching and mentorship
- Workforce retention strategies
- OSHA and workplace safety training
- Manufacturing and logistics workforce preparation
- AI and technology readiness training
- Community outreach and supportive services
- Partnerships with local employers and workforce agencies
- Scholarship and educational assistance programs for underserved youth
- Veteran workforce reintegration and career transition support

In addition to workforce services, SkillsetGives provides grants and scholarship assistance to underserved children and young adults pursuing higher education opportunities, vocational training, and workforce certifications. These programs are designed to reduce barriers to education while promoting long-term economic mobility and career success.

SkillsetGives also supports members of the veteran community, including veterans experiencing challenges related to PTSD, workforce displacement, and social reintegration. Through mentorship, employment readiness training, supportive services, and employer partnerships, the organization works to help veterans successfully transition back into the workforce and reconnect with their communities in a meaningful and sustainable way.

The organization leverages the operational infrastructure, employer network, and workforce expertise developed through SkillsetGroup's staffing and workforce management operations, which have supported thousands of employees across manufacturing, logistics, engineering, administrative, and technology sectors.

SkillsetGives' qualifications include:

- Access to employer partnerships throughout Southern California
- Experience coordinating workforce readiness and placement programs
- Training support in workplace safety, GMP, food safety, AI utilization, and professional development
- Ability to provide mentorship, career coaching, and employment transition support
- Administrative capability to support reporting, participant tracking, and compliance requirements
- Experience collaborating with community organizations, educational institutions, veteran support groups, and local employers
- Experience supporting underserved youth through educational grants and scholarship initiatives

SkillsetGives will assist with participant recruitment, training coordination, supportive services, employer engagement, workforce readiness instruction, scholarship outreach, veteran support services, and placement support to ensure successful program outcomes and long-term participant success.

EXHIBIT B

RATE SCHEDULE

Program Administration & Compliance

Program oversight, reporting, reimbursement administration, compliance tracking, fiscal management, payroll administration, onboarding support, audit preparation, participant tracking, and grant reporting requirements.

- Administrative Staffing & Program Coordination: $18,000
- Payroll Administration & Compliance Support: $6,000
- Program Reporting & Fiscal Oversight: $4,000
- Office & Administrative Support Costs: $2,000

CATEGORY #1 TOTAL: $30,000
(10% of Total Program Budget)

CATEGORY #2 – WRAPAROUND SERVICE COSTS
(Maximum 40%)

Case Management & Participant Support

Dedicated case workers providing individualized participant support, workforce coaching, barrier reduction planning, and retention services.

Case Management & Workforce Counseling: $22,000

Job Readiness & Workforce Training

Resume writing, interview preparation, workplace professionalism, customer service training, financial literacy education, communication skills, and workforce readiness instruction.

Workforce Readiness Training Programs: $14,000

Artificial Intelligence & Technology Workforce Training

Technology-focused workforce development programs designed to prepare participants for the evolving modern workforce through practical exposure to Artificial Intelligence tools, digital workplace systems, and technology-enhanced productivity environments.

Training may include:

- Introduction to Artificial Intelligence in the workplace
- AI-assisted communication and productivity tools
- Digital literacy and workplace technology systems
- Basic prompt engineering and AI workflow usage
- AI-supported customer service and administrative tasks
- Technology safety and ethical AI usage
- Resume development utilizing AI tools
- Exposure to emerging workforce technologies

Artificial Intelligence Training Programs: $32,000

Technology Equipment, Software & Training Materials

Technology infrastructure and workforce development materials necessary to support participant training, digital workforce readiness, and AI-based learning environments.

Costs may include:

- Laptop and computer access
- Workforce software licenses
- AI training platform subscriptions
- Digital learning materials
- Online certification programs
- Workforce technology resources
- Internet and connectivity support for participants
- Digital productivity tools

Technology Equipment & Training Materials: $28,000

Participant Supportive Services
Transportation assistance, work attire, uniforms, hygiene support, emergency supportive services, and barrier reduction assistance.

Tran ation & Participant Assistance: $10,000
Work Attire & Uniform Assistance: $6,000

Personal Protective Equipment (PPE) & Safety Supplies
Safety equipment, gloves, reflective vests, safety glasses, workplace safety materials, and jobsite PPE.

PPE & Safety Equipment: $4,000

Mental Health & Wellness Support Services
Participant wellness support, referral coordination, supportive counseling resources, and retention support services.

Participant Wellness & Support Services: $4,000

CATEGORY #2 TOTAL: $130,000
(40% of Total Program Budget)

CATEGORY #3 – PARTICIPANT WAGES & BENEFITS

Participant Wages
Direct participant payroll costs supporting paid workforce experience opportunities within approved workforce development activities and community-based programs.

Participant Wages: $125,000

Payroll Taxes & Workers' Compensation
Workers' compensation insurance, payroll taxes, employer-paid statutory costs, and participant employment-related insurance expenses.

Workers' Compensation & Payroll Burden: $25,000

CATEGORY #3 TOTAL: $150,000
(60% of Total Program Budget)

PROGRAM BUDGET SUMMARY

Category #1 – Administrative Costs: $30,000 (10%)
Category #2 – Wraparound Service Costs: $120,000 (40%)
Category #3 – Participant Wages & Benefits: $150,000 (50%)

TOTAL PROGRAM BUDGET: $300,000

Projected Program Outcomes

- 25-40 youth participants served (Depending on wages, job placements, and additional needs)
- Paid work experience opportunities
- Workforce readiness and soft skills development
- Resume and interview preparation
- Case management and wraparound support
- Career pathway exposure and placement support
- Community beautification and public service engagement
- Food insecurity support initiatives
- Increased workforce participation and employment readiness

SkillsetGives is committed to delivering measurable workforce outcomes while supporting the City of La Puente's mission to empower youth, strengthen the local workforce pipeline, and improve community impact through meaningful employment and workforce development services.

EXHIBIT C

INSURANCE REQUIREMENTS

Without limiting Consultant's indemnification of City, and prior to commencement of the Services, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $1,000,000.00 per occurrence, $2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $1,000,000.00 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000.00).

Consultant shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of Agency, its officers, agents, employees and volunteers.

Proof of insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this contract. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant, or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the Agency nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

City's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by the City. The City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the City.

Timely notice of claims. Consultant shall give the City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

Agenda Item No. E.1

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: June 9, 2026

From: Bob Lindsey, City Manager

By: Martha Torres, MPA, CMC, City Clerk

Subject: PRESENTATION OF SENATE BILL 707 (BROWN ACT AMENDMENTS); CONSIDERATION OF A RESOLUTION APPROVING CITY COUNCIL POLICY CC-11.1, CITY COUNCIL MEETING TECHNOLOGY DISRUPTION POLICY; AND DISCUSSION AND DIRECTION REGARDING OUTREACH EFFORTS

BACKGROUND/DISCUSSION

On October 3, 2025, Governor Gavin Newsom signed Senate Bill 707 ("SB 707") into law. SB 707 makes significant amendments to the Ralph M. Brown Act (Government Code Section 54950 et seq.), which governs open meetings of local legislative bodies. Legislative bodies for the City of La Puente include the City Council, the Planning Commission, and the La Puente Community Foundation.

The following summarizes the major provisions of SB 707 and associated City actions:

Mandatory Hybrid Meetings

By July 1, 2026, "eligible legislative bodies" must provide the public with the ability to attend and participate in all open and public meetings via a two-way telephonic service or two-way audiovisual platform. Members of the public providing remote public comments must be given the same time allotment as a person attending the meeting in person.

Additionally, if a two-way audiovisual platform is used, the eligible legislative body shall publicly post and provide a call-in option and enable automatic captioning if included on the two-way audiovisual platform.

This section shall remain in effect only until January 1, 2030, and as of that date, is repealed.

Applicability to the City: The City Council qualifies as an "eligible legislative body", which includes city councils of cities with populations of 30,000 or more. The Planning Commission and the La Puente Community Foundation are not required to offer hybrid participation under this provision.

City Action: The City will utilize Zoom Webinar to provide two-way telephonic and audiovisual access, including remote public comment, captioning (when available), and translation integration through Wordly. The City will continue to provide live streaming through CivicPlus.

Technology Service Disruptions

By July 1, 2026, eligible legislative bodies must adopt a policy addressing disruptions to telephonic or internet

service during meetings. The policy must establish procedures for recessing and reconvening a meeting in the event of disruption and outline efforts to restore service.

If a disruption prevents the public from attending or observing the meeting via the two-way telephonic or two-way audiovisual platform, the legislative body must recess the open session of the meeting and engage in a good faith attempt to restore service. The open session of the meeting must remain in recess for at least one hour or until service is restored, whichever occurs first. The legislative body may meet in closed session during this period.

If service is not restored upon reconvening, the legislative body may proceed only after adopting findings, by roll call vote, that:

1. Good faith efforts to restore the telephonic or internet service have been made in accordance with the adopted policy; and
2. The public interest in continuing the meeting outweighs the public interest in remote public access.

These provisions remain in effect until January 1, 2030.

Applicability to the City: The City Council qualifies as an "eligible legislative body". The Planning Commission and the La Puente Community Foundation are not subject to this provision.

City Action: City Staff have drafted a policy addressing service disruptions (Attachment A).

Translation

By July 1, 2026, eligible legislative bodies must translate meeting agendas, meeting participation instructions, and public meeting webpages into all "applicable languages," which means languages, according to data from the most recent American Community Survey, spoken jointly by twenty percent (20%) or more of the applicable population, provided that twenty percent (20%) or more of the population that speaks that language in the City speaks English less than "very well".

The agenda for each meeting of an eligible legislative body and instructions describing how to join and participate in the meeting shall be translated and posted into all applicable languages. The requirement applies to the agenda itself and does not include the entire agenda packet.

SB 707 states that digital translation tools may be used to satisfy the requirement, and the eligible legislative body is not responsible for the content or accuracy of any translation provided pursuant to this section.

Additionally, the eligible legislative body must provide a physical location that is freely accessible to the public in reasonable proximity to the physical location in which the agenda and translations are posted and shall allow members of the public to post additional translations of the agenda in that location. The eligible legislative body is not responsible for the content or accuracy of any translation provided pursuant to this subdivision. No action shall be commenced or maintained against an eligible legislative body arising from the content, accuracy, posting, or removal of any translation provided by the eligible legislative body or posted by any person pursuant to this subdivision.

These provisions remain in effect until January 1, 2030.

Applicability to the City: The City Council qualifies as an "eligible legislative body". The Planning Commission and the La Puente Community Foundation are not subject to this provision.

City Action: Based on U.S. Census data, staff calculated that Spanish is the applicable language for the City of La Puente.

The City will utilize digital translation tools, with review by bilingual staff where feasible. The City will continue to provide participation instructions in English and Spanish on the agenda and the City's website.

A public bulletin board will be installed outside of City Hall to allow for posting of translated agendas. A disclaimer will be added to note that the bulletin board is only for use of translated agendas.

Interpretation (Gov. Code Section 54953.4(b)(2))

By July 1, 2026, eligible legislative bodies must reasonably assist members of the public who wish to interpret a public meeting into any language or wish to receive interpretation provided by another member of the public, so long as the interpretation is not disruptive to the meeting. Eligible legislative bodies must publicize instructions on how to request assistance under this subdivision. Assistance may include:

1. Providing space for interpreters;
2. Allowing extra time for interpretation to occur;
3. Permitting the use of personal equipment or reasonable access to facilities for participants to access commercially available interpretation services.

This section does not require the City to provide interpretation services, and the City is not responsible for the content or accuracy of any interpretation facilitated, assisted with, or provided under this section.

Applicability to the City: The City Council qualifies as an "eligible legislative body". The Planning Commission and the La Puente Community Foundation are not subject to this provision.

City Action: The City currently provides interpretation services at City Council meetings through AI-based interpretation services and will continue to do so consistent with SB 707.

Public Outreach

Eligible legislative bodies must take a series of actions to encourage public participation, including:

1. Provide an electronic system that accepts and fulfills requests for meeting agendas and documents electronically through email or an agenda management platform;
2. Maintain an accessible internet webpage dedicated to public meetings that includes: a general explanation of the public meeting process; an explanation of the procedures for a member of the public to provide in-person or remote public comment; a calendar of public meeting dates that includes the date, time, and location of each public meeting; and the agenda posted online; and
3. Engage in reasonable efforts to invite groups that do not traditionally participate in public meetings.

These groups may include, but are not limited to the following:

a. Media organizations that provide news coverage in the jurisdiction of the eligible legislative body, including media organizations that serve non-English-speaking communities.
b. Good government, civil rights, civic engagement, neighborhood, and community group organizations, or similar organizations that are active in the jurisdiction of the eligible legislative body, including organizations active in non-English-speaking communities.
c. Legislative bodies shall have broad discretion in the choice of reasonable efforts they make under this subparagraph. No action shall be commenced or maintained against an eligible legislative body arising from failing to provide public meeting information to any specific group pursuant to this subparagraph.

These provisions remain in effect until January 1, 2030.

Applicability to the City: The City Council qualifies as an "eligible legislative body". The Planning Commission and the La Puente Community Foundation are not subject to this provision.

City Action: The City utilizes CivicPlus for Agenda and Live Meeting management, which allows users to subscribe to agenda notifications. The City maintains a dedicated meetings webpage that includes agendas, minutes, a meeting calendar, and meeting participation instructions in English and Spanish. The City website also includes translation functionality. The City's existing webpage and notification systems meet and will continue to support compliance with SB 707 requirements.

City Staff is requesting City Council direction regarding additional outreach strategies.

Public Disruptions

The City may remove or restrict participation by individuals engaging in disruptive behavior during teleconferenced or hybrid meetings, ensuring that the orderly conduct of public meetings is maintained even in virtual settings. Presiding officers will have the authority to remove disruptive individuals from both in-person and teleconferenced meetings.

Teleconference for Officials and Board Members and Accessibility

SB 707 adjusts the rules for legislative body members participating remotely. This includes the extension of "just cause" remote participation, extending the temporary ruling allowing board members to participate remotely for specific "just cause" reasons, such as caregiving, illness, or military service, until January 1, 2030.

SB 707 expands accessibility accommodations by allowing members of a legislative body with disabilities to participate in meetings remotely as reasonable accommodation. Participation by members under these circumstances is deemed equivalent to in-person attendance for all legal purposes, including the quorum requirements.

Mandatory Brown Act Distribution

SB 707 requires local agencies to provide a copy of the Brown Act to any person who is elected or appointed to

serve as a member of a legislative body of the agency.

City Action: A copy of the Brown Act has been emailed to all members of the City Council, Planning Commission, and La Puente Community Foundation.

Meeting Location List

SB 707 requires local agencies to identify and make available to legislative bodies a list of one or more meeting locations that may be available for use by legislative bodies to conduct their meetings.

Pursuant to Section 2.04.010 of the La Puente Municipal Code, all City Council meetings are held in the Council Chambers at La Puente City Hall, located at 15900 E. Main Street, La Puente, CA, unless an alternative location is indicated in the notice of a regular or special meeting. Additionally, the Council Chambers serves as the meeting location for the Planning Commission and the La Puente Community Foundation.

City Action: A list of locations was emailed to all members of the City's legislative bodies.

Social Media

SB 707 repeals the expiration date of Government Code Section 54952.2, thereby permanently allowing members of a legislative body to use internet-based social media platforms to engage with the public on matters within their jurisdiction, so long as they do not deliberate or discuss business among themselves on such platforms in violation of the Brown Act. Members of a legislative body are still prohibited from responding directly to any communication on an internet-based social media platform regarding a matter within their jurisdiction that is made, posted, or shared by any other member of the legislative body.

Reporting of Compensation

SB 707 requires each legislative body to orally report a summary of final action on salary, salary schedules, or compensation paid in the form of fringe benefits for executives of a local agency to include all department heads and similar officers. Although this information is typically presented during the budget process, it is now expressly mandated by statute, whereas it was not previously required.

FISCAL IMPACT

The City will continue to utilize CivicPlus and translation services, which are already budgeted in the General Fund (100) and PEG Access Fund (275), respectively. Additional costs include Zoom Webinar subscription and the purchase of a public bulletin board will be included in the PEG Access Fund (275) in the FY 2026-2027 Operating Budget.

RECOMMENDATION

It is recommended that the City Council: (1) receive and file the Presentation of Senate Bill 707 (Brown Act Amendments); (2) approve Resolution No. 26-6003 approving City Council Policy CC-11.1, City Council Meeting Technology Disruption Policy; and (3) discuss outreach efforts pursuant to SB 707 and provide direction to Staff.

ATTACHMENTS

A. City Council Meeting Technology Disruption Policy Attachment A Resolution

RESOLUTION NO. 26-6003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, ADOPTING CITY COUNCIL POLICY CC-11.1, CITY COUNCIL MEETING TECHNOLOGY DISRUPTION POLICY

WHEREAS, on October 3, 2025, Governor Gavin Newsom signed into law Senate Bill 707 ("SB 707"), which significantly amended the Brown Act; and

WHEREAS, among the various new requirements under SB 707, all eligible legislative bodies must now offer hybrid meetings through a two-way telephonic or audiovisual platform; and

WHEREAS, SB 707 requires that the eligible legislative body formally adopt a policy, on or before July 1, 2026, not on consent calendar, that establishes procedures for recessing and reconvening a meeting in the event of a disruption of telephonic or internet service and outlines efforts to restore service; and

WHEREAS, these provisions are scheduled to sunset on January 1, 2030.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. The City Council hereby approves and adopts City Council Policy CC-11.1, City Council Meeting Technology Disruption Policy, which is attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2. 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 3. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2026, by the following vote:

AYES:	COUNCILMEMBER:
NOES:	COUNCILMEMBER:
ABSENT:	COUNCILMEMBER:
ABSTAIN:	COUNCILMEMBER:

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

RESOLUTION NO: 26-6003

SUPERSEDES: N/A

APPROVED: June XX, 2026

EFFECTIVE: June XX, 2026

1.0 PURPOSE

Senate Bill 707 (2025) amended the Brown Act to require eligible legislative bodies to adopt, on or before July 1, 2026, a policy addressing how the agency will respond to disruptions in telephonic or internet service that prevent members of the public from attending or observing a meeting remotely. This policy is adopted to comply with that requirement and to ensure continuity of public participation during technical disruptions.

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City of La Puente City Council, as required by the Brown Act (Gov. Code § 54953.4). The policy ensures transparency, public participation, and continuity of government during technology disruptions.

2.0 APPLICATION OF POLICY

This policy applies to all open and public meetings of the La Puente City Council at which remote public participation is offered or required under the Brown Act.

3.0 DEFINITIONS

For purposes of this policy:

- "Disruption" means any failure, outage, or other interruption that prevents members of the public from attending or observing the meeting via these remote access services.

- "Remote access services" means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

4.0 PROCEDURES IN THE EVENT OF A SERVICE DISRUPTION

4.1 Response to Service Disruption

If the Presiding Officer or City Clerk becomes aware of a disruption to the agency's remote access services that prevents members of the public from attending or observing the meeting remotely:

1. The Presiding Officer or City Clerk shall immediately announce the disruption to the public.

2. The Presiding Officer may then call for a recess of the open session or convene the legislative body in closed session, consistent with the Brown Act.

3. Staff shall begin efforts to diagnose and restore the disrupted service.

4. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

4.2 Efforts to Restore Service

The agency shall make good faith efforts to restore remote access services, which may include:

- Troubleshooting platform or teleconferencing software
- Resetting or replacing audiovisual equipment
- Attempting alternative connection methods
- Contacting necessary support staff or service providers
- Switching to back-up equipment or platforms, if available

The City Clerk shall document the restoration efforts undertaken.

5.0 RECONVENING THE OPEN SESSION

5.1 Timing

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

5.2 If Service is Restored

If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.

5.3 If Service is NOT Restored

If service has not been restored after one hour, the City Council may reconvene and:

1. Adjourn the meeting; or
2. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar, finding:

   "The City Council has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access."

Upon adoption of the finding, the legislative body may continue the open session despite the fact that remote access services have not been restored.

6.0 RECORDKEEPING

The City Clerk shall enter a brief statement into the meeting minutes, including the following:

- The nature and time of the disruption
- The restoration efforts undertaken
- The time the meeting was reconvened (if applicable)
- Any finding adopted pursuant to Section 5.3

7.0 REVIEW AND UPDATES

This policy may be amended by the City Council at a noticed public meeting in open session, not on the consent calendar.

Agenda Item No. E.2

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: June 9, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services

Subject: INTERVIEWS OF APPLICANTS TO SERVE ON THE LA PUENTE PLANNING COMMISSION AND CONSIDERATION OF APPOINTMENTS FOR TWO SEATS

BACKGROUND/DISCUSSION

Two (2) Planning Commission seats are set to expire on June 11, 2026. Should they expire on the said date without appointments, the three (3) remaining seats are filled and sufficient for quorum.

The first expiring seat to consider is currently held by Planning Commissioner Martin Paz who was originally appointed by the City Council on August 11, 2021, replacing and completing the remaining term of former Commissioner Costea. Commissioner Paz was reappointed on June 28, 2022, and again on May 28, 2024.

The second expiring seat to consider is currently held by Planning Commissioner Sergio Hernandez who was originally appointed by the City Council on July 25, 2023, replacing and completing the remaining term of former Commissioner Stowell. Commissioner Hernandez was reappointed on May 28, 2024.

In response to the above noted two (2) expiring seats on the Planning Commission, the City issued a Notice of Vacancies ("NOV") requesting interested residents to apply for consideration of appointment to the Planning Commission. The City has received completed applications from three (3) residents in response to the NOV (see Attachment "A"). Interviews of the three applicants to be considered to fill the 2 expiring seats will occur during the regular meeting of the City Council.

All applicants meet the requirements as set forth in the Municipal Code to be considered for appointment. Both seats are available for appointment for full two-year terms, and Planning Commissioners are appointed by a majority vote of the City Council.

The three applicants for consideration are listed in the table on the following page. The City Council will conduct separate interviews with each of the applicants.

Applicants to be Considered for Appointment
Martin R. Paz (requesting reappointment)
Sergio Y. Hernandez (requesting reappointment)
Charlie Chavez

Following the interviews, it is recommended that the City Council make appointments to the Planning Commission.

FISCAL IMPACT

There is no direct fiscal impact associated with the appointment of Planning Commissioners. Costs for recruitment and noticing are included in the adopted Operating Budget of the Development Services Department.

RECOMMENDATION

It is recommended that the City Council: (1) Conduct interviews of the three Planning Commission applicants; and (2) make two (2) appointments to the La Puente Planning Commission.

ATTACHMENTS

A. Planning Commission Applications Attachment A

APPLICATION FOR APPOINTIVE POSITION

Attachment A

RECEIVED
CITY OF LA PUENTE
2026 MAY 20 PM 4:29

CITY OF LA PUENTE
15900 East Main Street
La Puente, CA 91744
(626) 855-1500
www.lapuente.org

INSTRUCTIONS: Applications should be filled out completely so that the City Council may fully evaluate your qualifications. It is the applicant's responsibility to familiarize him/herself with the duties and responsibility of the position(s) applied for. Please visit www.lapuente.org for further information regarding qualifications, term length and commission information. All appointees are appointed by, and serve at the pleasure of, the City Council.

Applications received from those individuals not appointed shall remain on file for one year and shall automatically be resubmitted for consideration should an unscheduled vacancy occur.

It is the policy of the City Council to make appointments to citizen commissions on the basis of interest and qualifications of the applicant. No person shall be allowed to serve on more than one commission at any given time.

COMMISSION APPLIED FOR:

☐ EDUCATION COMMISSION ☑ PLANNING COMMISSION ☐ PUENTE PRIDE COMMISSION

APPLICANT INFORMATION	
NAME Charlie Chavez	
RESIDENCE ADDRESS [redacted]	
BUSINESS ADDRESS	
PHONE NUMBER [redacted]	EMAIL ADDRESS [redacted]
HOW LONG HAVE YOU BEEN A RESIDENT OF LA PUENTE: 3	ARE YOU REGISTERED TO VOTE? ☑ YES ☐ NO

REFERENCES **Please provide the names of at least two residents of La Puente who are not connected with the City.**	
NAME Veronica Cordova	PHONE NUMBER [redacted]
NAME Emanuel Watson	PHONE NUMBER [redacted]

WORK HISTORY
Begin with your current or most recent position

COMPANY	TYPE OF BUSINESS	POSITION HELD	DATES OF EMPLOYMENT
Los Angeles County	Law Enforcement	Deputy Sheriff	Current

EDUCATION INFORMATION

NAME / LOCATION OF COLLEGE ATTENDED	MAJOR	DEGREE
University of Southern California (USC)	Emergency Management	Master of Science
California Stater University of Los Angeles (Cal State LA)	Communication	Bachelor of the Arts
Rio Hondo College	Communication	Associate in Arts

CIVIC EXPERIENCE
List current or prior experience (include memberships in organizations)

ORGANIZATION	DATES SERVED	OFFICE HELD (if any)
City of Rosemead	03/2021-06/2025	Commissioner
Court Appointed Special Advocate (CASA)	02/2016-09/2017	Advocate
AYSO	08/2017-Current	Coach

Please summarize why you wish to serve the City of La Puente on a commission. Include any special qualifications you have which are suited to the position for which you are applying.

Please see attached

By signing below, I certify that all statement made on this application are true and correct to the best of my knowledge. I have read and understand the duties and responsibilities of the position that I am applying for and authorize the release of this information as a public document.

Applicant Signature

05-20-2026
Date

05-20-2026

I wish to serve the City of La Puente because I truly care about the continued improvement, growth, and long-term future of the community my family and I now call home. Although I did not grow up in La Puente, purchasing a home here has given me a strong personal investment in the city and its future development. I want to contribute in a meaningful way by helping ensure thoughtful planning and responsible growth that benefits residents and future generations.

My professional and community experience has prepared me well for this role. I have a law enforcement background, experience as a coach, and have served as a Court Appointed Special Advocate (CASA), all of which have strengthened my ability to listen, communicate, and understand the needs of diverse communities. In addition, I earned a Master's degree from USC in Emergency Planning and have assisted during several recent fire disasters, giving me valuable experience in public safety, preparedness, and long-term planning.

While living in Rosemead, I served for several years on the Parks and Recreation Commission, where I actively participated in city meetings and community events and was able to contribute ideas that positively impacted the city. As an avid runner, I regularly engage with the community and observe firsthand areas where improvements can be made. I believe in fairness, community engagement, common-sense decision-making, and planning that supports the city's future while preserving the quality of life for residents.

APPLICATION FOR APPOINTIVE POSITION

RECEIVED
CITY OF LA PUENTE
2026 MAY -7 PM 3:43

CITY OF LA PUENTE
15900 East Main Street
La Puente, CA 91744
(626) 855-1500
www.lapuente.org

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COMMISSION APPLIED FOR:

☐ EDUCATION COMMISSION ☑ PLANNING COMMISSION ☐ PUENTE PRIDE COMMISSION

APPLICANT INFORMATION	
NAME Sergio Hernandez	
RESIDENCE ADDRESS [redacted]	
BUSINESS ADDRESS	
PHONE NUMBER [redacted]	EMAIL ADDRESS [redacted]
HOW LONG HAVE YOU BEEN A RESIDENT OF LA PUENTE: 36 years	ARE YOU REGISTERED TO VOTE? ☑ YES ☐ NO

REFERENCES **Please provide the names of at least two residents of La Puente who are not connected with the City.**	
NAME Rainer Lastsch	PHONE NUMBER [redacted]
NAME Ruben Martinez	PHONE NUMBER [redacted]

WORK HISTORY
Begin with your current or most recent position

COMPANY	TYPE OF BUSINESS	POSITION HELD	DATES OF EMPLOYMENT
Retired			
NCR	IT	Project Engineer	5 /5 2019 4/1/2026
Macys	IT	Senior Analyst	8/13 1981 5/4/2019

EDUCATION INFORMATION

NAME / LOCATION OF COLLEGE ATTENDED	MAJOR	DEGREE
ITT Technical Institute	Electronic Engineering	AS

CIVIC EXPERIENCE
List current or prior experience (include memberships in organizations)

ORGANIZATION	DATES SERVED	OFFICE HELD (if any)
La Puente Planning Commission	9/5/2023 to Present	Planning Commissioner

Please summarize why you wish to serve the City of La Puente on a commission. Include any special qualifications you have which are suited to the position for which you are applying.

I been living in the City of La Puente since 1980 and been seeing lots of improvement, and I know there is more I can assist with. I would like to continue working with City Council on improvements for our city, assist with issues with zoning and development of our city. I want to continue to be part of the Planning Commission, to show the rest of the communities, that La Puente is a great and upcoming City. Thank you for your consideration.

By signing below, I certify that all statement made on this application are true and correct to the best of my knowledge. I have read and understand the duties and responsibilities of the position that I am applying for and authorize the release of this information as a public document.

Applicant Signature

5/7/24
Date

APPLICATION FOR APPOINTIVE POSITION

RECEIVED
CITY OF LA PUENTE
2026 MAY 15 AM 9:44

CITY OF LA PUENTE
15900 East Main Street
La Puente, CA 91744
(626) 855-1500
www.lapuente.org

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COMMISSION APPLIED FOR:

☐ EDUCATION COMMISSION ☒ PLANNING COMMISSION ☐ PUENTE PRIDE COMMISSION

APPLICANT INFORMATION

NAME
MARTIN ROY PAZ

RESIDENCE ADDRESS
[redacted]

BUSINESS ADDRESS

PHONE NUMBER
H
C [redacted]

EMAIL ADDRESS
[redacted]

HOW LONG HAVE YOU BEEN A RESIDENT OF LA PUENTE:
19½ Yrs

ARE YOU REGISTERED TO VOTE?
☒ YES ☐ NO

REFERENCES
Please provide the names of at least two residents of La Puente who are not connected with the City.

NAME
CAROLYN PAZ WIFE [redacted]

NAME
STEVE TORRES

PHONE NUMBER [redacted]

WORK HISTORY
Begin with your current or most recent position

COMPANY	TYPE OF BUSINESS	POSITION HELD	DATES OF EMPLOYMENT
GELSON'S	MARKET	MEAT CUTTER	10 yrs

EDUCATION INFORMATION

NAME / LOCATION OF COLLEGE ATTENDED	MAJOR	DEGREE
P.C.C.		MEAT CUTTER APP.

CIVIC EXPERIENCE
List current or prior experience (include memberships in organizations)

ORGANIZATION	DATES SERVED	OFFICE HELD (if any)
AMERICAN LEGION POST 75		
L.P. COMMUNITY FOUNDATION	2 yrs.	
L.P. PLANNING COMMISSION	2 yrs	

Please summarize why you wish to serve the City of La Puente on a commission. Include any special qualifications you have which are suited to the position for which you are applying.

HELP THE PEOPLE IN LA PUENTE WITH THERE BUILDING NEEDS. HELP THE PEOPLE IN THE CITY

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Applicant Signature

5-15-26
Date