



CITY OF LA PUENTE PLANNING COMMISSION MEETINGS

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

How to Submit Public Comment

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

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

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



**NOTICE AND CALL AND AGENDA
SPECIAL MEETING OF THE
LA PUENTE PLANNING COMMISSION
COUNCIL CHAMBERS
15900 EAST MAIN STREET, LA PUENTE
JUNE 24, 2026 AT 7:00 PM**

NOTICE IS HEREBY GIVEN that a Special Meeting of the Planning Commission of the City of La Puente is hereby called to be held on Tuesday, June 24, 2026, commencing at 7:00 PM, in City Council Chambers, 15900 E. Main Street, La Puente, CA 91744. The public will be provided an opportunity to provide public comment on the items listed on the agenda. The business to be discussed is as follows:

CALL TO ORDER

INSTALLATION AND OATH OF OFFICE TO NEWLY APPOINTED PLANNING COMMISSIONERS HERNANDEZ AND PAZ

PLEDGE OF ALLEGIANCE

ORAL COMMUNICATIONS

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

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS

READ AND APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JUNE 3, 2026

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

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

B. UNFINISHED BUSINESS OF THE PLANNING COMMISSION

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION

**C.1 GENERAL PLAN AMENDMENT NO. 26-02
MUNICIPAL CODE AMENDMENT NO. 26-03
LOCATION: CITYWIDE**

Staff Recommendation: It is recommended that the Planning Commission: (1) Adopt Resolution No. 26-1600, recommending that the City Council approve General Plan Amendment No. 26-02 to the Community Development Element; (2) Recommend that the City Council adopt an Ordinance approving Municipal Code Amendment No. 26-03 amending Title 10 (Zoning) of the La Puente Municipal Code to establish Chapter 10.50.220 (Mixed-Use Overlay Zone) to implement 6th Cycle Housing Element Program 6; and (3) Recommend that the City Council adopt the Initial Study/Mitigated Negative

Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination regarding the same.

D. NEW BUSINESS TO BE CONSIDERED BY THE PLANNING COMMISSION

ORAL COMMENTS FROM PLANNING COMMISSION

ORAL COMMENTS FROM STAFF

ADJOURNMENT

Dated: June 23, 2026

_____/s/_____
Allen Maes, Chair

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF LA PUENTE)

AFFIDAVIT OF POSTING

I, Norma Ramirez, Administrative Assistant for the City of La Puente, hereby certify that a copy of the Notice and Call of a Special Meeting of the La Puente Planning Commission, to be held on June 24, 2026, commencing at 7:00 PM, was posted in accordance with all applicable laws and provided not less than twenty-four hours before the time of the meeting to the Planning Commission.

I declare under penalty of perjury that the foregoing is true and correct.

Dated: June 23, 2026

_____/s/_____
Norma Ramirez, Administrative Assistant

**MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
JUNE 3, 2026**

Per *Robert's Rules of Order Newly Revised 10th Edition*, minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapuente.org

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

CALL TO ORDER:

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

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

Commissioners present: Maes, Dudley, Hernandez, Paz and Penson.

Commissioners absent: None.

Staff present: Development Services Director Tellez, Senior Planner Galvan, Assistant Planner Iñiguez, Administrative Assistant Ramirez and Associate Attorney De Leon.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Maes.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None

A. MINUTES OF THE PREVIOUS PLANNING COMMISSION:

A-1 READ AND APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MAY 5, 2026.

A motion was made by Chairman Maes to waive the reading and approve the Minutes of the Regular meeting of May 5, 2026, as presented: Seconded by Commissioner Paz. The motion carried with the following roll call vote:

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

B UNFINISHED BUSINESS OF THE PLANNING COMMISSION: None.

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

C-1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA APPROVING MINOR USE PERMIT NO. 26-02 TO ALLOW LIMITED VEHICLE REPAIR SERVICES, INCLUDING AUTOMOTIVE WINDOW AND TINT INSTALLATION, WITHIN AN EXISTING ENCLOSED COMMERCIAL BUILDING LOCATED AT 15743–15747 AMAR ROAD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Director of Development Services Tellez introduced the application and Senior Planner Galvan who presented PowerPoint and the staff report.

With no questions from the Commission, Chairman Maes opened the public hearing at 7:06 p.m.

With no speakers from the public, the public hearing was closed at 7:07 p.m.

A motion was made by Chairman Maes recommending that the Planning Commission adopt Resolution No. 26-1598 approving Minor Use Permit No. 26-02 for automotive window tint installation at 15743 Amar Road; seconded by Commissioner Paz. The motion carried with the following roll call vote:

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

C-2 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA APPROVING SITE PLAN AND DESIGN REVIEW NO. 25-10 FOR FAÇADE IMPROVEMENTS AND A MINOR BUILDING ADDITION: , WITHIN AN EXISTING ENCLOSED COMMERCIAL BUILDING LOCATED AT 15743–15747 AMAR ROAD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Senior Planner Galan presented the second component for the location. Site Plan and Design Review No. 25-10.

With no questions from the Commission, Chairman Maes opened the public hearing at 7:08 p.m. with no speakers from the public, the public hearing was closed at 7:09 p.m.

A motion was made by Chairman Maes recommending that the Planning Commission adopt Resolution No. 26-1599 approving Site Plan and Design Review No. 25-10 for façade improvements and a minor building addition: and direct staff to file a Notice of Exemption for the project at 15743 Amar Road; seconded by Commissioner Hernandez.

The motion carried with the following roll call vote:

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

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION: None

ORAL COMMENTS FROM COMMISSION: None

ORAL COMMENTS FROM STAFF:

Director of Development Services Tellez stated that he would like to thank the Applicant and the Architect for the project that will enhance the store front in the shopping center. In the same plaza Durango's Restaurant has also changed its appearance. Now Casa Flor. Mr. Tellez explained that the reason the meeting was being held on a Wednesday, was that Elections was held on Tuesday. LP Measure seems to have passed. June 7th will be Brunch by the Bridge, if anyone is interested. At the City Council meeting of June 9th the Planning Commission interviews will be held. Also, City Hall will be closed on June 19th in observance of Juneteenth. We will also have a special Planning Commission on Wednesday, June 24th to hear the mixed-use and code amendments and General Plan amendments for the Housing Elements Program 6. Lastly, a friendly reminder of our Fortunato Jimenez Independence Celebration and Fireworks show on Friday the 3rd of July.

ADJOURNMENT:

With no further business before the Planning Commission, Chairman Maes adjourned the meeting at 8:00 p.m.

Chairman, Allen Maes

Planning Secretary, Abraham Tellez



**City of La Puente
Planning Commission
Agenda Report**

To: Chairperson and Planning Commission For meeting of: June 24, 2026

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

Subject: GENERAL PLAN AMENDMENT NO. 26-02
MUNICIPAL CODE AMENDMENT NO. 26-03
LOCATION: CITYWIDE

CONSIDERATION

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

1. Adopt General Plan Amendment No. 26-02 amending the Community Development Element to implement 6th Cycle Housing Element Program 6; and
2. Adopt an Ordinance approving Municipal Code Amendment No. 26-03, amending Title 10 (Zoning) of the La Puente Municipal Code to establish the Mixed-Use Overlay Zone.
3. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination regarding the same.

PUBLIC HEARING NOTICE

The public hearing notice was published in accordance with Section 10.116.020 of the La Puente Municipal Code ("Code"). On June 9, 2026, the hearing notice was submitted to the San Gabriel Valley Tribune for publication on June 11, 2026. The notice was also posted on June 11, 2026, at City Hall, the Community Center, and the Los Angeles County Public Library.

DESCRIPTION OF PROPERTY AND IMPROVEMENT

The proposed ordinance applies citywide to General Commercial (C-2) sites, which include both Housing Element-identified sites and non-Housing Element-identified sites, and implements Program 6 by initiating a Zoning Code amendment to create a new Mixed-Use Zoning Program or other zoning tools that can be applied to existing underutilized nonresidential (i.e., commercial shopping centers) properties.

ANALYSIS

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

Specifically, Program 6 requires the City to update its Zoning Code to establish a Mixed-Use Zoning Program to provide adequate sites to accommodate the RHNA. The update requires 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. Program 6 also requires the provision of 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.

To maintain internal consistency as required by Government Code Section 65300.5, the City must ensure the Land Use (or Community Development) Element of the General Plan aligns with the programs identified in the certified 6th Cycle Housing Element. General Plan Amendment No. 26-02 updates the General Commercial (GC) Land Use classification and the Land Use Map to allow residential and mixed-use development subject to site criteria. These updates provide the policy framework to encourage infill development on existing underutilized commercial properties to facilitate more housing options in proximity to public transit routes and established infrastructure under Program 6.

DISCUSSION

GENERAL PLAN AND ZONING ORDINANCE TEXT AMENDMENT

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

I. General Plan Amendment (GPA No. 26-02)

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

- **Community Development Element Updates:** Amends the General Commercial (GC) land use classification to allow residential development stand-alone or part of mixed-use developments if specific site criteria are met. The Land Use Map is amended to indicate 20-30 dwelling units per acre under the General Commercial land use classification subject to site criteria.

II. Zoning Ordinance Text Amendments (MCA No. 26-03)

To implement the policies of the 6th Cycle Housing Element and ensure consistency with the concurrently proposed General Plan Amendment (GPA No. 26-02), the following specific amendments to Title 10, “Zoning” of the La Puente Municipal Code (LPMC) are proposed:

PROGRAM 6: MIXED-USE ZONING PROGRAM

Program 6 requires the City to update its Zoning Code to establish a Mixed-Use Zoning Program to provide adequate sites to accommodate the RHNA. The update requires 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. Program 6 requires the processing of an amendment to the Zoning Code to establish a Mixed-Use Overlay Zone allowing residential densities between 30 to 40 du/ac and other applicable development standards, including applicability requirements based on project size and provisions to allow multi-family uses by-right for developments in which 20 percent or more of the units are

affordable to lower income households.

- Code Section: Add Chapter 10.50.220 (Mixed-Use Overlay Zone)
- Purpose: Establish standards for horizontal and/or vertical residential and commercial mixed-use development, creating neighborhoods or corridors that integrate residential uses with complementary commercial uses. The Mixed-Use Overlay Zone is intended to promote mixed use development and allow for a variety of medium- to high-density housing types through an overlay, while permitting commercial uses consistent with the underlying base zone. Development standards are intended to promote mixed-use and residential development that is pedestrian oriented while also meeting the requirements of the City of La Puente’s 6th Cycle Housing Element through expanding the permissibility of residential mixed-use development to more areas of the City to increase residential capacity.
- Key Standards:
 - Criteria for Inclusion in the Mixed-Use Overlay: Projects zoned General Commercial (C-2) must meet at least one of the following site criteria in order to apply the Mixed-Use Overlay Zone provisions: (1) a parcel must have an improvement to land value ratio of 1.0 or below, based on Los Angeles County Assessor data at the time of application; or (2) a parcel must be vacant without any building, structures, or significant improvements. Exceptions include (1) A C-2 zoned parcel or parcels that do not qualify based on the site criteria listed above may form part of a project site and apply the Mixed-Use Overlay Zone provisions if they abut a qualifying parcel based on the criteria above; and (2) A parcel may be included and considered at the discretion of the Development Services Director.
 - Relationship to Underlying Base Zone. For properties within the Mixed-Use Overlay Zone, the regulations allow mixed-use development as an alternative to the stand-alone base zone development allowed under C-2 zone standards. The provisions of the underlying C-2 zone shall continue to apply to a property unless specifically superseded by a Mixed-Use Overlay Zone project when a property owner chooses to exercise provisions of the chapter.
 - Exceptions for Housing Element Sites. Mixed-Use Overlay Zone projects on properties identified in the City’s adopted 2021-2029 Housing Element Sites Inventory shall be subject to the provisions in a specific Housing Element Sites section of Chapter 10.50.220.
 - Permitted Density and Intensity: Maximum 30 dwelling units per acre (Non-Housing Element Sites) and 20-40 dwelling units per acre (Housing Element Sites) and maximum 1.0 Floor Area Ratio.
 - Ministerial Review: Projects with residential uses are subject to objective design standards rather than discretionary Conditional Use Permits.
 - Development Standards:
 - Building Height: A maximum height limit of 55 feet is established to accommodate high-density multi-family structures and mixed-use development.
 - Minimum Requirement for Non-Residential Floor Area: In horizontal mixed-use projects, any parcel that fronts Hacienda Boulevard, Valley Boulevard, Amar Road, Azusa Avenue, or Glendora Avenue shall locate ground-floor non-residential uses along those street frontages.
 - Standards for Projects Greater than 5 Acres in Size. Projects, whether on one parcel or multiple adjoining parcels, with a total site area of 5 acres or more, shall provide pedestrian accessways and vehicular accessways with pedestrian access for approximately every 2

acres of developable area and publicly accessible open space for approximately every 3 acres of developable area.

- **Off-Site Public Improvements (along Project Frontage).** Projects along Hacienda Boulevard, Valley Boulevard, Amar Road, Azusa Avenue, and/or Glendora Avenue shall provide off-site improvements along the entire project frontage and within the public right-of-way or fund the required off-site public improvements to ensure that new development contributes proportionally to the public realm lining the building frontage along key corridors through improvements to urban forestry and pedestrian safety. Requirements include sidewalk repair and replacement, street repaving, and street trees.
 - **Citywide Objective Design Standards.** The City intends to prepare and adopt design standards to further guide the physical form and character of development in the Mixed-Use Overlay Zone. Until such standards are adopted, projects shall be subject only to the objective development standards contained in Chapter 10.50.220. Upon adoption, the objective design standards shall apply to all projects.
 - **Performance Standards.** Performance standards apply to all projects in the Mixed-Use Overlay Zone to ensure compatibility between residential and non-residential uses within a mixed-use setting to prevent the creation of any potentially objectionable condition, hazard, or public nuisance between such uses. Standards include hours of operation, lighting, privacy, and security.
- **Housing Element Sites:** A defined section of Chapter 10.50. 220 is included implementing the City’s 6th Cycle Housing Element by establishing zoning provisions for Housing Element Sites to accommodate the City’s lower-, moderate-, and above-moderate-income Regional Housing Needs Allocation (RHNA).

II. Overlay Geographic Area

This amendment involves the creation of a new Mixed-Use Overlay Zone that is applied to all General Commercial (C-2) sites to implement the 6th Cycle Housing Element and ensure the City’s Zoning Map remains consistent with the updated Land Use Element. The overlay does not remove existing rights but provides an accelerated development pathway for housing and mixed-use development.

Per Program 6, the City will amend the Zoning Code to establish a new Mixed-Use Overlay Zone to allow residential and mixed-use development on commercial sites zoned as C-2 as mapped in Figure 1. As shown in Figure 1, a subset of C-2 sites are identified as Housing Element sites (outlined in blue) per the 6th Cycle Housing Element.

administrative record for the Project.

The Final IS/MND incorporates revisions and clarifications following completion of the public review period and consideration of comments received. In accordance with CEQA Guidelines Section 15073.5, these revisions do not constitute substantial new information because they clarify and refine the analysis and do not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts. Therefore, recirculation of the IS/MND is not required.

3. Environmental Determination

The Planning Commission recommends that the City Council find that, based on the whole of the administrative record, there is no substantial evidence that the Project, as mitigated through the incorporation of the mitigation measures identified in the IS/MND, will have a significant effect on the environment. The mitigation measures are fully enforceable through the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Project. The Planning Commission further recommends that the City Council adopt the IS/MND and MMRP for the Project pursuant to CEQA Guidelines Sections 15074 and 15097.

4. Independent Judgment

The IS/MND reflects the independent judgment and analysis of the City. The documents and materials that constitute the record of proceedings upon which the City's decision is based are available for review at La Puente City Hall, 15900 East Main Street, La Puente, California.

RECOMMENDATION

It is recommended that the Planning Commission: (1) Adopt Resolution No. 26-1600, recommending that the City Council approve General Plan Amendment No. 26-02 to the Community Development Element; (2) Recommend that the City Council adopt an Ordinance approving Municipal Code Amendment No. 26-03 amending Title 10 (Zoning) of the La Puente Municipal Code to establish Chapter 10.50.220 (Mixed-Use Overlay Zone) to implement 6th Cycle Housing Element Program 6; and (3) Recommend that the City Council adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination regarding the same.

ATTACHMENTS

- A. PC Resolution No. 26-1600
- B. GPA No. 26-02
- C. MCA No. 26-03 - Draft Ordinance
- D. Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP)

ATTACHMENT A

RESOLUTION NO. 26-1600

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 26-02 AND AN ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT (“MCA”) NO. 26-03, AMENDING TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO IMPLEMENT THE 6TH CYCLE HOUSING ELEMENT PROGRAM 6 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, Program 6 of the certified Housing Element requires the City to amend its Zoning Code to create a new Mixed-Use Zoning Program, or other zoning tools that can be applied to existing underutilized nonresidential (i.e., commercial shopping centers) properties; and

WHEREAS, General Plan Amendment (GPA) No. 26-02 is necessary to ensure internal consistency between the Land Use and Housing Elements pursuant to Government Code Section 65300.5, including the allowance of residential and mixed-use development subject to site criteria within the existing General Commercial (GC) land use category and supportive policies; and

WHEREAS, Municipal Code Amendment (MCA) No. 26-03 proposes amendments to Title 10 of the La Puente Municipal Code including the addition of Chapter 10.50.220 (Mixed-Use Overlay Zone) intended to implement Program 6 of the Housing Element; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on June 24, 2026 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 Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) in accordance with CEQA Guidelines Section 15073 and has determined that the Project could result in potentially significant environmental impacts in certain resource areas; however, all potentially significant impacts would be reduced to less-than-significant levels through implementation of mitigation measures identified in the IS/MND and MMRP.

WHEREAS, notice of the Planning Commission’s June 24, 2026, public hearing on GPA No. 26-02 and MCA No. 26-03 was published in the San Gabriel Valley Tribune and posted at City Hall, the Community Center, and Los Angeles County Public Library on June 11, 2026, in compliance with the City Code and Government Code Section 65091; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 24, 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 Initial Study/Mitigated Negative Declaration, prepared pursuant to CEQA Guidelines Section 15070 adequately addresses the environmental effects of the proposed project. The Planning Commission further recommends that the City Council find that the proposed project will not result in new less than significant or significant environmental impacts and incorporates appropriate mitigation measures.

SECTION 4. GENERAL PLAN AMENDMENT FINDINGS. Pursuant to Section 10.112.060.A, the Planning Commission finds that General Plan Amendment No. 26-02:

1. Maintains internal consistency between the Land Use Element and Housing Element pursuant to Government Code Section 65300.5 and all other provisions of the General Plan; and
2. Will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. Is consistent with the goals, objectives, and policies of the La Puente General Plan, and is necessary to implement Program 6 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. Pursuant to Section 10.112.060.B, the Planning Commission finds that Municipal Code Amendment No. 26-03:

1. Is consistent with the General Plan, as amended; and
2. Is internally consistent with other applicable provisions of the zoning code; and
3. As it relates to the affected sites, the sites are physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities, to ensure that the zoning designation, proposed Mixed-Use Overlay, and their proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located; and
4. Implements Program 6 of the City's certified Housing Element; and
5. Facilitates ministerial approval processes and removes constraints to housing development consistent with Government Code Section 65583.2.

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. 26-02;
2. Adopt Municipal Code Amendment No. 26-03, amending Title 10 of the La Puente Municipal Code to add Chapter 10.50.220 (Mixed-Use Overlay Zone);
3. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) 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 special meeting held on June 24, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Allen Maes, Planning Commission Chair

Abraham Tellez, Planning Commission Secretary

ATTACHMENT B
EXHIBIT B-1
City of La Puente General Plan Amendment No. 26-02

GENERAL PLAN AMENDMENT NO. 26-02
CITY OF LA PUENTE, CALIFORNIA

I. Purpose and Introduction

The purpose of this amendment is to update the Community Development Element of the La Puente General Plan to implement a critical, state-mandated program from the 6th Cycle Housing Element (Program 6). Program 6 addresses the City's Regional Housing Needs Allocation (RHNA) shortfall by establishing a Mixed-Use Overlay Zone to provide adequate sites to accommodate the RHNA. This amendment is 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 Community Development Element

a. Revision to Existing Land Use Classification

Amends the General Commercial (GC) land use classification to allow residential development stand-alone or part of mixed-use developments if specific site criteria are met.

b. Land Use Map Amendment

The Land Use Map is amended to indicate 20-30 dwelling units per acre under the General Commercial (GC) land use classification subject to site criteria.

ATTACHMENT B
EXHIBIT B-2
City of La Puente General Plan Amendment No. 26-02
Community Development Element (Redline), June 2026

**ATTACHMENT C INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

Community Development Element



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:

- 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 allow for residential and mixed-use infill development in existing underutilized commercial areas to implement the Housing Element, facilitate more housing options, and revitalize commercial corridors
- 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

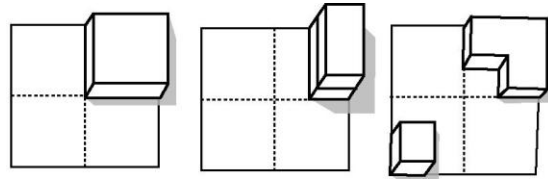
Measuring Density and Intensity

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*.

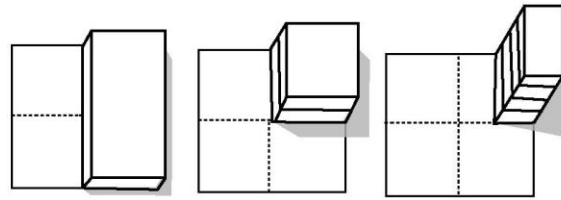
The term *density* describes the population and development capacity of residential land. The General Plan describes density in terms of dwelling units per net acre of land (du/ac), exclusive of present or planned streets and other public rights-of-way.

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

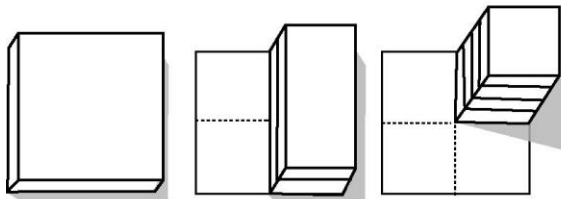
land area of that lot. This measure does not include area within parking structures.



0.25 FAR



0.5 FAR



1.0 FAR

Floor Area Ratio (FAR):
$$\frac{\text{Gross Building Area}}{\text{Lot Area}}$$

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. One commercial category allows residential and mixed-use development subject to site criteria. 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.



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		
<i>LDR</i> Low Density Residential	7 DU/Acre	6.5 DU/Acre
<i>MDR</i> Medium Density Residential	14 DU/Acre	13 DU/Acre
<i>MHDR</i> Medium High Density Residential	18 DU/Acre	17 DU/Acre
<i>HDR</i> High Density Residential	26 DU/Acre	25 DU/Acre
Commercial / Business Categories		
<i>NC</i> Neighborhood Commercial	0.5:1 FAR	0.25:1 FAR
<i>GC</i> General Commercial		
<i>Hacienda Corridor and Amar Road</i>	0.75:1 FAR	0.3:1 FAR
<i>Neighborhood Commercial Centers</i>	1.0:1 FAR	0.5:1 FAR
<i>Otherwise, if certain site criteria are met</i>	<u>20-40 DU/Acre</u>	<u>1.0:1 FAR</u>
<i>BE</i> Business / Employment	1.0:1 FAR	0.25:1 FAR
Mixed Use Category		
<i>MU</i> Mixed-Use	Per Downtown Business District Specific Plan	10 DU/Acre and 0.5:1 FAR
Public/Institutional Category		
<i>PI</i> Public/Institutional	0.4:1 FAR	0.3:1 FAR
Open Space Categories		
<i>OSPU</i> Public Open Space	N/A	N/A
<i>OSPR</i> 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.

Low Density Residential

LDR

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.

Medium Density Residential

MDR

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.

Medium High Density Residential

MHDR

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.

High Density Residential

HDR

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.

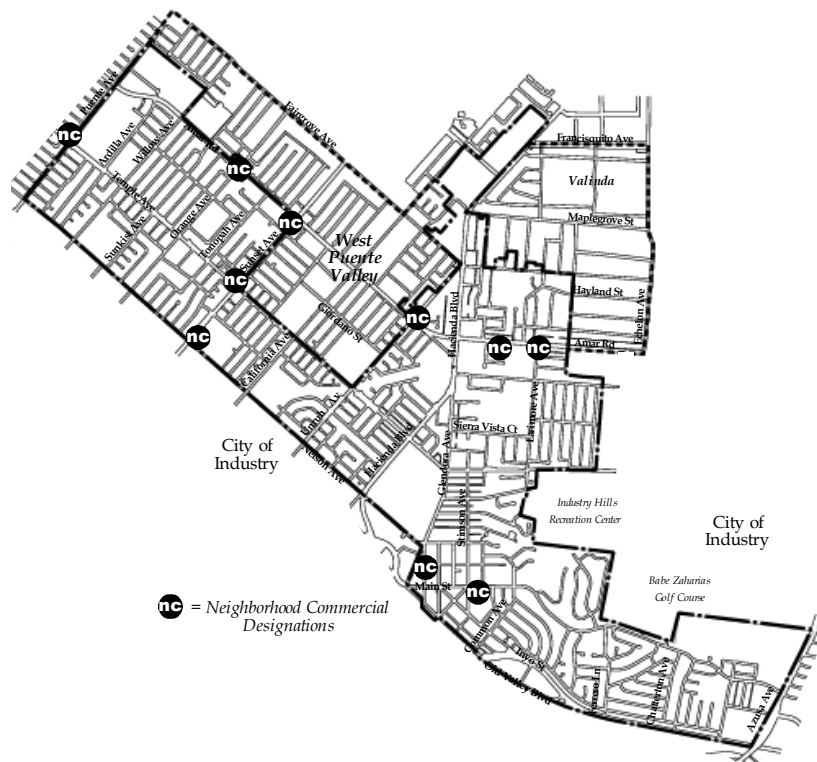
Commercial Categories

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



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

General Commercial

Maximum Intensity:

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

GC

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

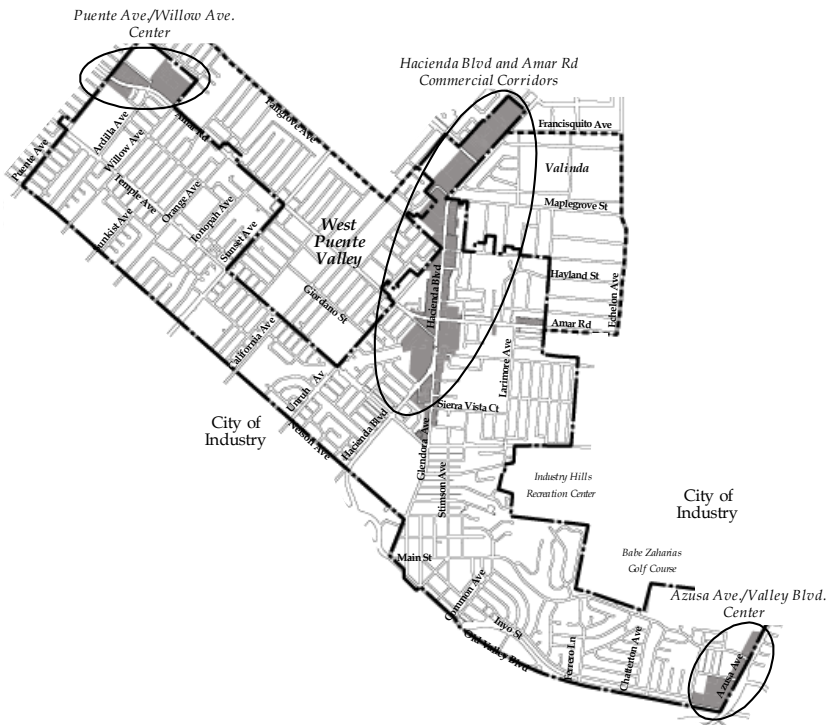
Otherwise, if certain site criteria are met, 1.0:1 FAR

Maximum Density:

20-40 dwelling units per net acre if certain site criteria are met

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.

Residential and Mixed-Use Allowances

Residential uses may be incorporated within General Commercial areas as stand-alone residential development or part of mixed-use developments if specific site criteria are met. The intent is to encourage infill development on existing underutilized commercial properties to facilitate more housing options in proximity to public transit routes and established infrastructure. Mixed-use projects may include:

- Residential units located above ground-floor commercial uses, or
- Residential components located on the same parcel as commercial uses when designed to ensure compatibility, adequate buffering, and pedestrian orientation.

Mixed-use developments in GC areas are intended to:

- Maintain active commercial uses on the ground floor along major corridors;
- Encourage walkability through pedestrian-orientated building and site design; and
- Promote sensitive transitions to adjacent residential neighborhoods through site design and performance standards.

BE

Business/Employment

Maximum Intensity: 1.0:1 FAR



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

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

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

Mixed-Use

MU

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

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 as 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.

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

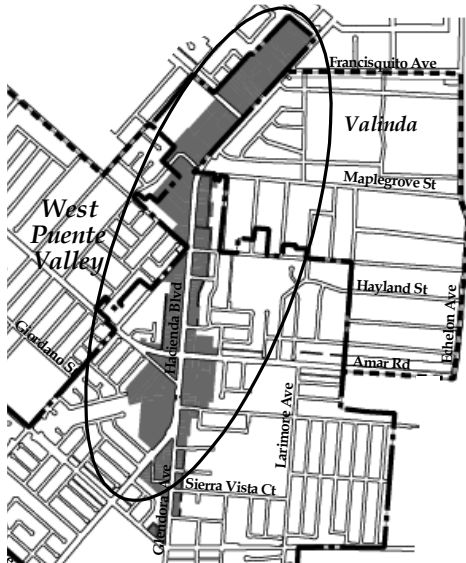
The City's well-established land use pattern appears to offer limited opportunities for new development. However, urban design and economic issues continue to shape how property is developed and redeveloped over time in the following five focus areas:

- 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.

*Hacienda Blvd. and Glendora Blvd.
Commercial Corridor*



Hacienda Boulevard is the major commercial corridor in La Puente.

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.

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



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

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.

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

In addition to promoting the Corridor as La Puente's primary commercial destination, the City also supports corridor revitalization through the allowance of residential and mixed-use development if certain site criteria are met. Infill residential and mixed-use development along the Corridor can help support existing commercial uses while expanding housing opportunities, enhancing walkability, and contributing to economic vitality. By allowing residential uses along the Corridor if certain site criteria are met, the City is promoting housing options in proximity to existing services and infrastructure, such as public transit and schools, which supports walkability and sustainable communities.

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 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.

Moreover, Corridor design will be further strengthened through the incorporation of infill residential and mixed-use development if certain site criteria are met through the implementation of the Citywide Objective Design Standards. These standards will regulate site and building design elements in new residential and mixed-use development, such as transparency, ground floor entries, and façade articulation, to



Community Development Element

support pedestrian-friendly development and strengthen La Puente's character.

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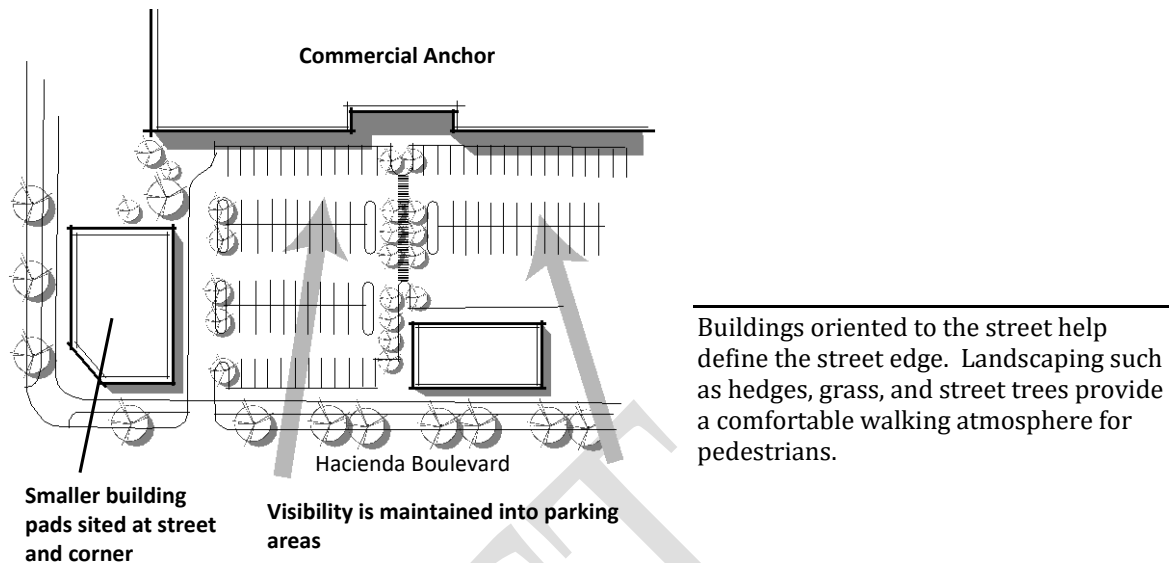
Design Strategies

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.
- 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.
- 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.



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 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.
- Strengthen commercial vitality through orienting non-residential development along Hacienda mixed-use development.

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



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, with opportunities for residential and mixed-use development if certain site criteria are met, 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.



Policy 1.10 Allow for residential and mixed-use development along the Corridor if certain site criteria are met to support existing commercial uses while expanding housing options with the City.

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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.



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. 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.
- 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 public 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"

- 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



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

development and other areas where pedestrian activity is strongly encouraged.

- 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.
- 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.



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

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.
-

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.



La Puente shopping centers can also be locations for the introduction of residential and mixed-use development if certain site criteria are met. Infill residential and mixed-use development within the neighborhood-level shopping districts at Amar Road/Willow Avenue and Azusa Way/Valley Boulevard can help support existing commercial uses while expanding housing opportunities, enhancing walkability, and contributing to economic vitality. By allowing residential uses within these shopping districts if certain site criteria are met, the City is promoting housing options in proximity to existing services and infrastructure, such as public transit and schools, which supports walkability and sustainable communities.

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. In addition, the City has further encouraged development within these shopping districts through the allowance of residential and mixed-use development if specific site criteria are met.



Such development could complement existing shopping centers through the introduction of strategic horizontal mixed-use infill, for example, within underutilized surface parking lots, or through new vertical mixed-use development.

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.

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 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.

Moreover, shopping center design will be further strengthened through the incorporation of infill residential and mixed-use development if certain site criteria are met through the implementation of the Citywide Objective Design Standards. These standards will regulate site and building design elements in new residential and mixed-use development, such as transparency, ground floor entries, and façade articulation, to support pedestrian-friendly development and strengthen La Puente's character.

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 undesirable 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.
- 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.
- Architectural design and style 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.
- Strengthen commercial vitality through orienting non-residential development along Amar Road, Valley Boulevard, and Azusa Avenue as part of mixed-use development.



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

GOAL
3 Attractive shopping centers that provide an appropriate mix of quality goods and services for adjacent residential neighborhoods. **including residential and mixed-use development if certain site criteria are met.**

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.

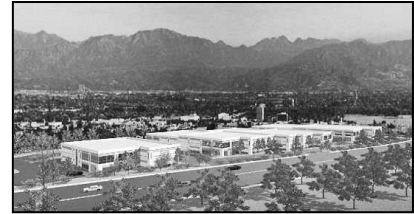
Policy 3.5 Encourage the reconfiguration and development of neighborhood shopping centers by offering modified development standards, more intense floor-area ratios, and other tools.

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

Policy 3.7 Allow for residential and mixed-use development within shopping centers if certain site criteria are met to support existing commercial uses while expanding housing options with the City.

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.

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.

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.



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

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"

- 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-



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.



family development to meet the social and recreational needs of residents.

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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 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 than 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.

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.)
-



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. 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.

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, 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
<i>LDR</i>	Low Density Residential	R-1-5,000, R-1-7,200 PUD
<i>MDR</i>	Medium Density Residential	R-VL R-2 PUD
<i>MHDR</i>	Medium High Density Residential	R-3 PUD
<i>HDR</i>	High Density Residential	R-4 PUD
<i>NC</i>	Neighborhood Commercial	C-1 DBD



Community Development Element

**Table CD-2
General Plan and Zoning Ordinance Consistency**

	General Plan Land Use Category	Corresponding Zone Districts
<i>GC</i>	General Commercial	C-2 <u>and MUO</u>
<i>BE</i>	Business/Employment	DBD O-BP C-M
<i>MU</i>	Mixed Use	DBD
<i>PI</i>	Public/Institutional	R-1-5,000 R-1-7,200 R-VL R-2 R-3 R-4 PUD DBD OS
<i>OSPU</i>	Public Open Space	R-1-5,000 R-1-7,200 R-VL R-2 R-3 R-4 OS
<i>OSPR</i>	Private Open Space	R-1-5,000 R-1-7,200 R-VL R-2 R-3 R-4 PUD OS

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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.

- 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.
- Facilitate the introduction of residential and mixed-use infill development in existing underutilized commercial areas to implement the Housing Element, facilitate housing options, and revitalize commercial corridors.

Related Policies: 1.10, 2.3, 3.4, 3.5, 3.7, 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



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



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 inquiries 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



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
- 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
- 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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ORDINANCE NO. 26-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, AMENDING TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO IMPLEMENT 6TH CYCLE HOUSING ELEMENT PROGRAM 6 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, Program 6 of the certified Housing Element requires the City to amend its Zoning Code to create a new Mixed-Use Zoning Program, or other zoning tools that can be applied to existing underutilized nonresidential (i.e., commercial shopping centers) properties; 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 Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) 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 Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to CEQA Guidelines Section 15164. The City Council further finds that all the potentially significant impacts would be reduced to less-than-significant levels through implementation of mitigation measures identified in the IS/MND and MMRP.

SECTION 3. AMENDMENT TO TITLE 10 – PROGRAM 6 Title 10 of the La Puente Municipal Code is hereby amended to add Chapter 10.50.220 (Mixed-Use Overlay Zone) to establish procedures and objective development standards for mixed-use and stand-alone residential development on General Commercial (C-2) zone sites, subject to specific site criteria, including a permitted density range of a maximum 30 dwelling units per acre (Non-Housing Element Sites) and 20-40 dwelling units per acre (Housing Element Sites). The Mixed-Use Overlay Zone is intended to allow mixed-use and stand-alone residential development as an alternative to base zone development allowed under C-2 zone standards (see Exhibit 1).

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

Public Hearing Draft

La Puente Mixed-Use Places Project

JUNE 2025

Prepared for:



CITY OF LA PUENTE

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Title 10, Chapter 10.50, Section 10.50.220

Mixed-Use Overlay Zone.

- A. **Purpose.** The Mixed-Use (M-U) Overlay Zone is established to designate areas appropriate for horizontal and/or vertical residential and commercial mixed-use development, creating neighborhoods or corridors that integrate residential uses with complementary commercial uses. The M-U Overlay Zone is intended to promote mixed use development and allow for a variety of medium- to high-density housing types through an overlay, while permitting commercial uses consistent with the underlying base zone. Development standards are intended to promote mixed-use and residential development that is pedestrian oriented.
- B. **Definitions.** Unless otherwise noted, definitions for terms in this section are subject to Chapter 10.132 (Definitions). Exceptions include:
1. **Mixed-use, horizontal.** A development project that combines residential and commercial land uses into a single project, where the uses are adjacent to one another, either in separate buildings on the same parcel or on adjoining parcels within the development. Internal streets and pedestrian pathways physically and visually connect the separate but adjacent uses into one unifying development.
 2. **Mixed-use, vertical.** A development project that combines residential and commercial land uses into a single project, where the uses are physically integrated into one building. Typically, publicly accessible uses occupy the ground level, such as commercial or common residential uses, while private uses, such as dwelling units, occupy the upper levels.
 3. **Overlay Zoning District.** A zoning district that applies another set of zoning provisions to a specified area within an existing zoning district. The overlay zone supersedes the zoning regulations of the base zoning district, unless otherwise indicated.
- C. **Applicability.**
1. **Criteria for inclusion in the M-U Overlay Zone.**
 - a. Projects zoned C-2 must meet at least one of the following site criteria in order to apply the M-U Overlay Zone provisions.
 - i. A parcel must have an improvement to land value ratio of 1.0 or below, based on Los Angeles County Assessor data at the time of application; or
 - ii. A parcel must be vacant without any building, structure, or significant improvements.
 - b. **Exceptions.**
 - i. A C-2 zoned parcel or parcels that do not qualify based on the site criteria listed in subsection C.1, Site Criteria, may form part of a project site and apply

the M-U Overlay Zone provisions if they abut a qualifying parcel per subsection C.1, Site Criteria.

ii. A parcel may be included and considered at the discretion of the Development Services Director.

2. **Relationship to Underlying Base Zone.** For properties within the M-U Overlay Zone, the regulations allow mixed-use development as an alternative to the stand-alone base zone development allowed under C-2 zone standards. The provisions of the underlying C-2 zone shall continue to apply to a property unless specifically superseded by a M-U Overlay Zone project when a property owner chooses to exercise provisions of this Section.
3. **Relationship to the Housing Element.** The provisions of this section shall apply to all properties identified in the City's adopted 2021–2029 Housing Element Sites Inventory and shall automatically apply to properties identified in any subsequently adopted Housing Element Sites Inventory for the duration of such Housing Element cycle, unless otherwise amended by ordinance.

D. Land Use Regulations.

1. **Allowed Uses.** Table X-X identifies allowed uses, accessory uses, and uses subject to Conditional Use Permit or Minor Use Permit approval in the M-U Overlay zone, subject to compliance with all other provisions of this Zoning Code. Any use not listed in Table 2-11 is prohibited with exception of any uses required to be allowed under state law. In cases where a specific use or activity is not defined, the Director shall assign the use or activity to a classification that is substantially similar in character, provided that it is compatible with the uses allowed in the M-U Overlay. All non-residential uses shall comply with Chapter 10.38 (Performance Standards).
2. **Prohibited Uses.** The following uses are expressly prohibited in the M-U Overlay Zone:
 - a. Adult-Oriented uses
 - b. Vehicle Equipment Sales or Rentals
 - c. Vehicle/Equipment Repair
 - d. Vehicle Equipment Services
 - e. Hazardous Materials Storage
 - f. Pawn Shop
 - g. Commercial Self-Storage, Outdoor/Indoor
 - h. Swap Meets, Indoor and Outdoor



3. **Any Use with Operations Occurring between 12:00 Midnight and 6:00 A.M.** Notwithstanding the provisions set forth in Table 2-10, any allowed non-residential use involving operations between the hours of 12:00 midnight and 6:00 A.M. shall require the approval of a Minor Use Permit.

4. **On-site Production of Goods: Limited to Retail Sales.** All products incident to a permitted use that are manufactured or processed on the premises shall be sold on the premises and only as retail goods.

Table 2-11 Allowed Uses and Permit Requirements	Mixed-Use Overlay Zone Permit Requirements	
	P	Permitted by Right
	CUP	Conditional Use Permit (10.84)
	MUP	Minor Conditional Use Permit (10.84)
Land Use See Article 9 for land use definitions	M-U Overlay Zone	Notes and Specific Use Regulations
RESIDENTIAL USES		
Dwelling		
Multi Family - more than 2 units per structure	P	
RECREATION, EDUCATION, AND ASSEMBLY		
Commercial Recreation and Entertainment	CUP	
RETAIL TRADE USES		
Alcohol Sales: (Off-sale (Liquor Stores))	CUP	See Chapter 10.50.030 Alcohol Sales, of the Municipal Code.
Alcohol Sales: On-sale	CUP	
Alcohol Sales: On-sale (Accessory)	CUP	
Grocery and Food Stores		
Small-scale: 20,000 sf or less	P	
Large-scale: More than 20,000 sf	P	
Pharmacy, Medical Supplies	P	
Retail Sales	P	Exception: Retail sales establishments in which used

Table 2-11 Allowed Uses and Permit Requirements	Mixed-Use Overlay Zone Permit Requirements	
		and/or liquidation items represent 50% or more of the retail sales floor area are not allowed. ¹
SERVICE USES - BUSINESS, FINANCIAL, MEDICAL, AND PROFESSIONAL		
ATMs		
Outside, Wall-Mounted,	P	
Inside of an Allowed Business	P	
Emergency Health Facilities	CUP	
Offices – Business, Governmental, and Professional	P	
Offices – Medical and Dental	P	
SERVICE USES – GENERAL		
Animal Sales and Services		
Animal Boarding/Kennels	CUP	
Animal Grooming/Retail Sales	P	
Veterinary Services	MUP	
Artist Studio	P	
Dance, Martial Arts, or Similar Instructional Studio	CUP	
Day Care Center	CUP	
Eating and drinking Establishments		
Accessory Food Service	P	
Banquet Facility, Accessory	CUP	Permitted as an accessory to a Sit-down restaurant.
Bars, Lounges, and Nightclubs	CUP	Use shall comply with noise regulations in Chapter 4.34, Noise.
Brewpub or Micro- brewery	CUP	See Chapter 10.50.030 Alcohol Sales, of the Municipal Code.
Fast Food Restaurant	P	Drive-through service is prohibited in vertical Mixed-Use developments.

Table 2-11 Allowed Uses and Permit Requirements	Mixed-Use Overlay Zone Permit Requirements	
Sit-down Restaurant	P	
Take-Out Service	P	
Outdoor Dining	P	Permitted only as accessory to primary permitted use.
Dry Cleaning and Laundry Services		
Dry Cleaning – Retail	P	
Laundry – Self-service	CUP	
Commercial Recreation, indoor	MUP	
Health and Fitness Facilities		
Small - 2,000 sf or less	P	
Large – Over 2,000 sf	CUP	
Live Entertainment		Permitted only as accessory to primary permitted use.
Amplified	CUP	See Chapter 5.08 (Business and Occupation Permits) of the Municipal Code
Unamplified	MUP	See Chapter 5.08 (Business and Occupation Permits) of the Municipal Code
Food Hall	CUP	
Personal Services		
General	P	
Restricted	CUP	
Postal Services	P	
Visitor Accommodations		
Hotels/Motels	CUP	
PUBLIC AND SEMI-PUBLIC USES		
Cultural Institution	CUP	
TRANSPORTATION, COMMUNICATIONS, AND INFRASTRUCTURE USES		
Communication Facilities	P	
Parking Facilities	MUP	
Wireless Communications Facilities		
Satellite dish ≤ 2.2 meters in diameter	P	See Section 10.50.200 (Wireless Communications Facilities).

Table 2-11 Allowed Uses and Permit Requirements	Mixed-Use Overlay Zone Permit Requirements	
All other WCF	CUP	See Section 10.50.200 (Wireless Communications Facilities).
Co-location	P	
Other Uses		
Accessory Structures and Uses	P	See Chapter 10.26 (Accessory Structures) and Section 10.50.020 (Accessory Uses).
Temporary Uses		See Chapter 10.96 (Temporary Use Permits)
Vending Machines		
Reverse Vending of Recyclables	P	Shall be located inside an enclosed building.
Vending Machines - Accessory to Permitted Use	P	Limited to 3 machines per business location and shall be located inside an enclosed building.

¹ Liquidation merchandise herein is defined as items that are or have been overstocked by a manufacturer or other commerce/retailer, returned by customers, refurbished, or sold during a store permanently closing.

E. Development Standards.

- 1. General.** Table 2-12 Development Standards for M-U Overlay Zone identifies the minimum and maximum development standards applicable to all development in the M-U Overlay Zone. The development standards in this Section shall supersede and prevail over any conflicting provisions of the underlying base zone and all other applicable zoning provisions unless otherwise noted.
- 2. Exceptions for Housing Element Sites.** M-U Overlay Zone projects on properties identified in the City’s adopted 2021-2029 Housing Element Sites Inventory shall be subject to the provisions in Section F. (Housing Element Sites) of this Section 10.50.220, M-U Overlay Zone.

Table 2-12 Development Standards for M-U Overlay Zone	Development Feature	
	M-U Overlay Zone	Additional Requirements
Lot Dimensions		
Lot Width - Minimum	100 feet	
Lot Depth - Minimum	100 feet	
Lot Coverage - Maximum	85%	



Table 2-12 Development Standards for M-U Overlay Zone	Development Feature	
Setbacks – Minimum (a)		See 10.24.020 (Permitted Projections into Required Setback Areas) and 10.24.050 (Setbacks: Measurement, Standards, and Exceptions).
Front	5 feet	
If residential units are on the ground floor	10 feet	
Side (interior)		
Abutting a lot zoned for low or medium residential density (b)	5 feet for 1 story 15 feet for 2 stories 25 feet for 3 to 4 stories	
Abutting any other lot	5 feet	
Side (Street side)	5 feet	
Rear		
Abutting a lot zoned for residential use	20 feet	
Abutting any other lot	5 feet	
Height – Maximum (c)	55 feet	See 10.24.040 (Height Measurement and Exceptions) for height measurement
Density - Maximum	30 du/acre	
Floor-Area-Ratio - Maximum	1.0	
<p>(a) Setbacks less than the minimum shall be prohibited. The front and side street setback shall be improved as a widened sidewalk with landscaping and may include outdoor dining.</p> <p>(b) A low or medium residential density zone includes the Residential Estate (R-E), Low Density Residential (R-1), Medium Density Residential (R-2), and Medium-High Residential (R-3) zones identified in Chapter 10.10 (Residential Zones).</p> <p>(c) Up to 10 feet allowed beyond the maximum building height for rooftop mechanical screening. Rooftop features for outdoor living areas, such as sunshade and open trellises may project beyond the maximum building height up to 10 feet for a maximum coverage of 25% of the building's roof area.</p>		

3. Development and Site Standards

- a. For mixed-use and non-residential development, the applicable development standards, site design, limitations on outdoor use and storage, and other applicable regulations applicable to the C-2 zone in Chapter 10.12 (Commercial Zones) shall apply, except as follows.
 - i. **Walls Required Adjacent to a Residential Use.** A minimum eight-foot-high solid decorative masonry wall shall be provided and maintained on all

property lines when a non-residential use abuts a property developed as a residential use.

- b. **Minimum Requirement for Non-Residential Floor Area in Horizontal Mixed-Use Projects.** Parcels with frontage along Hacienda Boulevard, Valley Boulevard, Amar Road, Azusa Avenue or Glendora Avenue shall be required to provide ground-floor non-residential uses as a part of a horizontal or vertical mixed-use development. The ground floor non-residential uses shall front Hacienda Boulevard, Valley Boulevard, Amar Road, Azusa Avenue, and/or Glendora Avenue.

4. Open Space Standards

- a. For dwelling units within projects within the Mixed-Use Overlay Zone, private and common open space shall be provided at the rate required in the R-4 zone in Section 10.10.030 (Development Standards) with the exception that a minimum of 50 SF of private open space shall be provided per unit.

5. Parking Standards

- a. **Applicability.** The off-street parking and loading requirements in Chapter 10.30 (Off-Street Parking and Loading) shall apply to development within the M-U Overlay, except as provided for in this subsection below.
- b. **Off-Street Parking Space Requirements.** Table 2-13, Off-Street Parking Space Requirements for M-U Overlay Zone, identifies the minimum parking requirements applicable to all development in the M-U Overlay Zone.

Table 2-13 Off-Street Parking Requirements for M-U Overlay Zone	
Residential Uses	
Minimum Parking Spaces Required per Dwelling Unit	1 space
Minimum Parking Spaces Required per Dwelling Unit with 2 or more bedrooms	2 spaces
Guest parking per Dwelling Unit ^(a)	0.25 space
Non-Residential Uses	
Minimum Parking Spaces Required per Non-Residential Floor Area	
Retail Trade Uses	1 space per 500 square feet
Personal Services and Service Uses	
<small>(a) Guest residential parking may be shared with commercial parking in mixed-use projects subject to Section 10.40.110 (Shared Parking).</small>	

- i. **Unbundled Parking.** Qualifying residential property, as defined by Civil Code (CIV), shall unbundle parking from the price of rent as required in CIV 1947.1.

- 6. Standards for Projects Greater than 5 Acres in Size.** Projects, whether on one parcel or multiple adjoining parcels, with a total site area of 5 acres or more, shall provide the following:



- a. Pedestrian accessways, such as walkways, and vehicular accessways with pedestrian access, such as sidewalks, that provide access to public rights-of-way shall be provided for approximately every 2 acres of developable area. Parking areas, passenger drop-off areas, loading zones, and trash storage areas shall not count as pedestrian accessways.
 - b. Vehicular accessways shall be designed and constructed to the same structural, geometric, lighting, and drainage standards as dedicated local commercial streets, to the satisfaction of the City Engineer.
 - c. A publicly accessible open space, defined as a privately owned space that is open and accessible to the public, such as a plaza or park, shall be provided for approximately every 3 acres of developable area, subject to the following:
 - i. Publicly accessible open spaces shall have a minimum area of 400 square feet with a minimum dimension of 20 feet in each direction.
 - ii. Publicly accessible open spaces shall be open to the general public and available at a minimum from 8 A.M. to 8 P.M.
- 7. Off-Site Public Improvements (Along Project Frontage).** All M-U Overlay Zone projects along Hacienda Boulevard, Valley Boulevard, Amar Road, Azusa Avenue, and/or Glendora Avenue shall provide off-site improvements along the entire project frontage and within the public right-of-way or fund the required off-site public improvements. The purpose of these standards is to ensure that new residential and mixed-use development contributes proportionally to the public realm lining the building frontage along key corridors through improvements to urban forestry and pedestrian safety. Each off-site improvement required under this section shall be proportional to the anticipated impact of the individual project on the public right-of-way and surrounding corridor. The City shall not require any project under this section to fund or provide improvements that exceed its proportional share of that impact.
- a. **Requirements.** Unless otherwise specified, improvements shall:
 - i. Be designed to City standards;
 - ii. Be constructed concurrently with the project or bonded prior to certificate of occupancy; and
 - iii. Be limited to improvements reasonably proportional to the project.
 - b. **Sidewalk Repair and Replacement.** Eligible projects shall provide for the repair, reconstruct, or replace damaged or non-compliant sidewalks and shall meet current Americans with Disabilities (ADA) standards.
 - c. **Street Repaving.** Eligible projects shall provide for the repaving the public street along the project frontage up to the street centerline, including striping restoration.
 - d. **Street Trees.** Eligible projects shall provide for the installation of tree wells with minimum interior dimensions of four feet by four feet (4' × 4') and exterior landscape grates or fencing. A minimum of one, 36-inch box container size tree shall be planted within the installed tree well at an average spacing of thirty feet on center, subject to the City's adopted Master Street Trees Plan and review by the City Arborist or designee. Planted trees shall be guaranteed for up to 1 year.

- i. **Site Design Adjustment for Tree Accommodation.** Where the Director determines that existing sidewalk widths are insufficient to accommodate required street trees and tree wells, the project may be required to set back the building frontage up to ten (10) feet, in lieu of reducing tree spacing or well size to provide on-site trees along the building frontage.
 - e. **Cost.** Improvements required by this section shall be installed and constructed by the applicant at their expense, and shall not be paid for by any special assessment lien, tax bonded indebtedness, or charge against the land or real property within the development.
 - f. **Deferred Construction.** Off-site public improvements may be completed after issuance of a certificate of occupancy, subject to approval by the Director.
 - i. Prior to occupancy, the applicant shall post:
 - a. A performance bond, letter of credit, or other security acceptable to the City, sufficient to cover 100 percent of the estimated improvement cost.
 - b. The security shall provide for a completion period of up to one (1) additional year, with an optional extension at the City's discretion.
 - ii. **Completion by City.** If improvements are not completed within the approved timeframe, the City may use the security to complete the improvements directly.
- 8. Other Applicable Regulations.** The following standards apply to all projects within the M-U Overlay zone in addition to the provisions in Article 3, Regulations Applicable to All Zones. Where there is a conflict with the La Puente Municipal Code (LPMC), the provisions of this Section 10.50.220, M-U Overlay Zone, supersede any conflicting provisions of the LPMC.
- a. **Screening.** Where a multifamily residential or non-residential development shares a rear or interior side property line with any residential use, the following shall be provided for privacy purposes along the abutting property lines, except within required driveways, drive aisles, and walkways:
 - i. A view-obscuring masonry wall consisting of split-face concrete block, brick, or plaster/stucco, with a minimum height of 6 feet. All walls shall provide a wall cap and shall comply with Chapter 10.28 (Fences, Hedges, and Walls); and
 - ii. A minimum 5-foot-wide landscaping edge, strip, or planter consisting of hedges and/or evergreen trees, with trees spaced to screen views at maturity along a minimum 75 percent of the overall length of the landscaping edge, strip, or planter.
 - b. **Citywide Objective Design Standards.** The City intends to prepare and adopt design standards to further guide the physical form and character of development in the M-U Overlay Zone. Until such standards are adopted, projects shall be subject only to the objective development standards contained in this Section. Upon adoption, the objective design standards shall apply to all

projects subject to this Section and shall serve as the sole design criteria for ministerial review, consistent with Gov. Code §65583.2 and 65589.5.

- c. **Performance Standards.** Additional performance standards shall apply to all projects in the M-U Overlay Zone to ensure compatibility between residential and non-residential uses within a mixed-use setting to prevent the creation of any potentially objectionable condition, hazard, or public nuisance between such uses. Deviations from the performance standards of this section may be approved through the approval of a conditional use permit, upon finding that the proposed deviation will not create conflicts, nuisances, or adverse compatibility impacts between residential and non-residential uses located on the same site.
 - i. **Hours of operation.** Non-residential uses within mixed-use development projects shall be designed and operated, hours of operation limited, so that residents are not exposed to offensive noise, including noise from traffic, trash collection, routine deliveries or late-night activity. The hours of operation for any non-residential use shall be limited to the hours of 7:00 a.m. and 10:00 p.m. Deliveries from heavy trucks at a non-residential use within a mixed-use project site between 8:00 p.m. and 6:00 a.m. shall be expressly prohibited.
 - ii. **Lighting.** Outdoor lighting associated with non-residential uses shall be designed, located, and shielded to prevent glare onto adjacent residential uses located on the same site, but shall provide sufficient illumination for use, access, and security. Outdoor lighting associated with non-residential uses shall provide pedestrian-scaled illumination for use, access, and security and shall not blink, flash, or oscillate.
 - iii. **Privacy.** Windows of residential uses abutting non-residential uses on the same site shall not be directly oriented toward windows of adjacent non-residential uses unless privacy tinting, architectural elements, structures, landscaping, or other features are provided to ensure adequate screening and privacy protection.
 - iv. **Security.** Non-residential and residential uses in the same building and development project shall share common areas such as lobbies, entrances, or hallways. These separations shall be permanently maintained.
- d. **CEQA Mitigation Measures.**
 - i. **Non-Ministerial Projects.** Except as provided in subsection (ii), projects requiring discretionary approval under this Chapter shall be subject to applicable mitigation measures identified in the La Puente Mixed-Use Places Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (State Clearinghouse No. XXXX).
 - ii. **Ministerial Housing Projects Pursuant to State Law.** Projects that qualify for ministerial approval pursuant to applicable state housing laws, including, but not limited to, Government Code Section 65583.2(i) and 65913.4, and other provisions of state law requiring or authorizing ministerial approval of

housing development projects, are ministerial actions and therefore are statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15268 of the CEQA Guidelines (Title 14, California Code of Regulations). Accordingly, subsection (i) shall not apply to such ministerial housing projects except to the extent compliance with requirements of LPMC Chapter 8.05 Buildings Code or other applicable state or federal law applicable independent of CEQA.

F. Housing Element Sites.

1. Purpose.

- a. The purpose of this Section is to implement the City's 2021–2029 Housing Element by establishing zoning provisions for Housing Element Sites to accommodate the City's lower-, moderate-, and above-moderate-income Regional Housing Needs Allocation (RHNA) consistent with California Gov. Code § 65583 and 65583.2, including subdivisions (c), (h), and (i) and to implement Program 6 of the Housing Element.

2. Applicability.

- a. The provisions of this Section shall apply only to Housing Element Sites listed as a Shortfall of Sites in the City's adopted 2021–2029 Housing Element Sites Inventory (Appendix C, Table B) to accommodate the City's RHNA.

3. Severability and State Law Consistency.

- a. This Section is intended to be consistent with, and shall be interpreted and applied to comply with, all applicable requirements of state housing law, including Government Code § 65915(c)(3), 65583 and 65583.2 as those provisions may be amended from time to time, and any successor statutes. If any provision of this ordinance conflicts with state law, the applicable state law shall control.
- b. If any provision of this ordinance, or its application to any person or circumstance, is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application. The City Council declares that it would have adopted this ordinance and each provision, section, sentence, clause, and phrase thereof, irrespective of the fact that any one or more provisions may be declared invalid or unenforceable.

4. Definitions.

- a. **"Housing Element Shortfall of Sites"** means Housing Element Sites listed as a Shortfall of Site in Appendix C, Table B of the adopted 2021-2029 Housing Element.
- b. **"Lower-Income Household"** has the same meaning as defined in California Health and Safety Code Section 50079.5.
- c. **"Use by Right"** has the same meaning as in Government Code § 65583.2(i) and requires ministerial approval for multifamily housing developments in which at least 20 percent of the total dwelling units are affordable to lower-



income households. “Use by Right” means that the review of an owner-occupied or renter-occupied multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

- d. **“Protected Unit”** means any unit that, within the past five years, was occupied by a lower-income household regardless of whether the unit was deed-restricted or that was subject to an affordability covenant or rent control.

5. Supersession of Overlay. Projects on Housing Element Shortfall of Sites shall be governed by this Section, and the provisions in this Section shall supersede and prevail over any conflicting provisions of the underlying base zone and all other applicable zoning provisions, and the provisions of this Article that apply to non-Lower-Income Housing Element sites.

- a. **Minimum Residential Floor Area.** Projects shall satisfy the minimum residential floor area requirements established in Subsection (F)(6)(a).
- b. **Ministerial Review and Approval.** Projects shall be a Use by Right pursuant to Subsection (F)(7)(a).
- c. **Minimum Residential Density.** Projects shall satisfy the minimum residential density requirements established in Subsection (F)(8)(a).

6. Permitted Uses

- a. **Mixed-Use.** Mixed-use projects shall be permitted so long as at least 50 percent of total floor area is provided as residential uses, consistent with Gov. Code §65583.2(h)(1)(B).
- b. **Multi-Family Dwellings.** Multi-family dwellings consisting of 100 percent residential uses shall be permitted consistent with Gov. Code §65583.2(h)(1)(B).

7. Review and Approvals Procedures

- a. **Use by Right.** A project on a Housing Element Shortfall of Sites that provides at least 20 percent of the total dwelling units affordable to Lower-Income Households shall be processed as a Use by Right, consistent with Gov. Code §65583.2(h) and (i). Such projects shall be subject only to ministerial review to verify compliance with all applicable objective design and development standards. A project that does not qualify as a Use-by-Right shall be processed in accordance with Table 2-11 Allowed Uses and Permit Requirements.
 - i. **Objective Design Standards forthcoming.** The City intends to prepare and adopt design standards to further guide the physical form and character of development on the rezoned sites. Until such standards are adopted, projects shall be subject only to the objective development standards contained in this Section. Upon adoption, the objective design standards shall apply to all projects subject to this Section and shall serve as the sole design criteria for ministerial review, consistent with Gov. Code §65583.2 and 65589.5. Standards adopted pursuant to this Section shall not unduly

constrain development potential, including through impacts to cost, supply, or financial feasibility of housing development.

- b. **Subdivision.** Any subdivision of a Housing Element Shortfall of Site shall comply with all applicable provisions of Chapter 11.04 (Division of Land Ordinance) of the Municipal Code and the Subdivision Map Act consistent with Gov. Code § 65583.2(i).

8. Development Standards

a. **Density Standards**

- i. **Maximum Densities.** Maximum residential densities shall be permitted as specified in the Housing Element Sites Inventory (Appendix C, Table B).
- ii. **Minimum Site Capacity for Housing Element Shortfall of Sites.** If the identified maximum density does not allow at least 16 dwelling units on site, then the maximum density identified shall be waived, and the maximum number of dwelling units permitted shall be 16 dwelling units on site consistent with Gov. Code §65583.2 subdivision (h). The Housing Element Shortfall of Site shall be subject to the applicable development standards of Table 2-15-X Development Standards by Maximum Density in accordance with the maximum density identified in the Housing Element Sites Inventory (Appendix C, Table B), as described in Section (h)(1)(i).
- iii. **Minimum Densities for Housing Element Shortfall of Sites.** A project shall meet a minimum density requirement of 20 units per acre, inclusive of Accessory Dwelling Units, consistent with Gov. Code §65583.2 subdivision (h).

b. **Off-Street Parking Standards**

- i. Minimum off-street parking requirements for projects are provided in Table 2-14. Minimum Off-Street Parking Requirements.

Table 2-14 Minimum Off-Street Parking Requirements		
Dwelling Unit Type	Minimum Off-Street Parking Requirement	Minimum Off-Street Guest Parking Requirement
Studio or 1-bedroom unit	1 space per unit	0.25 space per unit
2 or more bedrooms per unit	2 spaces per unit	0.25 space per unit

c. **Development Standards by Maximum Density**

- i. Minimum and maximum requirements for building height, commercial intensity, setbacks, lot coverage, and open space are provided by maximum density category in Table 2-15. Development Standards by Maximum Density.



Table 2-15 Development Standards by Maximum Density	Development Feature
Minimum Density	20 du/ac
Maximum Density	40 du/ac
Maximum Building Height	48 ft.
Maximum Commercial Intensity (FAR)	See Table 2-12 Development Standards for M-U Overlay Zone of this Section
Minimum Setbacks (Front/Side/Rear)	See Table 2-12 Development Standards for M-U Overlay Zone of this Section
Minimum Lot Coverage	See Table 2-12 Development Standards for M-U Overlay Zone of this Section
Minimum Open Space	See Section E, Sub-section 4 (Open Space Standards) of this Section

9. Replacement of Protected Units

- a. **Demolition or Conversion of Protected Units.** Any project that involves the demolition or conversion of Protected Units, or that is located on a site where Protected Units were demolished or converted within the previous five years, shall comply with all applicable replacement housing, tenant protection, and right-of-return requirements under State Density Bonus Law, including Government Code § 65915(c)(3), and any successor statutes.

Initial Study/Mitigated Negative Declaration
City of La Puente
Mixed-Use Places Project

JUNE 2026

Prepared for:

CITY OF LA PUENTE

15900 East Main Street

La Puente, California 91744

Contact: Juan Galvan, Senior Planner

Prepared by:

DUDEK

225 South Lake Avenue, Suite M210

Pasadena, California 91101

Contact: Laura Masterson

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APPENDICES

- A Comment Letters
- B Mitigation Monitoring and Reporting Program

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1 Introduction

The Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the City of La Puente Mixed Use Places Project (Project) was circulated for public review from May 5, 2026, through June 3, 2026, in accordance with Section 15073(a) of the California Environmental Quality Act (CEQA) Guidelines. In accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15074(b) (14 CCR 15074(b)), before approving the Project, the City of La Puente (City), as the lead agency under CEQA, will consider the IS/MND with any comments received during this public review period. Specifically, Section 15074(b) of the CEQA Guidelines (14 CCR 15074(b)) states the following:

Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis

The Draft IS/MND, dated May 2026, is hereby incorporated by reference. During the public review period, comment letters were received from state and local agencies, including the California Department of Toxic Substances Control (DTSC), the California Department of Transportation (Caltrans), the Los Angeles County Sanitation Districts (LACSD), and the Los Angeles County Sheriff's Department. The comment letters received on the Draft IS/MND are included in Appendix A of this Final IS/MND.

Following consideration of the comments received, minor revisions and clarifications have been incorporated into this Final IS/MND, as described in Section 2.0, Errata. These revisions clarify and refine the analysis but do not change the significance determinations or conclusions presented in the Draft IS/MND.

Consistent with CEQA Guidelines Section 15073.5(c), the revisions included in this Final IS/MND do not constitute substantial new information, as they merely clarify, amplify, or make minor modifications to the Draft IS/MND. Therefore, recirculation of the IS/MND is not required.

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project in accordance with CEQA Guidelines Section 15074(d) and Public Resources Code Section 21081.6 and is provided in Appendix B of this Final IS/MND.

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2 Errata

The following edits were made to the Draft IS/MND; changes are shown in ~~strikeout~~/underline format (additions are underlined, deletions stricken out) and their page numbers in the Draft IS/MND are indicated. These edits are minor corrections and clarifications, and none of these changes are substantial in nature. Additionally, no impact determinations have been changed and no mitigation measures have been added or substantially revised.

The DTSC and LACSD comment letters have been addressed through minor clarifications and revisions to the IS/MND. The Caltrans and Los Angeles County's Sheriff Department letters provide general planning recommendations and do not identify any deficiencies or errors in the environmental analysis; therefore, no changes were required.

2.1 Section 3.9, Hazards and Hazardous Materials

Section 3.9(d), Page 79

Accordingly, a review of these databases, including the California Department of Toxic Substances Control (DTSC) EnviroStor and State Water Resources Control Board (SWRCB) GeoTracker online databases, identified numerous Cortese List sites that are on or within 0.25 miles of parcels within the Planning Area (DTSC 2026a; SWRCB 2026). The Ensenada Markets site (APN: 8263-001-030), located within the Planning Area at the northeast corner of Valley Boulevard and Dora Guzman Avenue, is identified as an active cleanup site operating under a Standard Voluntary Agreement with DTSC. Further, EPA identified Puente Valley as one of eight operable units for the San Gabriel Valley Superfund Site; the Puente Valley Operable Unit is also known as the San Gabriel Superfund Site Area 4. The Puente Valley Operable Unit includes most of the City of Industry, portions of the City of La Puente, and portions of unincorporated Los Angeles County. Groundwater and soil are contaminated with various volatile organic compounds, primarily trichloroethene and tetrachloroethene, 1,4-dioxane, perchlorate, and hexavalent chromium.

2.2 Section 3.19, Utilities and Service Systems

Section 3.19(a), Page 116

Wastewater

Per the General Plan, the City's Sewer Master Plan does not project significant increases in wastewater flows because most of the City is already built out (City of La Puente 2004). Implementation of the proposed Project would facilitate growth within the Planning Area, including an increase in population of approximately 12,001 residents at full buildout. This would result in the generation of increased raw sewage that would be collected in existing or new sewer collection facilities and then ~~transported to the San Jose Creek Water Reclamation Plant (WRP)~~ conveyed to LACSD treatment facilities where it would be treated and ultimately discharged. The San Jose Creek Water Reclamation Plant (WRP) is one of the largest WRPs in the Los Angeles County Sanitation Districts (LACSD) system and has a treatment capacity of approximately 100 million gallons per day (mgd). The San Jose Creek WRP is part of LACSD's Joint Outfall System, which is an

interconnected regional system of wastewater treatment facilities. The A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant), which is the largest facility within the Joint Outfall System, has a permitted treatment capacity of approximately 400 mgd.

Wastewater generation is typically estimated as a percentage of potable water demand. Consistent with standard wastewater engineering and planning practices, a return factor of 85% was applied. Based on the projected potable water demand increase of approximately 1.81 mgd, wastewater flows are estimated to increase by approximately 1.5 mgd. Given the Project's estimated increase in wastewater flows of approximately 1.5 mgd, the additional demand would represent a small fraction of both the local treatment capacity at the San Jose Creek WRP and the overall regional capacity of the LACSD system.

~~According to the Los Angeles County Sanitation Districts (LACSD), the design capacities of the LACSD's wastewater treatment facilities are based on the regional growth forecast adopted by SCAG (LACSD 2026). SCAG's 6th RHNA cycle (2021-2029) allocated 1,929 units for the City. The Project would implement the Housing Element in order to accommodate RHNA goals for the City. As described in Section 3.14, Population and Housing, the Project would be under the population projections based on the Housing Element's estimates. However, the Project would exceed housing projections by 18 units. This would not represent a substantial difference in projections. The LACSD Joint Water Pollution Control Plant and Terminal Island WRP have an additional 171.9 mgd of available, unused treatment capacity before they reach their permitted design capacity of 430 mgd. While it is not possible to fully evaluate future treatment capacity without also fully understanding the potential increase in sewage loads across all of the Joint Water Pollution Control Plant and Terminal Island WRP's collection areas, the collective Planning Area population increase constitutes less than 1% of the Joint Water Pollution Control Plant and Terminal Island WRP's combined additional treatment capacity.~~

Section 3.19(c), Pages 120 - 121

The City is located in County Sanitation District 15 of the LACSD. Sewer waste generated in the City would be treated at one or more of the following LACSD WRPs: San Jose Creek WRP, Whittier Narrows WRP, and Los Coyotes WRP. The San Jose WRP is located adjacent to the City of Industry, has a capacity of 100 mgd, and currently processes an average flow of ~~61.262.6~~ 61.262.6 mgd. The Whittier Narrows WRP is located near the City of South Element, has a capacity of 15 mgd, and currently processes an average flow of ~~9.99.1~~ 9.99.1 mgd. The Los Coyotes WRP is located in the City of Cerritos, has a capacity of 37.5 mgd, and currently processes an average flow of ~~23.421.0~~ 23.421.0 mgd. The A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) is located in the City of Carson, has a capacity of 400 mgd, and currently processes an average flow of 246.0 mgd. Approximately 45 mgd of the reclaimed water is reused at over 180 different reuse sites, including for groundwater recharge and irrigation of parks, schools, and greenbelts. The remainder is discharged to the San Gabriel River.

Implementation of the proposed Project would facilitate future development in the Planning Area, which would result in the generation of raw sewage that would be collected in the existing or new sewer collection facilities and ~~then transported to the San Jose Creek WRP~~ conveyed to LACSD treatment facilities, where it would be treated and ultimately discharged. Future development would be required to comply with applicable LACSD rules and regulations regarding wastewater

connection and service, including the wastewater lines and systems necessary to provide adequate services to the development, as detailed above in Section 3.19(a). In addition, future developments' wastewater (sewer) plans would be reviewed by the City Engineer and would be required to provide sufficient capacity and comply with City standards.

Section 3.19(d), Page 121

Solid waste disposal within the City is subject to the requirements established in Municipal Code Chapter 4.12, Solid Waste Handling and Recycling Services. ~~Solid waste management facilities operated by the LACSD include the Downey Area Recycling and Transfer Facility, the South Gate Transfer Station and the Puente Hills Materials Recovery Facility. Solid waste generated within the City is collected by the City's franchised waste hauler and transported to regional solid waste management facilities serving Los Angeles County, including transfer and recycling facilities.~~ The proposed Project would facilitate future development within the Planning Area. The City's 2021-2029 Housing Element Update IS/ND concluded capacity is available at the solid waste management facilities serving the City, and these facilities would be available to service future development facilitated by the Housing Element Update (City of La Puente 2022b).

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3 References and Preparers

3.1 References Cited

DTSC (Department of Toxic Substances Control). 2026. EnviroStor, Ensenada Markets (60003823). Accessed June 2026. https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003823.

LACSD (Los Angeles County Sanitation Districts). 2026. Wastewater Treatment Facilities. Accessed June 2026. <https://www.lacsd.org/services/wastewater-sewage/facilities/wastewater-treatment-facilities>.

3.2 List of Preparers

City of La Puente

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

Dudek

Laura Masterson – CEQA Project Manager
Alex Howard – Environmental Planner

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Appendix A

Comment Letters

California Department of Transportation

DISTRICT 7
100 SOUTH MAIN STREET, SUITE 100 | LOS ANGELES, CA 90012
PHONE (213) 897-0362 | FAX (213) 897-0360 TTY 711
www.dot.ca.gov



June 1, 2026

City of La Puente
Juan Galvan
15900 East Main Street
La Puente, CA 91744

RE: City of La Puente Mixed-Use Places Project
– Mitigated Negative Declaration (MND)
SCH # 2026050039
GTS # 07-LA-2026-05067

Dear Juan Galvan:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The project proposes to address the City's housing needs to allow a mix of residential, commercial, and community uses by promoting mixed use development in already developed areas near public transit.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Regional access to the site is provided by State Route 60 (SR 60) and Interstate 10 (I-10). Caltrans is a commenting agency on this project and has the following comments:

As Caltrans seeks to promote safe, accessible multimodal transportation (i.e., walking, biking, transit) options, please encourage the use of transit. Providing improved multimodal transportation to housing can encourage residents to utilize alternative transportation options, thus improving public health by reducing Greenhouse Gas (GHG) emissions, reduction to congestion, and Vehicle Miles Traveled (VMT).

As noted in the Mitigated Negation Declaration, the City's current bicycle network consists only of unmarked and unsigned Class III bicycle routes, where bicycles share the road with vehicles. Caltrans encourages the city to identify opportunities to upgrade the bike network to facilities that are comfortable for people of all ages and abilities, with Class I shared-use paths and Class IV separated bikeways being preferred.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local VMT and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

Consider the inclusion of evaluating parking requirements as excessive parking supply can lead to induced car trips. Please consider incorporating TDM strategies alongside parking reforms, shared parking arrangements, pricing strategies, and improved first-and last-mile connections.

Caltrans encourages the City of La Puente to include guidelines that encourage the development of Complete Streets that provide residents and visitors with a range of transportation options, and that further enhance walking, biking, and transit use. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation. Some ways to enhance walking, biking, and transit include but are not limited to sidewalks with shade, wide sidewalks that enable people to comfortably walk side by side, bike facilities that connect to retail destinations and transit, and high frequency transit.

The Department firmly embraces racial equity, inclusion, and diversity. These values are foundational to achieving our vision of a cleaner, safer, and more accessible and more connected transportation system. Caltrans recognizes the shared responsibility to assist communities of color and underserved communities by removing barriers to provide a more equitable transportation system for all.

If you have any questions, please feel free to contact Mr. Joseph Jamoralin, the project coordinator, at (805) 732-8047 and refer to GTS # 07-LA-2026-05067.

Sincerely,



Anthony Higgins
Acting LDR Branch Chief

Cc: State Clearinghouse



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 3, 2026

Juan Galvan
Senior Planner
City of La Puente
15900 East Main Street
La Puente, CA 91744
jgalvan@lapuente.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE CITY OF LA PUENTE MIXED-
USE PLACES PROJECT MAY 1, 2026, STATE CLEARINGHOUSE NUMBER
[2026050039](#)

Dear Juan Galvan,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the City of La Puente Mixed-Use Places Project (Project). The City of La Puente is proposing the La Puente Mixed-Use Places Project to address the City's housing needs and comply with State Housing Law while revitalizing the City's commercial corridors. The Project would apply a Mixed-Use (M-U) overlay zone to General Commercial zoned parcels within the City, including Housing Element sites, that would enable parcels to redevelop with residential and a mix of uses if certain site criteria are met. The M-U overlay zone is intended to allow for a variety of medium- to high-density housing types and promote mixed-use development with supportive commercial uses, while continuing to allow properties to redevelop as commercial uses consistent with the underlying base zone. The City proposes implementing the Project in accordance with the City's Housing Element Update to encourage the development of housing for residents at various income levels and housing sizes. Implementation of the Project would update zoning regulations to increase development opportunities, simplify

the process of building housing, and accommodate the City's mandated fair share of Los Angeles County's housing needs (also known as the Regional Housing Needs Allocation), as well as necessary additional capacity. As a result, the Project could result in additional housing capacity of approximately 3,128 dwelling units over the next 20 years (through 2046). DTSC recommends and requests consideration of the following comments:

1. The Project site is in close vicinity to the boundary of hazardous materials sites known as the Cortese List (compiled pursuant to Government Code Section 65962.5) that DTSC regulates under its authority, in particular, [Ensenada Markets](#), which is an active site under a [Standard Voluntary Agreement](#) with DTSC. The site is located on the northeast corner of Valley Boulevard and Dora Guzman Avenue within a residential and commercial area of La Puente. The City of La Puente should conduct further coordination with DTSC as the site should be cleaned up prior to any development. The proposed Project may impact further areas that may fall under DTSC's purview and oversight.
2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.
3. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing

materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment Guidance Manual](#).

DTSC would like to thank you for the opportunity to comment on the MND for the City of La Puente Mixed-Use Places Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,

A handwritten signature in cursive script that reads "Dave Kereazis".

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Juan Galvan
June 3, 2026
Page 4

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

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Scott.Wiley@dtsc.ca.gov



June 1, 2026

Ref. DOC 7794681

VIA EMAIL JGalvan@lapuente.org

Mr. Juan Galvan, Senior Planner
City of La Puente, Development Services Department
La Puente City Hall
15900 East Main Street
La Puente, CA 91744

Dear Mr. Galvan:

NOI Response to La Puente Mixed-Use Places Project

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) for the subject project on May 7, 2026. The City of La Puente (City) is located within the jurisdictional boundaries of District Nos. 15 and 21. We offer the following comments regarding sewerage service:

1. **Section 3.19 Utilities and Service Systems, Response to Question A**, page 116: The response stated that “The LACSD Joint Water Pollution Control Plant and Terminal Island WRP have an additional 171.9 mgd of available, unused treatment capacity before they reach their permitted design capacity of 430 mgd”. Please note that the Districts do not own or operate the Terminal Island Water Reclamation Plant.
2. **Section 3.19 Utilities and Service Systems, Response to Question D**, page 121: The response stated that “Solid waste management facilities operated by the LACSD include the Downey Area Recycling and Transfer Facility, the South Gate Transfer Station, and the Puente Hills Materials Recovery Facility”. Please note that effective August 1, 2022, the Districts no longer operates the Downey Area Recycling and Transfer Facility. The Districts has entered into a lease agreement with Athens Services to operate and maintain the facility. For questions about types of materials accepted, tipping fees, and hours of operation, please contact [Athens Services](#).
3. The Districts own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collectors and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the City except to state that presently no deficiencies exist in Districts’ facilities that serve the City.
4. Details for any future individual developments within the City should be submitted to the Districts for review to determine whether or not sufficient trunk sewer capacity exists to serve each development and if Districts’ facilities will be affected by the development. This is accomplished through the Districts’ Will Serve Program. Information for which can be found on our website at [Will Serve Program](#).
5. The wastewater generated by the City will be treated at one or more of the following: San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 million

gallons per day (mgd) and currently processes an average recycled flow of 62.6 mgd; the Whittier Narrows WRP located near the City of South El Monte, which has a capacity of 15 mgd and currently processes an average recycled flow of 9.1 mgd; the Los Coyotes WRP located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average recycled flow of 21.0 mgd; and/or the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 246.0 mgd.

6. A link for a copy of the Districts' average wastewater generation factors is available through our website - [Table 1, Loadings for Each Class of Land Use](#).
7. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before any future individual development is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727. If an Industrial Wastewater Discharge Permit is required, connection fee charges will be determined by the Industrial Waste Section.
8. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsd.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



June 3, 2026

Mr. Juan Galvan
Senior Planner
City of La Puente, Development Services Department
15900 E. Main Street,
La Puente, California 91744

Dear Mr. Galvan:

**LA PUENTE MIXED-USE PLACES PROJECT
NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
REVIEW COMMENTS**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the May 5, 2026, Initial Study/ Mitigated Negative Declaration (IS/MND) regarding the La Puente Mixed-use Places Project (Project). The Project proposes an increased opportunity for the development of additional housing of approximately 3,128 Units and an estimated increase in population of 12,000 over the next 20 years. The Project site is located within the City of La Puente, located in the southeastern part of Los Angeles County.

The proposed Project is located within the service area of the Department's Industry Sheriff's Station (Station). It is likely the construction of the proposed Project will cumulatively impact the current level of service provided by the Station, potentially increasing day and nighttime population. To the extent the Department is being considered as the provider of these law enforcement services, it should be noted/understood that the Station may not have the capacity to provide the necessary staff resources when a project is contemplated and/or completed.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

Mr. Galvan

- 2 -

June 3, 2026

The Department recommends that your agency evaluate the law enforcement service needs of the community, as well as the availability of local law enforcement agencies to provide these services prior to approving this project.

The Project Applicant should also be required to pay all development fees associated with the project, where applicable, such as a law enforcement facilities mitigation fee, and may require a reevaluation with you of the law enforcement services agreement once the recent formal submittal of the project is complete.

Please see the attached review comments provided by our Station (see correspondence dated June 3, 2026, from Acting Captain Sherif Morsi).

For future reference, the Department provides the following updated address and contact information for all requests for reviews, comments, law documents, and other related correspondence:

Jennifer Fang, Bureau Director
Facilities Planning Bureau, 4th Floor -SBB
Los Angeles County Sheriff's Department
211 West Temple Street
Los Angeles, California 90012

Attention: Planning Section

Should you have any questions regarding this matter, please contact me, at (323) 526-5756, or your staff may contact Ms. Bee Bee Pee, of my staff, at (323) 526-5697.

Sincerely,

ROBERT G. LUNA, SHERIFF



Jennifer Fang, Bureau Director
Facilities Planning Bureau

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
"A Tradition of Service Since 1850"

DATE: JUNE 3, 2026

FILE NO:

OFFICE CORRESPONDENCE**FROM:**
SHERIF S. MORSI, ACTING
CAPTAIN
INDUSTRY STATION**TO:**JENNIFER L. FANG, BUREAU
DIRECTOR
FACILITIES PLANNING BUREAU**SUBJECT:****REVIEW COMMENTS ON AN INITIAL STUDY & NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION FOR LA PUENTE
MIXED-USE PLACES PROJECT**

Industry Sheriff's Station (Station) reviewed the Initial Study/Draft Mitigated Negative Declaration (IS/MND), dated May 2026, for La Puente Mixed-use Places Project (Project). The proposed Project will apply a Mixed-Use (M-U) overlay zone to General Commercial (C-2) zoned parcels within the City of La Puente (City), including Housing Element sites, that would enable parcels to redevelop with residential and a mix of uses if certain site criteria are met. The M-U overlay zone will allow for medium- to high-density housing types and encourage mixed-use development with supportive commercial uses, while continuing to allow properties to redevelop as commercial uses consistent with the existing base plan. The City proposes implementing the Project in accordance with the City's Housing Element Update to encourage the development of housing for residents at various income levels and housing sizes. Implementation of the Project would update zoning regulations to increase development opportunities, simplify the process of building housing, and accommodate the City's mandated fair share of Los Angeles County's housing needs, as well as necessary additional capacity. This environmental document does not contemplate an actual project but will have an impact on law enforcement services when development under this new plan occurs.

The Project is proposed within the City of La Puente, located in the southeastern part of Los Angeles County, the location of identified parcels is collectively defined as the "Planning Area.", located within the service area of the Department's Industry Sheriff's Station. Per the mitigated negative declaration, the Project may result in additional housing Units of approximately 3,128 dwelling units and 12,000 additional residents over the next 20 years (through 2046).

Under the Population and Housing Section of the IS/MND, it is noted that the proposed project is anticipated to have less than significant impact. The land is zoned for C-2 and is a "Community Commercial" designation. The Project would apply a M-U overlay zone to C-2 zoned parcels, this added population is a direct impact to Public Services and the IS/MND should quantify the population increase so that the impact to law enforcement services can be analyzed. The proposed Project will increase residents, employees, vendors, and visitors' daytime and nighttime population of the Station's service area, which will also contribute to a cumulative impact both for patrol deputies and support staff.

Under the Public Services Section, the IS/MND states that the impacts related to police services would be less than significant, and no mitigation is required. To date, the Station is currently understaffed. To the extent the Department is considered the provider of these additional law enforcement services, it should be noted/understood that the Department may not have the capacity to provide the necessary staff resources to address the cumulative impacts of a project when contemplated or completed. We recommend that the City evaluate the law enforcement service needs of the community, as well as the availability of local law enforcement agencies to provide these services prior to approving a project.

The Station remains concerned that continued growth and intensification of mixed-use developments within the service area will ultimately contribute to significant cumulative impacts from this Project and other developments previously approved by the City on our Department resources and operations. It is reasonable to expect that, although planned, continued development within the City will lead to a significant increase in the demand for law enforcement services and facilities. Meeting such demands requires additional resources, including patrol deputies, other sworn deputies, support personnel, search and rescue and attendant assets, such as patrol vehicles, support vehicles, communications equipment, weaponry, office furnishings/equipment, etc. Resources should be evaluated as projects are completed with the Station Captain and the Department's Contract Law Enforcement Bureau.

Due to the cumulative impacts of development projects within the City, the calls for service will increase in its volume and types. Therefore, the Project may affect the law enforcement services provided by the Station.

The Station provides the following additional comments when a project is contemplated:

1. Special Protection Requirements or Recommendations:

- a. The Department recommends that the principles of Crime Prevention through Environmental Design (CPTED) are incorporated in the design plans. The goal of CPTED is to

reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the site. The overall tenets of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security. The Station recommends installation of security cameras to reduce opportunities for criminal activities, where feasible.

- b. The proposed Project will benefit from a landscaping maintenance program that would minimize opportunities for individuals to hide. The Station also recommends limiting the height of hedge-type plants around security gates to allow visibility from the street and trees should not block line of sight of building addresses from street patrol car height.
- c. The installation of security cameras for a video monitoring system and building lights with motion sensors is beneficial for community/public areas, where feasible. Appropriate gate hardware such as keypad/keycard access, automatic gate closers, and tire spike strips can be implemented where feasible to limit unauthorized access and for easy monitoring.
- d. When projects are being contemplated, the City should consider transportation impacts to Project areas that would be detrimental to public safety.
- e. Effective traffic and security plans shall be developed to address potential issues from vandalism, burglaries, and traffic accidents at the proposed Project site, in coordination with all jurisdictional approvals. A transportation engineer should review the proposed driveway aprons that allow ingress and egress to the Project site to minimize conflicts. Proper distance and signage can minimize accidents and calls for service and/or emergency response teams. When bike paths are integrated into the project and/or affect the development, consideration of typical bike movements to ensure public safety should be included in the analysis.
- f. A Construction Traffic Management Plan should also be established as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should be provided as needed to ensure safe traffic operations, and construction signs should be posted to advise motorists of reduced construction zone speed limits.

- g. Mitigation measures which include Construction Notices, should be mailed and/or hand delivered to neighboring residents and businesses within a 500-foot radius in addition to posting at the construction site, and include City Contacts for reporting non-compliance with local ordinances, specifically Noise. Construction notices should also clearly state what days construction is allowed.
- h. Advanced notification of any methane mitigation systems, if relevant, shall be provided.
- i. Provide numerical addresses on the corner of the buildings that can be easily viewed from the street.

At this time, the Station has no further comments on the proposed Project. However, the Station reserves the right to amend or supplement our assessment upon subsequent reviews of the proposed Project once additional information becomes available.

Thank you for including the Station in the review process for the proposed Project. Should you have any questions regarding this matter, please contact Operations Lieutenant, Sherif Morsi at (626) 330-3322.

SSM:ssm

Appendix B

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

The State CEQA Guidelines, Section 15074(d), requires that a lead or responsible agency adopt a mitigation monitoring plan when approving or carrying out a project when an IS/MND identifies changes that the lead agency has required in the project or made a condition of approval to mitigate or avoid significant environmental effects. As lead agency for the Project, the City is responsible for adoption and implementation of the mitigation monitoring and reporting program (MMRP).

The MMRP is presented below in Table 1 and will be in place and effective throughout all phases of the Project. The City will be responsible for administering the MMRP and ensuring that all parties comply with its provisions. The City may delegate monitoring activities to staff, consultants, or contractors. The City will also ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with required measures, note any problems that may result, and take appropriate action to rectify problems.

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
Air Quality						
<p>MM-AQ-1: Restriction of Wood-Buring and Natural-Gas Fired Hearths in Mixed-Use Overlay Residential Development Projects.</p> <p>The City shall include language in the development standards for mixed-use overlay land use designations that prohibits wood-burning and natural-gas fired hearths in the residential portions of the mixed-use development projects.</p>	During design process	Project Applicant	City of La Puente Development Services Department			
Cultural Resources						
<p>MM-CUL-1: Historic Architectural Resources</p> <p>If a development under the Project involves demolition or alteration to a building that is 45 years old or older, the City shall require the applicant of the development to submit a Phase I and/or Phase II Historic Resources Assessment report to evaluate the significance of resources greater than 45 years of age. The report shall be prepared by a Secretary of the Interior (SOI) qualified architectural historian, in accordance with SOI standards and guidelines. The Historic Resources Assessment shall include background, archival, and historic research; site surveys; detailed physical description of identified resources; photographs; a historical significance evaluation in consideration of City, CRHR, and NRHP designation criteria and integrity requirements; an assessment of project impacts to historical resources; recommendations of mitigative treatment; and the preparation/recordation of the appropriate California Department of Parks and Recreation (DPR) 523 forms, as applicable.</p> <p>If impacts to historic architectural resources are potentially significant, the City shall require the applicant to incorporate appropriate measures to avoid or minimize those impacts. Additional measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ If a future project involves alterations or modifications to historic architectural resources, the project design and proposed work shall conform to SOI Standards for the Treatment of Historic Properties to reduce or avoid impacts to historical resources. The project applicant shall retain a qualified architectural historian to advise on the final project design, recommend mitigative actions, specify performance standards, and oversee the construction activities related to the historical resources to ensure the project is constructed in compliance with specified mitigation performance standards and SOI standards. ▪ If a future project involves the demolition or material impairment of a historical resource that cannot be mitigated through SOI standards compliance, the project applicant shall submit an archival Historic American Building Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS), as appropriate, to the City for review and approval prior to the issuance of any grading or demolition permit. The HABS/HAER/HALS documentation shall be prepared by a SOI qualified architectural historian and may include an architectural and historical narrative, archival drawings and/or measured drawings, and large-format photography. All reports resulting from implementation of this mitigation measure shall be submitted to the City's Planning Division and filed with the South Central Coastal Information Center. 	Prior to issuance of grading or demolition permits; during construction	Project Applicant; Qualified Architectural Historian; Contractor/Builder	City of La Puente Development Services Department			
<p>MM-CUL-2: Unanticipated Discovery of Archaeological Resources.</p> <p>In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 50 feet of the find shall immediately stop until a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards can evaluate the significance of the find. Construction activities may continue in other areas but should be redirected to a safe distance</p>	During construction	Contractor/ Builder; Qualified Archaeologist	City of La Puente Development Services Department			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
<p>from the find. If the find is determined not to be significant, construction work may resume after construction worker awareness training has been conducted, as follows.</p> <p>Construction Worker Archaeological Resources Sensitivity Training</p> <p>After a significant unanticipated discovery and prior to resuming construction, a qualified archaeological monitor, as defined in the Archaeological Resources Work Plan, shall present an archaeological resources sensitivity training to project construction personnel. If project was subject to tribal notification/consultation, the Qualified Archaeologist shall invite interested tribes, a minimum of 2 weeks before the training session, to participate in and present Native American perspectives during the training sessions. The archaeological monitor shall inform construction personnel about the types of cultural resources that could be encountered, the proper procedures to follow in the event of an archaeological discovery, potential penalties for failing to adhere to applicable laws and regulations, and confidentiality of discoveries. The project applicant shall provide the training agenda, materials, and attendance records to the City within 5 business days of request.</p> <p>If the new discovery is evaluated and found to be significant under CEQA and avoidance is not feasible, additional work such as data recovery may be warranted. In such an event, an Archaeological Resources Work Plan should be developed by the qualified archaeologist in consultation with the City and Native American representatives, if applicable. Ground-disturbing work can continue in the area of the find only after impacts to the resources have been mitigated and with City approval.</p>						
<p>MM-CUL-3: Archaeological Resources Work Plan.</p> <p>In the event of an unanticipated discovery of archaeological resources found to be significant by a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards, the project applicant shall retain a qualified archaeologist to prepare and submit an Archaeological Resources Work Plan (ARWP) to the City for review and approval. The purpose of this plan is to document the actions and procedures to be followed by the project team to avoid or minimize impacts to archaeological resources. If potential impacts to tribal cultural resources are identified during project-level review (e.g., records search, archaeological reports, AB 52 consultation, if applicable), the ARWP shall also address tribal cultural resources, in consultation with interested local Native American tribes. The ARWP shall include, but not be limited to, the following elements:</p> <ul style="list-style-type: none"> ▪ A description of the roles and responsibilities of the archaeologist, the reporting relationships between construction managers and the archaeologist, and the notification procedures. ▪ Maps identifying locations where archaeological and/or Native American monitoring is required; duration of monitoring; and documentation of monitoring activities, including daily log of monitoring activities, locations, and results. ▪ Detailed procedures to follow if archaeological resources are inadvertently discovered during construction, including a stop-work requirement within no less than a 50-foot radius of the find; documentation of all recovered resources on DPR 523 forms; and inspection and evaluation of the resource for listing in the national, state, and local registers. ▪ Detailed plan for the collection of archaeological data, including sampling techniques and data management protocols. ▪ Methodology for testing and evaluation of archaeological resources encountered. ▪ Detailed treatment plan to avoid or minimize impacts to significant archaeological resources, including preservation and/or data recovery to the satisfaction of the City. 	During construction (upon discovery)	Project Applicant; Contractor/ Builder; Qualified Archaeologist	City of La Puente Development Services Department			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
<ul style="list-style-type: none"> Detailed plan for reporting recovered resources and treatment results, including submission of reports to applicable agencies. 						
<p>MM-CUL-4: Archaeological Resources Monitoring.</p> <p>If required by the Archaeological Resources Work Plan, during grading and excavation activities, a qualified archaeological monitor, as defined in the Archaeological Resources Work Plan, shall be present to monitor ground-disturbing activities. Should archaeological resources be encountered, the archaeological monitor shall have the authority to halt ground-disturbing activities and immediately notify the Qualified Archaeologist of the find. The Qualified Archaeologist shall implement the evaluation and mitigation protocols described in the ARWP. In the event Native American archaeological resources are encountered during construction, Native American monitoring shall be provided thereafter for any ground-disturbing activities.</p>	During grading and excavation activities	Qualified Archaeologist	City of La Puente Development Services Department			
<p>MM-CUL-5: Treatment of Significant Resources.</p> <p>The Qualified Archaeologist shall prepare a final report documenting all recovered archaeological resources, the significance of the resources, and the treatment of the recovered resources to the City, the SCCIC, and the NAHC (as applicable).</p> <p>When assessing significance and developing treatment for recovered resources that are Native American in origin, the City shall consult and coordinate with interested tribes. The City shall consider tribal preferences when making a determination on the disposition of Native American archaeological resources, which may include but is not limited to curation at an accredited or nonaccredited repository, on-site or off-site reburial, and/or donation to a local tribe.</p> <p>The project applicant shall curate all significant non-Native American, historic-period archaeological material, or portions thereof, at the recommendation of the Qualified Archaeologist and approval by the City, at a repository accredited by the American Association of Museums that meets the standards outlined in Title 36 Code of Federal Regulations Section 79.9. If no accredited repository accepts the collection, then the project applicant may curate it at a nonaccredited repository as long as it meets the minimum standards set forth in Title 36 Code of Federal Regulations Section 79.9. If neither an accredited nor a nonaccredited repository accepts the collection, then the project applicant may offer the collection to a public, nonprofit institution with a research interest in the materials or to a local school or historical society in the area for educational purposes.</p> <p>All reports resulting from implementation of this measure shall be completed and submitted to the City for review and approval. Once approved by the City, the report shall be submitted to the SCCIC and interested tribes.</p>	After completion of ground disturbing construction activities	Qualified Archaeologist; Project Applicant	City of La Puente Development Services Department			
Geology and Soils						
<p>MM-GEO-1.</p> <p>Prior to commencement of any grading activity for individual developments within the Planning Area, the applicant shall retain a qualified paleontologist per the Society of Vertebrate Paleontology (SVP) 2010 guidelines. The paleontologist shall prepare and implement a Paleontological Resources Monitoring and Mitigation Plan (PRMMP) for the project. The PRMMP shall be consistent with the SVP 2010 guidelines and shall outline requirements for pre-construction meeting attendance and worker environmental awareness training; where monitoring is required within the project site based on construction plans and/or geotechnical reports; procedures for adequate paleontological monitoring and discoveries treatment; and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections management. The qualified paleontologist shall attend the pre-construction</p>	Prior to and during ground-disturbing construction activities	Project Applicant; Qualified Paleontologist	City of La Puente Development Services Department			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
meeting and a qualified paleontological monitor shall be on site during all rough grading and other significant ground-disturbing activities (including large diameter [2 feet or greater] augering) in previously undisturbed deposits of high paleontological sensitivity as determined by the qualified paleontologist and detailed in the PRMMP. In the event that paleontological resources (e.g., fossils) are unearthed during ground-disturbing activities, the paleontological monitor will temporarily halt and/or divert activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot-radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow activity to recommence in the area of the find. Costs for laboratory processing of collected fossils and curation fees at an accredited fossil repository such as the Natural History Museum of Los Angeles County are the responsibility of the project applicant.						
Hazards and Hazardous Materials						
<p>MM-HAZ-1: Pre-Construction Due Diligence.</p> <ul style="list-style-type: none"> Phase I Environmental Site Assessment. During subsequent project-level permitting, a Phase I Environmental Site Assessment (ESA) will be required for each property to be redeveloped within the Planning Area. The Phase I ESA will be completed by an Environmental Professional as defined in Title 40 Code of Federal Regulations (CFR) Part 312.10 in accordance with American Society for Testing Materials (ASTM) Standard E-1527-21 or any updated standard applicable at the time of the investigation. The Phase I ESA will be submitted to the City as part of the permitting process. The City shall review the Phase I ESA or shall have a third party review (peer review) the Phase I ESA to validate that the content and findings are in compliance with the applicable standards (ASTM E1527-21 or relevant) and the report is viable for the proposed development. Phase II Environmental Site Assessment. Any and all recognized environmental conditions, environmental concerns, or business environmental risks identified in the Phase I ESA shall be investigated through completion of a Phase II ESA in accordance with ASTM Standard 1903-19 or any updated standard applicable at the time of the investigation. The Phase II ESA shall compare sampling results to regulatory screening levels current at the time of the investigation/redevelopment and applicable for the proposed development (i.e., residential). Sampling results must consider exposure of future construction and excavation workers, as well as future occupants. The City shall review the Phase II ESA or shall have a third party review (peer review) the Phase II ESA to validate that the content and findings are in compliance with the applicable standards (ASTM E1903-19 or relevant). Regulatory Oversight of Cleanup Sites. If the Phase I ESA identifies that the proposed development site is on an open cleanup site or a closed cleanup site that either has conditional closure or was closed with remaining contamination that does not meet regulatory screening levels current at the time of development for the proposed type of development (residential or mixed use), the applicant must contact the regulatory agency overseeing (or that oversaw) the cleanup for guidance on future development. The regulatory agency (Department of Toxic Substances Control, State Water Resources Control Board, EPA, or Los Angeles County Fire Department Health and Hazardous Material Division) will provide guidance on requirements for further remediation or protective measures required for redevelopment. The applicant must submit those requirements to the City for review as part of the permit package and must follow those requirements prior to or during redevelopment as outlined by the regulatory agency. 	Prior to issuance of grading or building permits; during construction; and prior to occupancy (as applicable)	Project Applicant; Qualified Environmental Professional	City of La Puente Development Services Department			

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Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
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<ul style="list-style-type: none"> ▪ Avoidance. As a primary alternative, if contamination is identified above regulatory screening levels applicable to site development, development plans will be prepared to avoid construction on or within contaminated areas, near contaminated areas such that contamination could impact future development (e.g., soil vapor intrusion into future buildings), or where grading/excavation may result in disturbance of contaminated soils. If contamination is identified above regulatory screening levels, project plans will be designed to avoid placement of buildings on identified contaminated areas. ▪ Contaminated Media Management. If contamination cannot be avoided during future project construction, a qualified environmental consultant shall be contracted to determine appropriate protective measures required for the proposed development. Protective measures may include, but are not limited to, removal of contaminated media (soil excavation, groundwater dewatering, or similar), remediation of contaminated media (soil vapor extraction or similar), or protective construction measures to avoid exposure of hazardous materials to future occupants (soil vapor barrier or similar). <p>E.1 Construction Management Plan. If contaminated soil, soil vapor, and/or groundwater cannot be avoided during construction, or if there is a chance that previously unidentified contaminated soils may be encountered, a management plan shall be prepared by a qualified environmental consultant that outlines the proper screening, handling, characterization, transportation, and disposal procedures for contaminated soils on site, dewatering procedures for contaminated groundwater, and protective measures for contaminated soil vapor. It is recommended the management plan include, as appropriate, avoidance measures to allow construction of the project site to be completed without encountering contaminated soil, soil vapor, or groundwater. The management plan shall include health and safety and training procedures for workers who may come in contact with contaminated media. The management plan shall be implemented by the project applicant or their designated contractor for all sites with confirmed and suspected contaminated media, as identified in the Phase I and/or Phase II ESA.</p> <p>If the Phase I ESA or Phase II ESAs (MM-HAZ-1[A] and [B]) identified the potential for underground storage tanks, water wells (such as monitoring wells), or other subsurface features, the management plan shall also include procedures for the identification and proper abandonment of these features, as applicable, should any be identified during demolition and construction activities. The management plan shall include all applicable federal, state, and local regulations (including Los Angeles County Fire Department Health Hazardous Materials Division and SCAQMD) associated with handling, excavating, and disposing of contaminated soils; the proposed disposal facility that will accept the contaminated soils; and appropriate procedures, notifications, permitting requirements, handling, and disposal requirements for decommissioning any underground storage tanks, wells, or other subsurface features. The City shall review the management plan or shall have a third party review (peer review) the management plan to validate that the content and findings are in compliance with the applicable standards.</p> <p>E.2 Protective Measures and Remediation. If contamination will not be removed during construction, construction design plans must include protective measures to avoid exposure of future users and occupants of the project site to contaminated soil, soil vapor, and/or groundwater. Protective measures must be designed by a licensed engineer, geologist, or hydrogeologist experienced in the type of design (e.g., soil vapor barrier systems) and must meet regulatory guidance applicable to the type of protective system (e.g., the Department of Toxic Substances Control’s Soil Vapor Mitigation Advisory) and current at the time of site development.</p>						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
<p>Protective measures must be designed to eliminate exposure pathways or reduce concentrations to regulatory screening levels acceptable for proposed site use at the time of development. All protective measures or remediation will include operations and maintenance procedures to be implemented following occupation of the project site to ensure protective measures are adequate and will continue to be protective for the lifetime of the project (e.g., vapor monitoring probes, groundwater monitoring wells, regular cap inspections). The City shall review the proposed protective standards or shall have a third party review (peer review) the proposed protective standards to validate that the content and findings are in compliance with the applicable standards.</p>						
<p>MM-HAZ-2: Hazardous Materials Building Survey and Abatement.</p> <p>Prior to any demolition or renovation activities within the Planning Area, a hazardous building materials survey shall be conducted by a California Department of Public Health Certified Asbestos Consultant and/or Certified Site Surveillance Technician and a California Department of Public Health Certified Lead Inspector/Risk Assessor or Sampling Technician. The survey will include asbestos, lead-based paint, and universal wastes (including, but not limited to, mercury components in electrical equipment, polychlorinated biphenyls, treated wood wastes, and fluorescent light bulbs). A report documenting material types, conditions, and general quantities will be provided, along with documentation of positive materials and diagrams. Demolition and construction plans and contract specifications shall incorporate any abatement procedures for the removal of material containing hazardous materials. All abatement work shall be done in accordance with federal, state, and local regulations, including those of EPA (which regulates disposal), Department of Toxic Substances Control, Occupational Safety and Health Administration and California Occupational Safety and Health Administration (which regulates employee exposure), and South Coast Air Quality Management District.</p>	Prior to demolition or renovation activities	Project Applicant; Licensed Hazardous Materials Professionals; Contractor/Builder	City of La Puente Development Services Department			
Tribal Cultural Resources						
<p>MM-TCR-1: Unanticipated Discovery Protocol for Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial).</p> <p>In the event that unanticipated tribal cultural resources (TCRs) are exposed during construction activities, all construction work occurring within 50 feet of the find shall immediately stop until the discovery has been fully assessed by the Native American monitor(s) from the consulting tribes. The work exclusion buffer may be adjusted as appropriate to allow work to feasibly continue at the recommendation of the Native American monitor(s). Should it be required, temporary flagging shall be installed around the TCR in order to avoid any disturbances from construction equipment. The tribes will recover and retain all discovered TCRs in the form and/or manner the tribes deem appropriate, at the tribes' sole discretion, and for any purpose including for educational, cultural, and/or historic.</p>	During construction	Contractor/ Builder; Consulting Native American Monitor(s)	City of La Puente Development Services Department			
<p>MM-TCR-2: Unanticipated Discovery Protocol for Human Remains and Associated Funerary or Ceremonial Objects.</p> <p>Native American human remains are defined in California Public Resources Code Section 5097.98(d)(1) as an inhumation or cremation, in any state of decomposition or skeletal completeness. Funerary objects, called "associated grave goods" in California Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>If Native American human remains and/or associated grave goods are discovered or recognized on the project site, California Public Resources Code Section 5097.9 and California Health and Safety Code Section 7050.5 shall be followed. Human remains and/or associated grave goods shall be treated alike per California Public Resources Code Sections</p>	Prior to and during construction	Project Applicant; Contractor/ Builder; Consulting Native American Monitor(s)	City of La Puente Development Services Department			

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Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
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5097.98(d)(1) and 5097.98(d)(2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or associated grave goods. Any discovery of human remains and/or associated grave goods shall be kept confidential to prevent further disturbance.						